

FOR SALE > 22.63 ACRES OF VACANT LAND  
MIXED USE IMPROVED PROPERTY



# Trianna Park

LOOP 101 & THUNDERBIRD RD. PHOENIX, AZ 85027



## Features

- > 4 Improved PADS:
  - > Lot 2: 3.77 acres, zoned retail C-2
  - > Lot 4: 1.83 acres, zoned hospitality C-2
  - > Lot 5: 6.00 acres, zoned office O-1
  - > Lot 6: 11.03 acres, zoned single-family 10 units per acre or 860 units of attached senior housing RM1
- > Fully zoned with no stipulated expiration
- > City of Peoria, AZ

## Notes/Highlights

- > 1/2 mile frontage on Loop 101
- > Efficient site plan
- > Improvements include:
  - > 88th Avenue fully improved
  - > Common area landscape complete: including perimeter fence
  - > All utilities stubbed to each lot
- > 8,065 employees in close proximity
- > Area amenities include Arrowhead Mall, Boswell Hospital, University of Phoenix Stadium

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PRICE	Lot 2	3.77 ACRES	\$219,000	\$1.33 PSF
	Lot 4	1.83 ACRES	\$449,000	\$5.63 PSF
	Lot 5	6.00 ACRES	\$716,000	\$2.73 PSF
	Lot 6	11.03 ACRES	\$1,316,000	\$2.73 PSF
BULK PRICE		22.63 ACRES	\$2,700,000	

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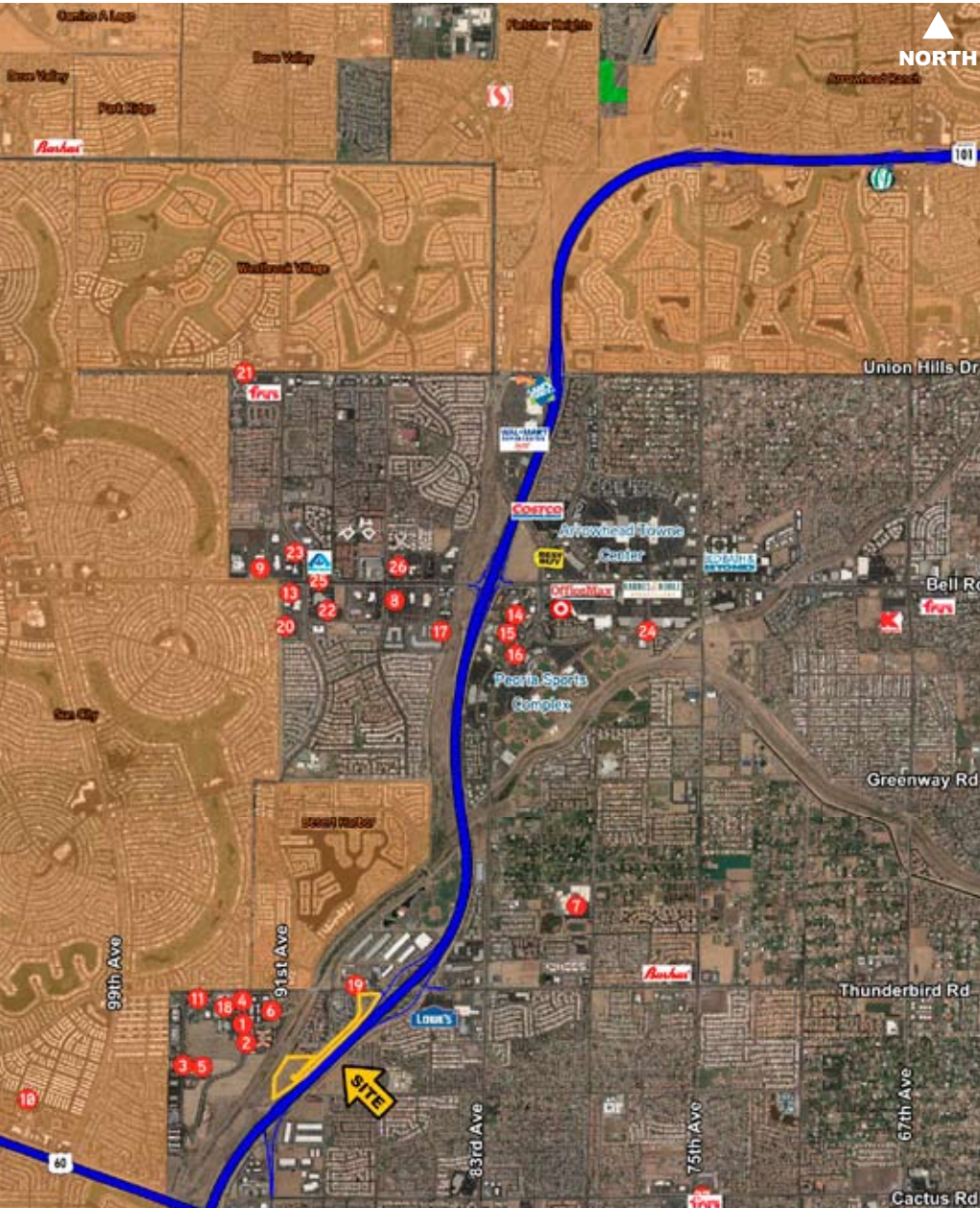
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MAJOR EMPLOYERS						
Number	Name	Address	City	State	Zip	Employer
1	Freedom Plaza Limited Partnership	13640 N Plaza Del Rio Blvd	Peoria	AZ	85381	696
2	Freedom Plaza, Ltd	13373 N Plaza Del Rio Blvd	Peoria	AZ	85381	550
3	Freedom Plaza, Lp	13215 N 94th Dr	Peoria	AZ	85381	500
4	Recreation Centers of Sun City, Inc.	13714 N Plaza Del Rio Blvd	Peoria	AZ	85381	500
5	Sun Health Corporation	13215 N 94th Dr	Peoria	AZ	85381	500
6	Arizona Medical Clinic, Ltd	13640 N Plaza Del Rio Blvd	Peoria	AZ	85381	480
7	Centennial High School	13373 N Plaza Del Rio Blvd	Peoria	AZ	85381	350
8	Peoria Pontiac-GMC, Inc.	8660 W Bell Rd	Peoria	AZ	85382	325
9	Sunset Ford, Inc.	9130 W Bell Rd	Peoria	AZ	85382	305
10	People of Faith, Inc.	10015 W Royal Oak Rd Ofc	Sun City	AZ	85351	300
11	Cheesecake Factory	13760 N 93rd Ave Ste 201	Peoria	AZ	85381	300
12	Freedom Plaza Care Ctr	10015 W Royal Oak Rd	Sun City	AZ	85351	300
13	Freedom Plaza Retirement	9055 W Bell Rd	Peoria	AZ	85382	299
14	H&R Block, Inc.	16150 N Arrowhead Fountain Center	Peoria	AZ	85382	260
15	Harley-Davidson of Glendale	16130 N Arrowhead Fountain Center Dr	Peoria	AZ	85382	250
16	Lou Grubb Chevrolet-Arrowhead	16134 N 83rd Ave	Peoria	AZ	85382	249
17	Antigua Group, Inc.	16651 N 84th Ave	Peoria	AZ	85382	235
18	American Retirement Corp	13714 N Plaza Del Rio Blvd	Peoria	AZ	85381	200
19	Celectric, Inc.	14114 N 88th Ave	Peoria	AZ	85381	189
20	Nissan Peoria, Co	9151 W Bell Rd	Peoria	AZ	85382	180
21	Northern Pipeline Construction	9245 W Union Hills Dr	Peoria	AZ	85382	180
22	Power Chevrolet Arrowhead	9055 W Bell Rd	Peoria	AZ	85382	160
23	Sierra Winds Lifecare Retirement	9130 W Bell Rd	Peoria	AZ	85382	155
24	Klos Enterprises Llc	7701 W Paradise Ln	Peoria	AZ	85382	152
25	Sun City Sheriff's Posse	8950 W Bell Rd	Peoria	AZ	85382	150
26	Sun Health Pro Care Registry	8660 W Bell Rd	Peoria	AZ	85382	150
27	West USA Realty International, Inc.	7455 W Cactus Rd	Peoria	AZ	85381	150

## Contact Us

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