

CLAYTON INDUSTRIAL PARK

VACANT LAND

Bank Owned

8376 N EL MIRAGE ROAD, EL MIRAGE, ARIZONA 85335

Olive Ave

El Mirage Rd



Dysart Ave

Northern Ave



Contact: Steve Cook
 Email: scook@propertypartner.com

P: 480.505.0919 F: 480.505.0920 • www.esceeproperties.com • 7377 E Doubletree Ranch Rd Suite A-160 Scottsdale AZ 85258

VACANT LAND (INDV. PARCEL)		VACANT LAND	
Asking Price	\$ 2.50 PSF	Asking Price	\$ 420,000
Lot 1	± 88,177 SF	Acres	± 5.06
Lot 2	± 44,091 SF	Price/SF	\$ 1.90
Lot 3	± 44,089 SF	Land Area	± 220,462 SF
Lot 4	± 44,105 SF		

Sellers and brokers make no representation as to the environment or other conditions of the property and recommend the purchaser investigate fully. Information contained herein has been obtained from the owner or other sources. Brokers do not guarantee the accuracy of the information.



CLAYTON INDUSTRIAL PARK VACANT LAND

ESCEE COMMERCIAL PROPERTIES, dba, as an Arizona Corporation (collectively, the “Agent”) has prepared this confidential offering summary (the “Offering Memorandum”) intended solely for your limited use in evaluating the purchase of Clayton Industrial Park Vacant Land (the “Property”), located in El Mirage, Arizona. ESCEE Commercial Properties has been exclusively retained as the Agent to market the ownership’s interest in the Property.

The Offering Memorandum does not purport to provide a necessarily accurate summary of the Property, or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information, which prospective purchases may need, or desire. All financial projections are based either upon assumptions provided by the Owner, or upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and the Agent, and therefore, are subject to material variation. The Offering Memorandum does not constitute an indication that there has been no change in the business of affairs of the Property of the Owners since the date of preparation of the Offering Memorandum. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the Owner nor ESCEE Commercial Properties nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of the Contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

The Owner and ESCEE Commercial Properties expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with an entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by the Owner, and a contract to purchase the Property is approved by the Owner, and a contract to purchase the property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner’s obligations there under have been satisfied or waived.

This Offering Memorandum and the Contents, except such information, which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the “Contents”), are of a confidential nature and are not to be made available to persons not receiving copies directly from the Agent. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the Contents any other entity (except for outside advisors retained by you if necessary, in your opinion, for your determination of whether or not to make a proposal) without the prior written authorization of the Owner or Agent, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Agent.

DISCLAIMER

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CLAYTON INDUSTRIAL PARK

VACANT LAND

- Northernmost parcel is zoned B-3 which allows for general automotive services (gas station, service centers) as well as general commercial (convenience store, etc.) uses
- Additional parcels zoned I-2 (industrial) City of El Mirage
- 1-5 acres available for multiple uses
- Frontage along El Mirage Road

<u>VACANT LAND</u> (Indv. Parcels)		<u>VACANT LAND</u>	
Asking Price	\$ 2.50 PSF	Asking Price	\$ 420,000
Lot 1	\$ 220,443	Land Area	± 5.06 AC
Lot 2	\$ 110,228	Price/SF	\$ 1.90
Lot 3	\$ 110,223	Land Area	± 220,462 SF
Lot 4	\$ 110,263	Zoning	I-2

*Some information has been obtained from an appraisal report and will need to be verified by buyer



INVESTMENT SUMMARY

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CLAYTON INDUSTRIAL PARK

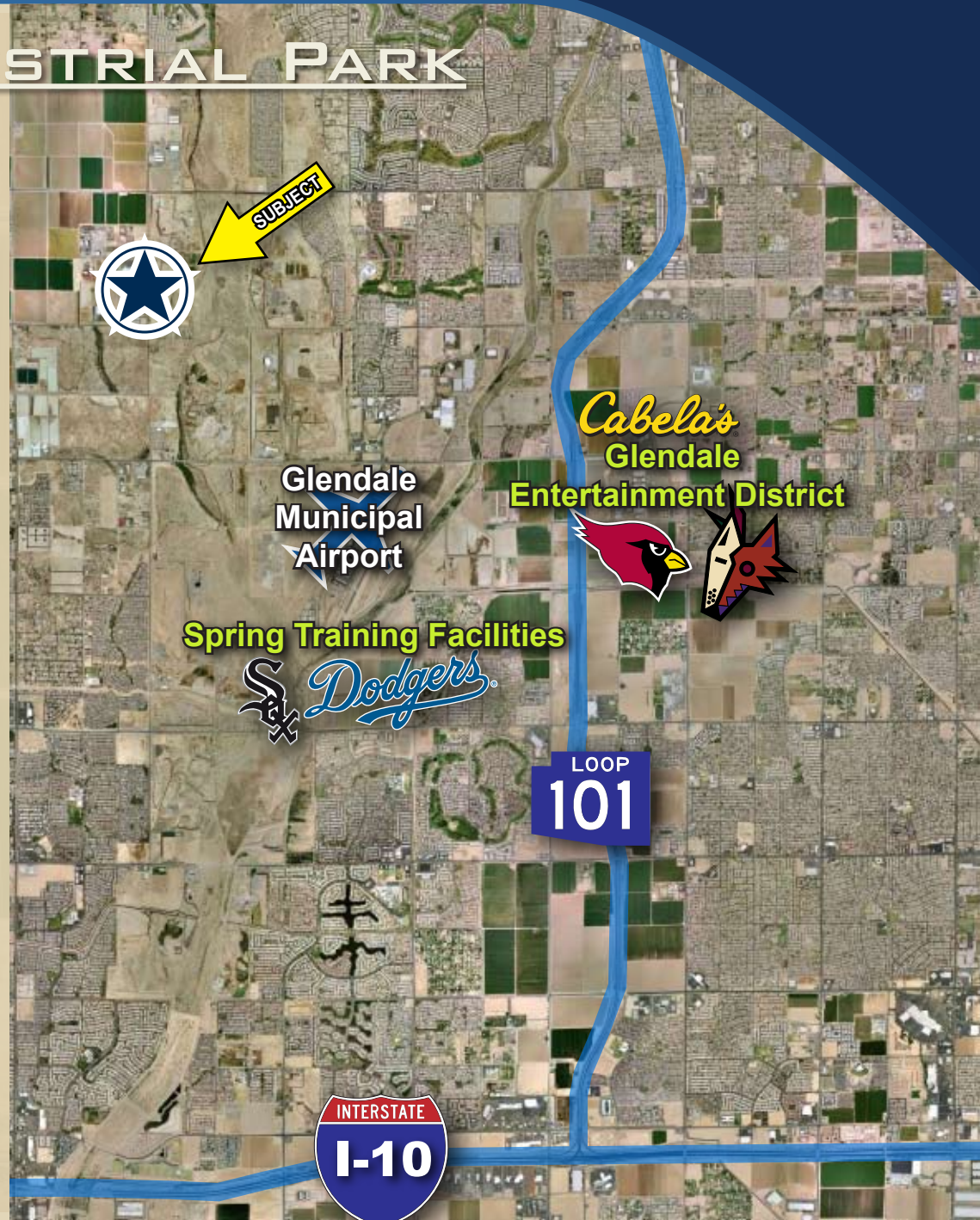
VACANT LAND

CLAYTON INDUSTRIAL PARK is an exceptional opportunity for multiple users or a developer to purchase 1-5 acres of land that can support a variety of uses. The lots front on El Mirage Road and are located adjacent to several newly constructed industrial buildings.

Clayton Industrial Park is well located to access west Phoenix and is situated between the Loop 101 Freeway and Loop 303. While located in an industrial corridor, the Glendale Entertainment District is less than four miles away and the industrial corridor is surrounded by many new and planned single family developments.

This project is bank owned and is attractively priced for lots that have been subdivided and improved. Seller financing is available to a qualified buyer.

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CLAYTON INDUSTRIAL PARK

VACANT LAND

Radius	1 Mile	3 Mile	5 Mile
Population			
2014 Projection	46	56,152	202,462
2009 Estimate	35	45,886	167,841
2000 Census	27	24,591	89,721
Growth 2009 - 2014	30.20%	22.40%	20.60%
Growth 2000 - 2009	31.10%	86.60%	87.10%
2009 Population by Hispanic Origin	10	12,105	57,291
2009 Population By Race	35	45,886	167,841
White	29 82.86%	36,028 78.52%	123,096 73.34%
Black or African American	1 2.86%	1,810 3.94%	6,515 3.88%
American Indian and Alaska Native	0 0.00%	392 0.85%	1,366 0.81%
Asian	1 2.86%	981 2.14%	3,841 2.29%
Native Hawaiian and Pacific Islander	0 0.00%	98 0.21%	241 0.14%
Other Race	4 11.43%	5,038 10.98%	26,739 15.93%
Two or More Races	1 2.86%	1,541 3.36%	6,044 3.60%
Households			
2014 Projection	19	21,929	73,717
2009 Estimate	14	18,040	62,063
2000 Census	8	10,142	36,090
Growth 2009 - 2014	33.50%	21.60%	18.80%
Growth 2000 - 2009	75.30%	77.90%	72.00%
Owner Occupied	12 85.71%	13,534 75.02%	48,268 77.77%
Renter Occupied	2 14.29%	4,506 24.98%	13,795 22.23%
2009 Households by HH Income	14	18,034	62,058
Income: Less Than \$15,000	1 7.14%	1,367 7.58%	4,260 6.86%
Income: \$15,000 - \$24,999	1 7.14%	1,624 9.01%	5,040 8.12%
Income: \$25,000 - \$34,999	1 7.14%	2,233 12.38%	6,011 9.69%
Income: \$35,000 - \$49,999	3 21.43%	3,931 21.80%	9,595 15.46%
Income: \$50,000 - \$74,999	3 21.43%	3,897 21.61%	16,400 26.43%
Income: \$75,000 - \$99,999	2 14.29%	2,154 11.94%	9,284 14.96%
Income: \$100,000 - \$149,999	3 21.43%	2,266 12.57%	8,857 14.27%
Income: \$150,000 - \$249,999	0 0.00%	409 2.27%	2,009 3.24%
Income: \$250,000 - \$499,999	0 0.00%	114 0.63%	460 0.74%
Income: \$500,000 or more	0 0.00%	39 0.22%	142 0.23%
2009 Avg Household Income	\$84,619	\$62,795	\$68,980
2009 Med Household Income	\$63,023	\$49,256	\$57,946
2009 Per Capita Income	\$27,391	\$25,093	\$25,575