±9.63 Acres

AVAILABLE FOR SALE

7705 - 7709 N Alsup Rd
Maricopa County, AZ 85340

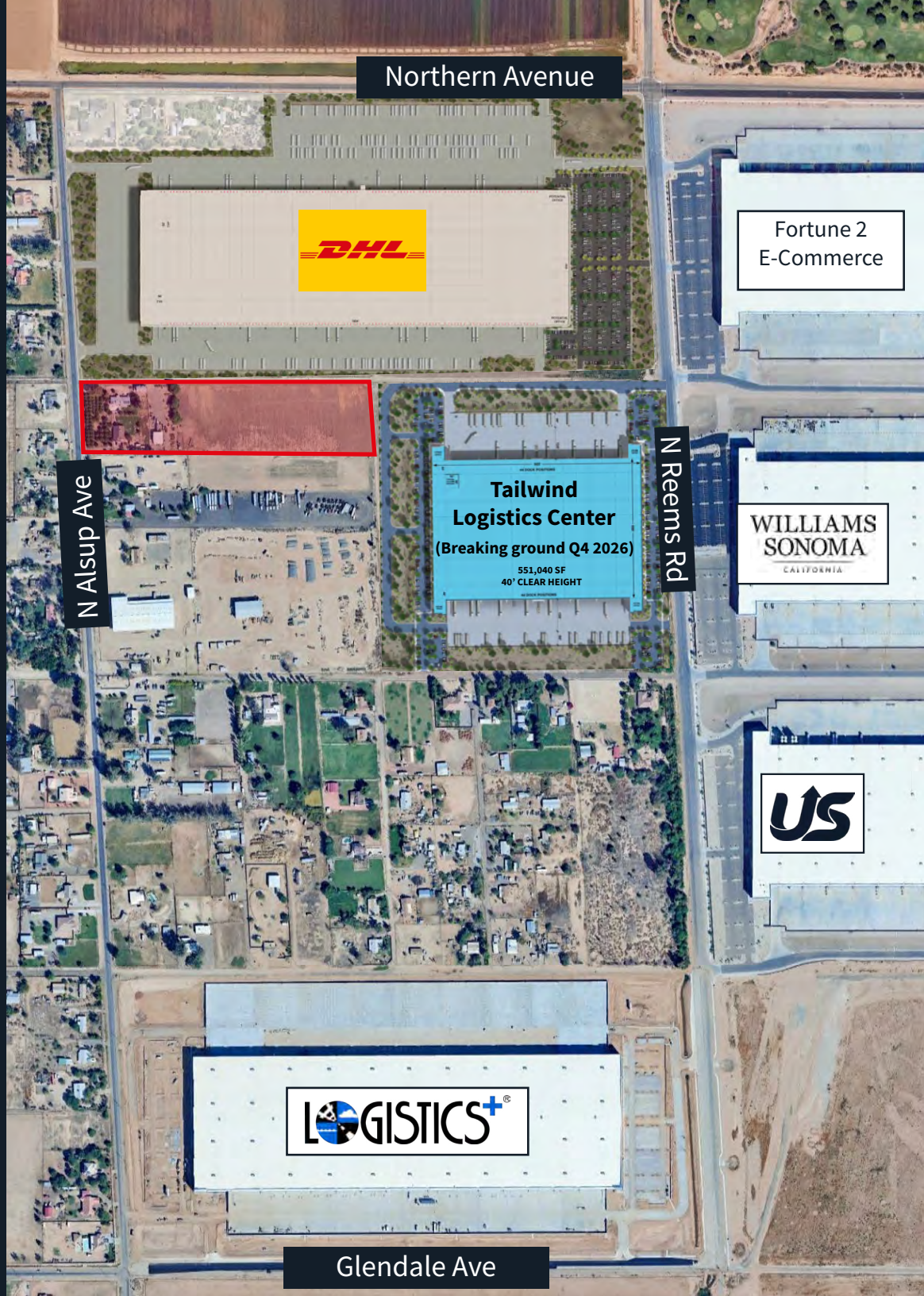


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Site Features

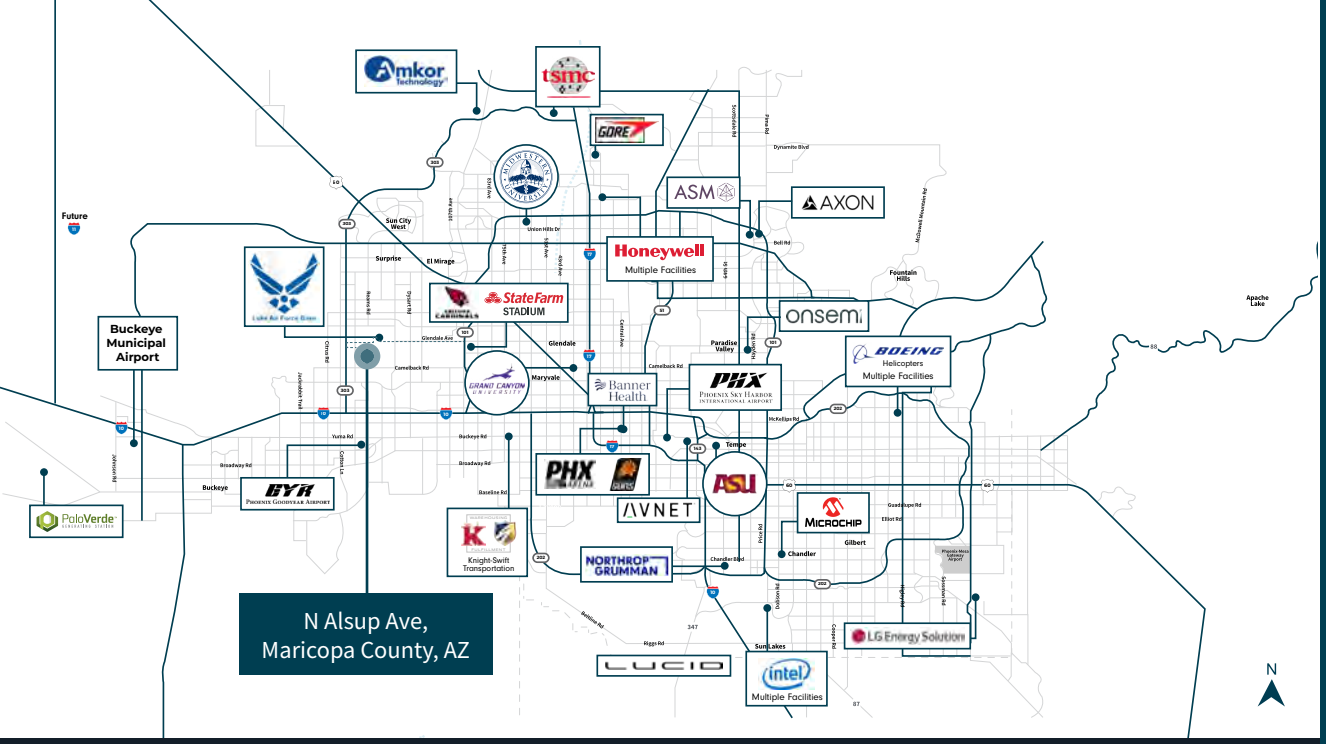
- Approx. Site Dimensions: 1,282’ x 333’
- Zoning: RU-43; Maricopa County
- Parcel’s: 501-49-010P, 501-49-143, 501-49-141, 501-49-142
- Water/Sewer: Adaman Water
- Electric: APS
- Gas: Southwest Gas
- Foreign Trade Zone capable (FTZ)
- 1 mile to Loop 303 and Northern Parkway
- Corporate neighbors: (2) Fortune 500 Companies, Williams-Sonoma, Red Bull, Nestle



Prime Northern Parkway Location

- Nearby corporate neighbors include Microsoft, Nestle, White Claw, REI, and Red Bull
- Proximate to the Northern Parkway, Loop 303, BNSF Trans-load railway, Loop 101, and Interstate 10
- 1.9 million people live within a 30-minute commute to the City's geo hub
- Median age of 40
- $90,010 median household income
- Home to six colleges and universities, including ASU West, Glendale Community College and Midwestern University
- Accessible to a workforce of 1.9 million within a 30-minute commute





Arizona Competes

- Quality jobs income tax credit
- Job training reimbursable grants
- R&D tax credit
- Foreign Trade Zone capable
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule

FOR ADDITIONAL INFORMATION:

Kelly Royle
Vice President
+1 602 814 1583
kelly.royle@jll.com

Anthony Lydon, SIOR
Vice Chairman
+1 602 469 1843
aj.lydon@jll.com

Nicole Marshall
Associate
+1 951 723 0943
nicole.marshall@jll.com

John Lydon, SIOR
Senior Managing Director
+1 773 617 6511
john.lydon@jll.com

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Demographics

Population

	10 miles	15 miles	20 miles
2025 Total Population	682,183	1,426,800	2,145,805
2030 Total Population	743,892	1,510,340	2,256,980
2025-2030 Forecasted Population Growth	9%	5.9%	5.2%
2025 Median Age	40	37.3	36.6
Educational Attainment (age 25+): Bachelor's Degree or Higher	18%	17%	17.8%

Households

	10 miles	15 miles	20 miles
2025 Total Households	247,596	493,255	755,051
2025 Median Household Income	$90,010	$86,980	$84,323
2025 Average Household Income	$112,003	$110,049	$109,800

Housing

	10 miles	15 miles	20 miles
2025 Total Housing Units	275,750	537,291	819,585
2025 Median Home Value	$443,129	$434,061	$436,336

Employment & Daytime Population

	10 miles	15 miles	20 miles
2025 Employed Civilian Population Age 16+ (Place of Residence)	310,222	670,225	1,025,859
2025 Total Employees (Place of Work)	149,058	322,453	631,361
2025 Total Daytime Population	579,265	1,198,788	1,962,033

Sources: JLL Research, ESRI 2024