

# NEC PERRYVILLE ROAD AND CAMELBACK ROAD

## LITCHFIELD PARK, ARIZONA



<b>SIZE:</b> 10 +/- acres
<b>PRICE:</b> Call for price.
<b>ASSESSOR'S PARCEL NUMBER:</b> 502-27-015L
<b>ZONING:</b> C-1 (Neighborhood Commercial, Maricopa County)
<b>HIGHLIGHTS:</b> <ul style="list-style-type: none"><li>-Excellent commercial corner opportunity in a step up neighborhood.</li><li>-The site is prime for gas, grocery, retail, office, and many other neighborhood supporting uses.</li><li>-Half street road improvements built out.</li><li>-All or a portion is for sale.</li></ul>



SCOTT TRUITT - DESIGNATED BROKER  
8040 E MORGAN TRAIL, SUITE 22  
SCOTTSDALE, ARIZONA 85258

OFFICE: 623-977-4900  
MOBILE: 602-622-9099  
FAX: 888-901-4243

[TRUITT@WESTERNLANDCO.NET](mailto:TRUITT@WESTERNLANDCO.NET)

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.





**SITE**



**VERRADO**

VERRADO

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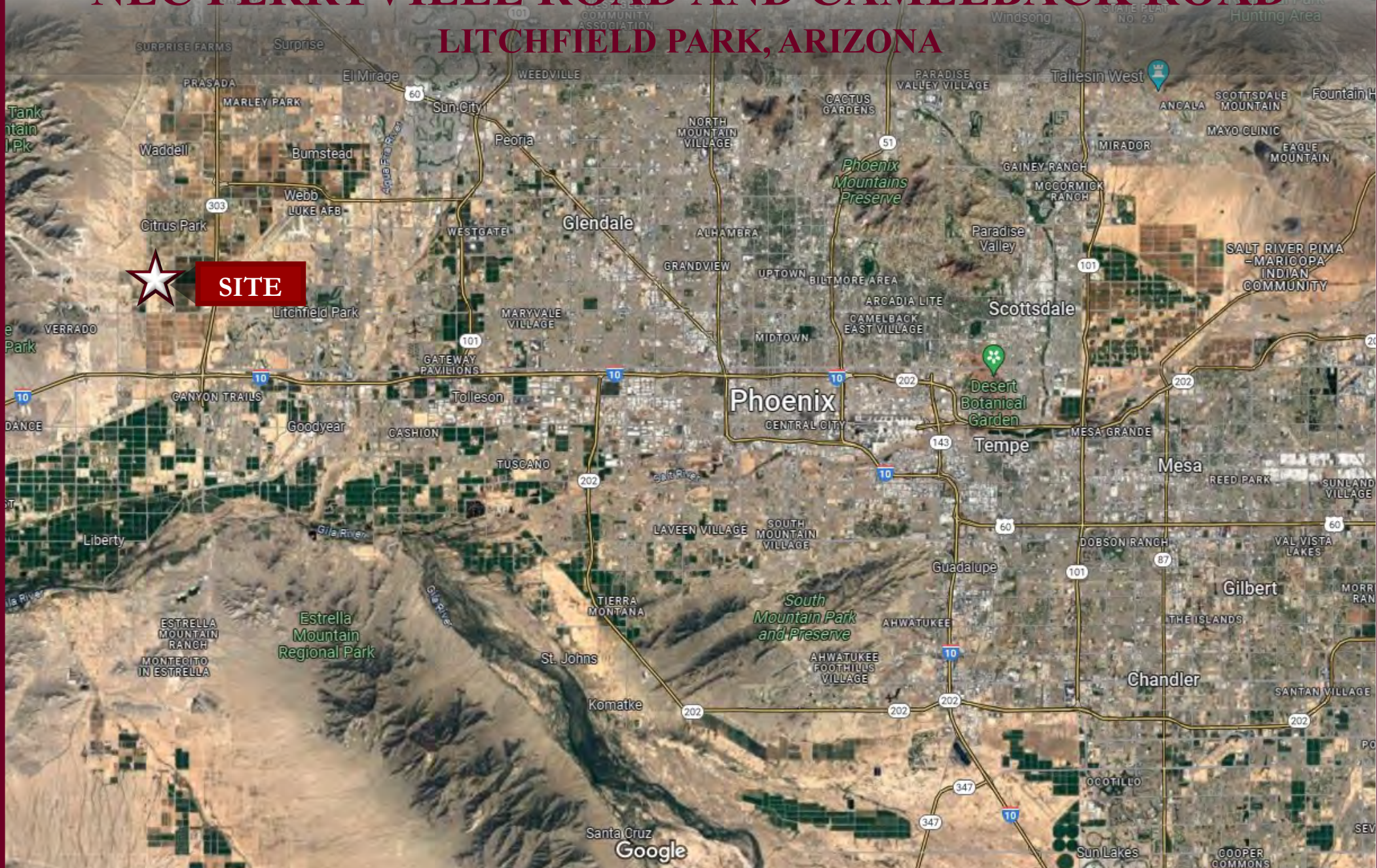
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# Demographic Summary Report

## NEC Perryville Rd & Camel Rd, Litchfield Park, AZ 85340

Building Type: **Land**                      Total Available: **0 SF**  
 Class: -    % Leased: **0%**  
 RBA: -    Rent/SF/Yr: -  
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	7,081	21,921	87,265
2023 Estimate	6,524	20,311	81,094
2010 Census	2,909	9,818	40,728
Growth 2023 - 2028	8.54%	7.93%	7.61%
Growth 2010 - 2023	124.27%	106.88%	99.11%
<b>2023 Population by Hispanic Origin</b>	1,489	4,725	20,913
<b>2023 Population</b>	6,524	20,311	81,094
White	5,190 79.55%	17,273 85.04%	66,593 82.12%
Black	464 7.11%	1,032 5.08%	5,768 7.11%
Am. Indian & Alaskan	66 1.01%	236 1.16%	1,236 1.52%
Asian	588 9.01%	1,121 5.52%	4,548 5.61%
Hawaiian & Pacific Island	12 0.18%	40 0.20%	183 0.23%
Other	205 3.14%	610 3.00%	2,766 3.41%
U.S. Armed Forces	52	142	1,461
<b>Households</b>			
2028 Projection	2,257	7,387	31,389
2023 Estimate	2,075	6,818	29,137
2010 Census	896	3,105	14,381
Growth 2023 - 2028	8.77%	8.35%	7.73%
Growth 2010 - 2023	131.58%	119.58%	102.61%
Owner Occupied	1,915 92.29%	6,103 89.51%	24,094 82.69%
Renter Occupied	160 7.71%	714 10.47%	5,043 17.31%
<b>2023 Households by HH Income</b>	2,077	6,819	29,138
Income: <\$25,000	71 3.42%	224 3.28%	1,763 6.05%
Income: \$25,000 - \$50,000	255 12.28%	847 12.42%	3,638 12.49%
Income: \$50,000 - \$75,000	145 6.98%	663 9.72%	4,553 15.63%
Income: \$75,000 - \$100,000	531 25.57%	1,301 19.08%	4,910 16.85%
Income: \$100,000 - \$125,000	215 10.35%	701 10.28%	4,413 15.15%
Income: \$125,000 - \$150,000	263 12.66%	901 13.21%	3,419 11.73%
Income: \$150,000 - \$200,000	306 14.73%	1,245 18.26%	3,480 11.94%
Income: \$200,000+	291 14.01%	937 13.74%	2,962 10.17%
<b>2023 Avg Household Income</b>	\$130,187	\$132,131	\$115,565
<b>2023 Med Household Income</b>	\$104,244	\$113,355	\$98,497