

RIO BONITA – a mixed use project NW corner Indian School & El Mirage Rds



**For Sale - 22.8 +/- acres – City of Avondale, AZ.
Utilities to the site. Corner property. Great visibility.
Owner will consider partial sale.**



Contact George Quinif
Tel. (602) 952-0123
Email quinif@peakaz.com
Visit www.peakaz.com



PROPERTY DIMENSIONS
REAL ESTATE GROUP INC

Contact Cathy Cheshier
Tel. (602) 390-5111
Email azlandbroker@gmail.com



* Zoned PAD Mixed use

* 22.8 acres /may split

* Utilities to the site

* 4 retail pads on 4.5 net acres

* 221 planned two story townhomes on 18 +/- acres

Retail pad pricing starts at \$10.00 per sq. ft.

Townhome site offered at \$8.00 per sq. ft.



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W. INDIAN SCHOOL ROAD

OWNER: GUYTON DEVELOPMENT SERVICES LLC
 PREPARED BY: THE NICK MONTAGUE ARCHITECTS, L.L.C.
 LOCATION: 1100 N. INDIAN SCHOOL ROAD, SUITE 100
 ZONING: R-30-C-2
 SITE AREA: 110,000 SQ. FT. (2.55 ACRES) (NET)
 PROJECT: 1100 N. INDIAN SCHOOL ROAD (NET)
 TOTAL: 110,000 SQ. FT. (2.55 ACRES) (NET)
 DENSITY: 2 UNITS/ACRE (NET)
 PARKING: 7-CAR GARAGE AT EACH UNIT - 400 SPACES
 VISITOR SPACES - 10 SPACES + 50 SPACES
 TOTAL: 150 SPACES

PHASE 1: 1100 N. INDIAN SCHOOL ROAD, SUITE 100
 PHASE 2: 1100 N. INDIAN SCHOOL ROAD, SUITE 100
 PHASE 3: 1100 N. INDIAN SCHOOL ROAD, SUITE 100
 PHASE 4: 1100 N. INDIAN SCHOOL ROAD, SUITE 100
 PHASE 5: 1100 N. INDIAN SCHOOL ROAD, SUITE 100
 PHASE 6: 1100 N. INDIAN SCHOOL ROAD, SUITE 100
 PHASE 7: 1100 N. INDIAN SCHOOL ROAD, SUITE 100
 PHASE 8: 1100 N. INDIAN SCHOOL ROAD, SUITE 100
 PHASE 9: 1100 N. INDIAN SCHOOL ROAD, SUITE 100
 PHASE 10: 1100 N. INDIAN SCHOOL ROAD, SUITE 100



VICINITY MAP
 NO SCALE

1100 N. INDIAN SCHOOL ROAD

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