

# HIGHLIGHTS

- Ak-Chin airport access
- 1 to 3 on site living quarters
- Multiple income opportunities

## INVESTMENT SUMMARY

Just south of Phoenix, AZ in the 30 mile vail of Sky Harbor International Airport, adjoining Ak-Chin Airport with runway access, CNC shop generating income, Four hangars, three leased with long term tenants, 40x55 hanger spray booth all permits in place, single wide with lease, separate living quarters on property. Buildings, Hangars and land for sale, contact for other details. Currently generating over \$\$\$\$ per mo. in rental income.

Lot Size 2.50 AC with another 2.5 AC on north end total 5 AC  
2.5 AC can be split with build 6,400 Sq. Ft. hangars and another 6,400 Sq. Ft. steel package ready to go up. All underground utilities in. Each space has its own 200 amp 3 phase service + ¼ bath.  
Leaving 1.25 AC and 12,000+ Sq. Ft. of building with 400 amp 480 Volt power.

# MARICOPA DEMOGRAPHICS

## HOUSEHOLD INCOME \$87,514

\$0K - \$35K 11.8% \$35K - \$75K 43.5% \$75K - \$100K 13% \$100K+ 31.7%

Income	Thousand
\$0K - \$35K	289
\$35K - \$75K	1,062
\$75K - \$100K	316
\$100K+	772

## AGE DISTRIBUTION 33 AVERAGE

Maricopa Arizona 85138

Total Population	1 MILE	3 MILE	5 MILE
	7,669	40,233	50,699
2010 Population	5,203	34,185	44,396
2024 Population	8,908	45,666	57,332
Employees	309	8795	9294
Average Household Income	\$87,514	\$81,997	\$82,628
Median Household Income	\$71,592	\$69,536	\$70,433
Total Consumer Spending	\$73.67M	\$378.29M	\$477.55M
Median Age	33.0	34.8	34.8
Households	2,516	13,310	16,762
Percent College Degree or Above	21%	17%	16%
Average Housing Unit Value	\$171,779	\$180,955	\$181,678