



8415 West Indian School Rd

W Indian School Road

N 83rd Avenue

OFFERING MEMORANDUM
VACANT COMMERCIAL SITE
8415 W INDIAN SCHOOL ROAD | PHOENIX, AZ 85037

Exclusively Marketed By:

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MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

Listed in Conjunction with Altair Realty LLC, a licensed Arizona real estate broker

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Property Address	8415 West Indian School Rd Phoenix, AZ 85037
Property Type	Retail Land
Price	\$2,500,000
Price/SF/Land	\$13.72
Land Size	4.182 AC (182,167.92 SF)
APN	102-23-918
Zoning	PSC

TRAFFIC COUNTS

CARS PER DAY

W Indian School Road	27,357
N 83rd Avenue	36,375

INVESTMENT HIGHLIGHTS

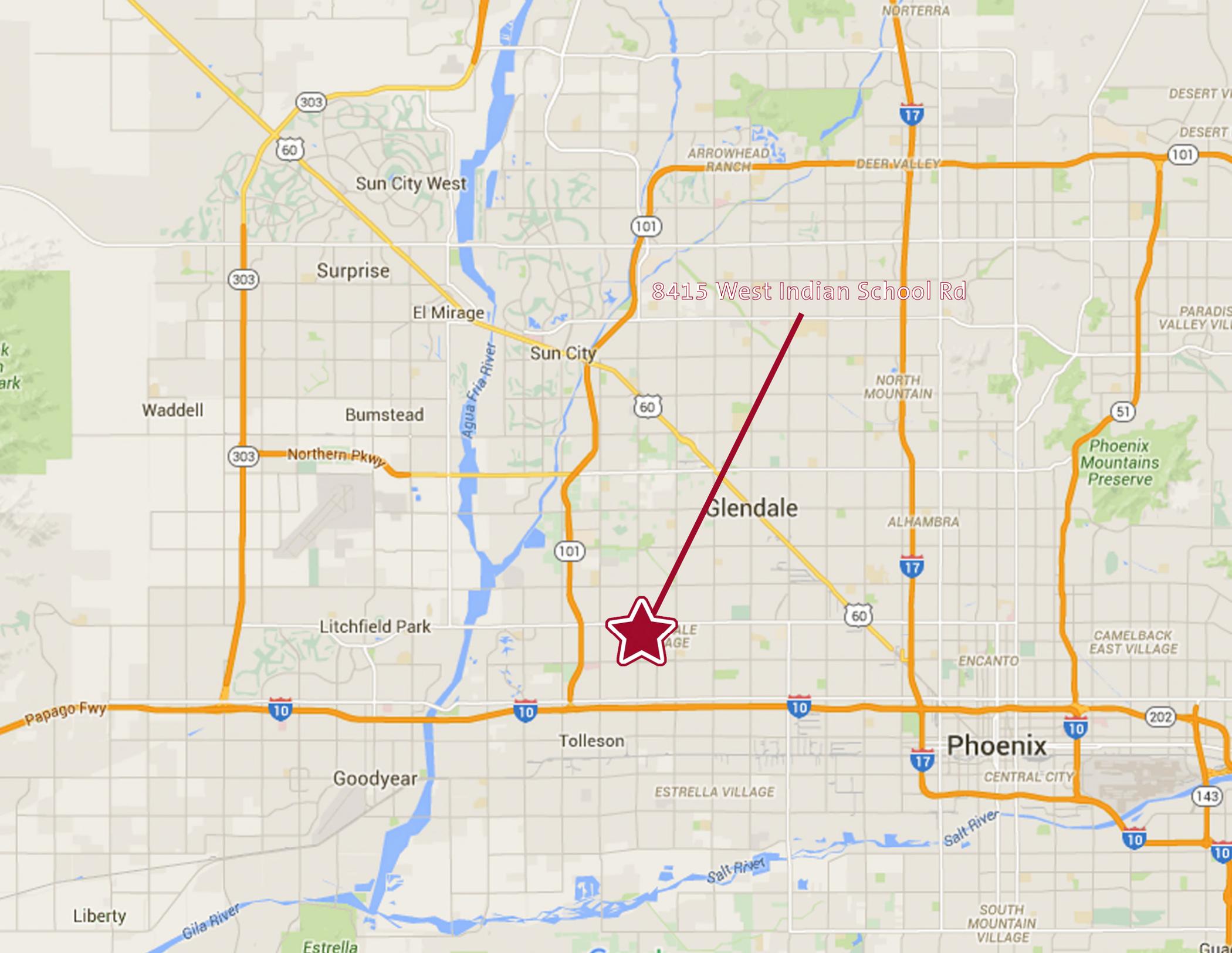
- Highly visible from the street
- 3.3 miles south of Arizona Cardinals' Stadium
- In close proximity to several national credit tenants including Family Dollar, McDonald's, Pizza Hut and Shell
- Adjacent to Fry's Food



Phoenix, AZ

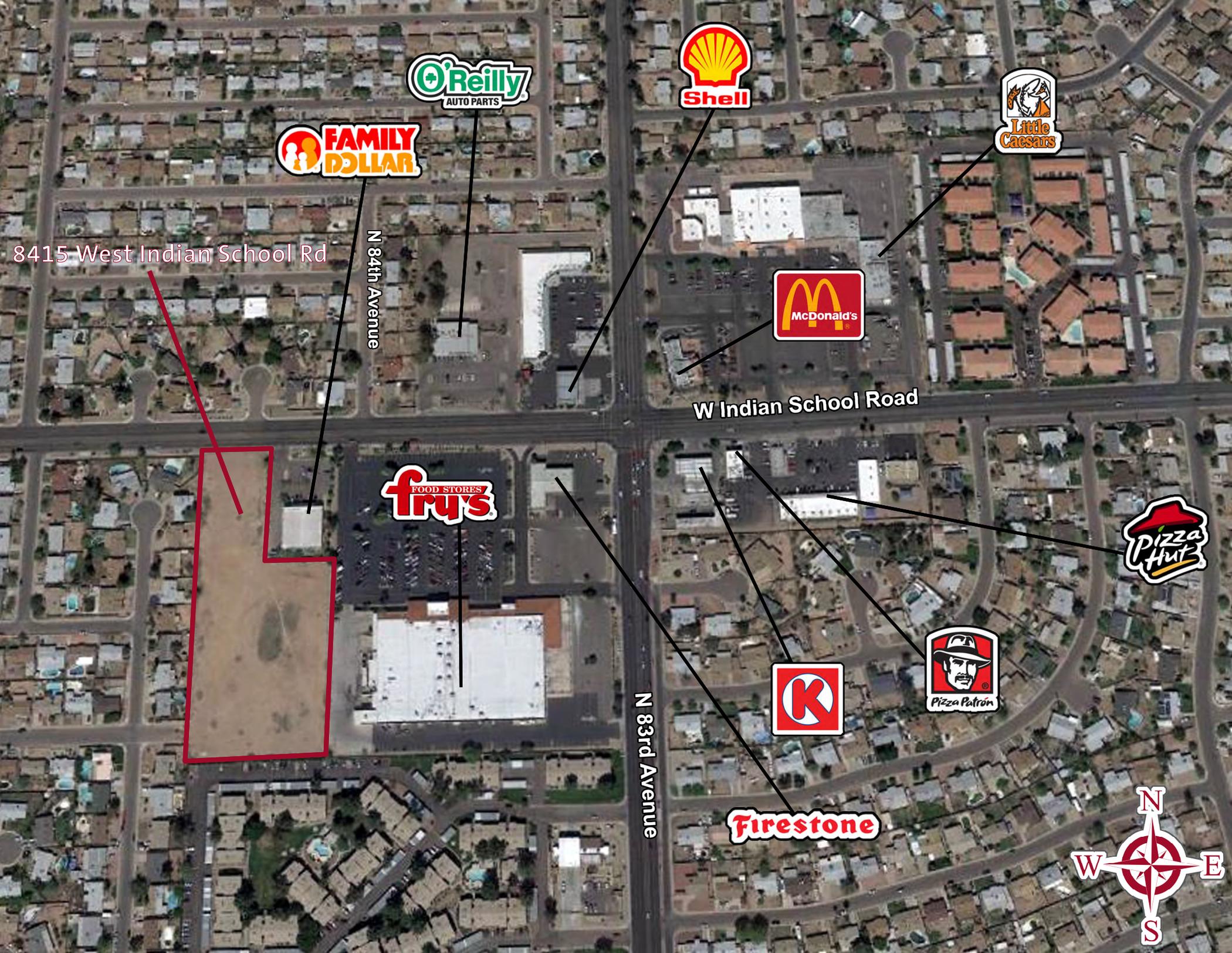
Phoenix is the capital, and largest city, of the state of Arizona. It is the sixth most populous city in the United States according to the Census, with a population of 1,445,632, making it the most populous state capital in the United States. Phoenix's ranking as the sixth most populous city was a drop from the number five position it had held since the U. S. Census Bureau released population estimates on June 28, 2007. Those statistics used data from 2006, which showed Phoenix's population at 1,512,986, which put it just ahead of Philadelphia. The 2010 Census, while showing an overall increase from the official 2000 Census showed a drop in Phoenix's population from the 2007 estimates, allowing Philadelphia to regain the fifth spot.

The population is almost equally split between men and women, with men making up 50.2% of city's citizens. The population density is 2,797.8 people per square mile, and the median age of the city is 32.2 years, with only 10.9 % of the population being over 62. 98.5% of Phoenix's population lives in households with an average household size of 2.77 people. There were 514,806 total households, with 64.2% of those households consisting of families: 42.3% married couples, 7% with an unmarried male as head of household, and 14.9% with an unmarried female as head of household. 33.6% of those households have children below the age of 18. Of the 35.8% of non-family households, 27.1% of them have a householder living alone, almost evenly split between men and women, with women having 13.7% and men occupying 13.5%. Phoenix has 590,149 housing units, with an occupancy rate of 87.2%. The largest segment of vacancies is in the rental market, where the vacancy rate is 14.9%, and 51% of all vacancies are in rentals. Vacant houses for sale only make up 17.7% of the vacancies, with the rest being split among vacation properties and other various reasons.



8415 West Indian School Rd





8415 West Indian School Rd

N 84th Avenue

W Indian School Road

N 83rd Avenue



1 mile 3 miles 5 miles

Population

2000 Population	27,981	126,564	262,254
2010 Population	27,811	146,328	318,253
2015 Population	29,197	153,839	335,172
2020 Population	30,886	162,620	354,150
2000-2010 Annual Rate	-0.06%	1.46%	1.95%
2010-2015 Annual Rate	0.93%	0.96%	0.99%
2015-2020 Annual Rate	1.13%	1.12%	1.11%
2015 Male Population	50.1%	49.8%	49.7%
2015 Female Population	49.9%	50.2%	50.3%
2015 Median Age	26.5	27.2	27.3

In the identified area, the current year population is 335,172. In 2010, the Census count in the area was 318,253. The rate of change since 2010 was 0.99% annually. The five-year projection for the population in the area is 354,150 representing a change of 1.11% annually from 2015 to 2020. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 26.5, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	48.4%	51.1%	50.6%
2015 Black Alone	5.4%	7.2%	7.3%
2015 American Indian/Alaska Native Alone	1.8%	1.9%	2.0%
2015 Asian Alone	1.2%	2.1%	2.4%
2015 Pacific Islander Alone	0.1%	0.2%	0.2%
2015 Other Race	38.8%	33.1%	33.1%
2015 Two or More Races	4.2%	4.4%	4.4%
2015 Hispanic Origin (Any Race)	76.5%	70.0%	67.7%

Median Household Income

2015 Median Household Income	\$46,019	\$45,420	\$42,754
2020 Median Household Income	\$52,184	\$51,808	\$49,617
2015-2020 Annual Rate	2.55%	2.67%	3.02%

Average Household Income

2015 Average Household Income	\$52,114	\$54,666	\$53,377
2020 Average Household Income	\$58,664	\$61,465	\$60,050
2015-2020 Annual Rate	2.40%	2.37%	2.38%

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This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

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E 21st Street

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