



PAN-AMERICAN
CHARTER SCHOOL

PAN AMERICAN CHARTER SCHOOL (K-12)

3.76 AC PLANNED RETAIL DEVELOPMENT



**83RD AVE &
THOMAS RD**
PHOENIX, AZ



property summary

AVAILABLE: ±3.76 AC

ZONING: LC

PRICING: LAND

APN: 102-23-004F

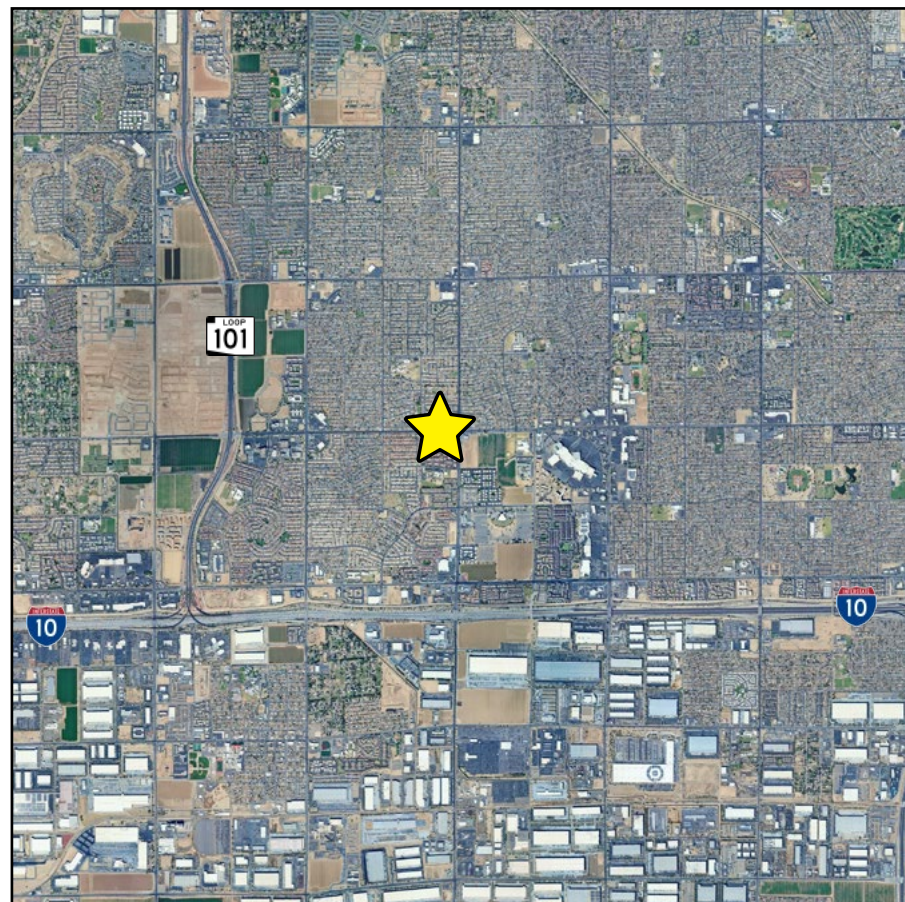
property highlights

- Can be divided or sold as one parcel.
- Proposed Drive-thru and Multi-Tenant Building.
- Lot dimensions are 236' x 686'
- Water and 12" sewer stubbed to the property
- One mile from Desert Sky Mall and Algodon Medical Campus
- 1.5 Miles from Loop 101 Freeway
- 1 Mile North of I-10 Freeway
- Across the street from Pan America Charter School (1,100 + Students)

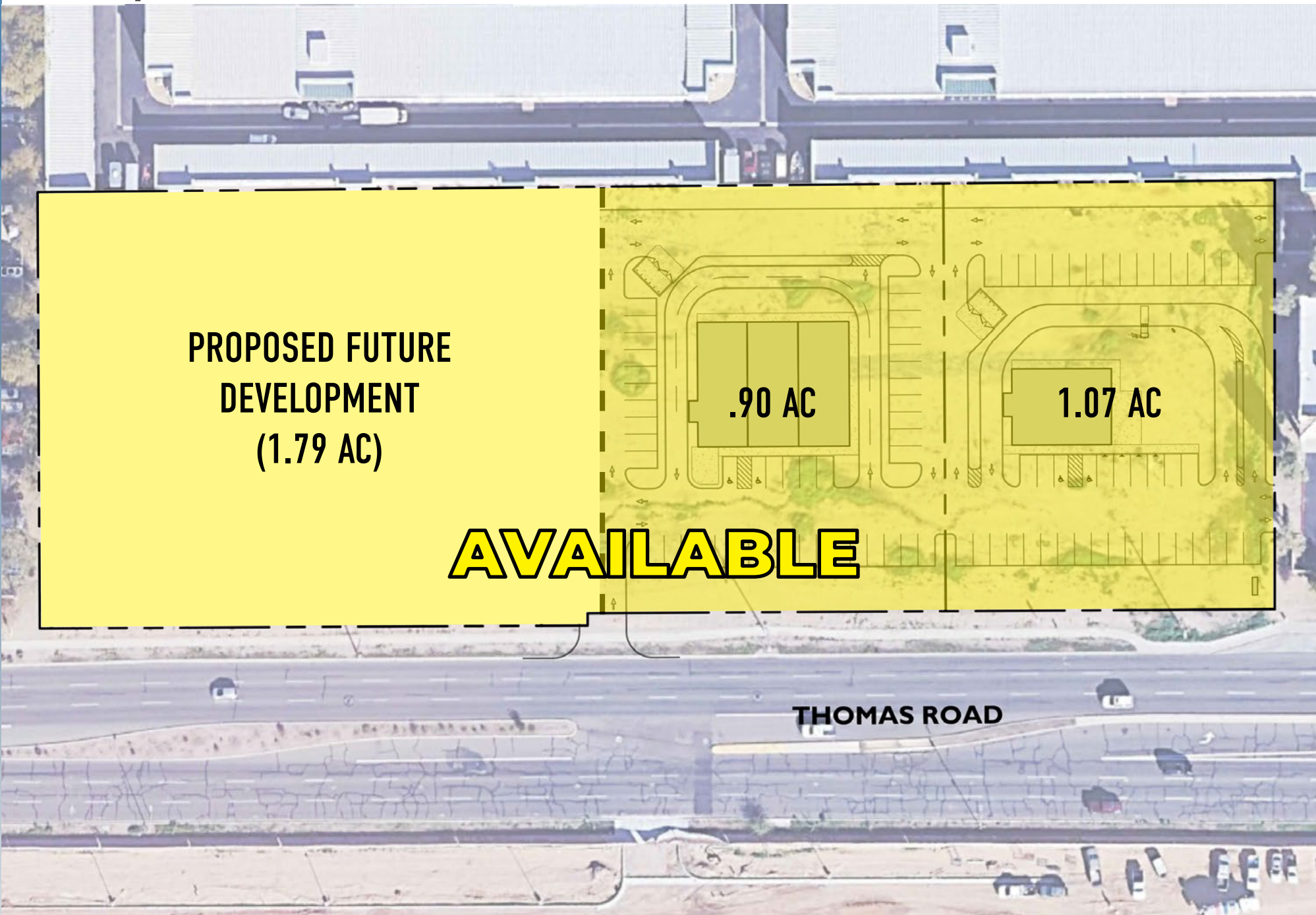
traffic count ADOT 2024

83rd Ave		Thomas Rd	
N	±40,854 VPD (NB & SB)	E	±27,895 VPD (EB & WB)
S	±53,830 VPD (NB & SB)	W	±29,361 VPD (EB & WB)

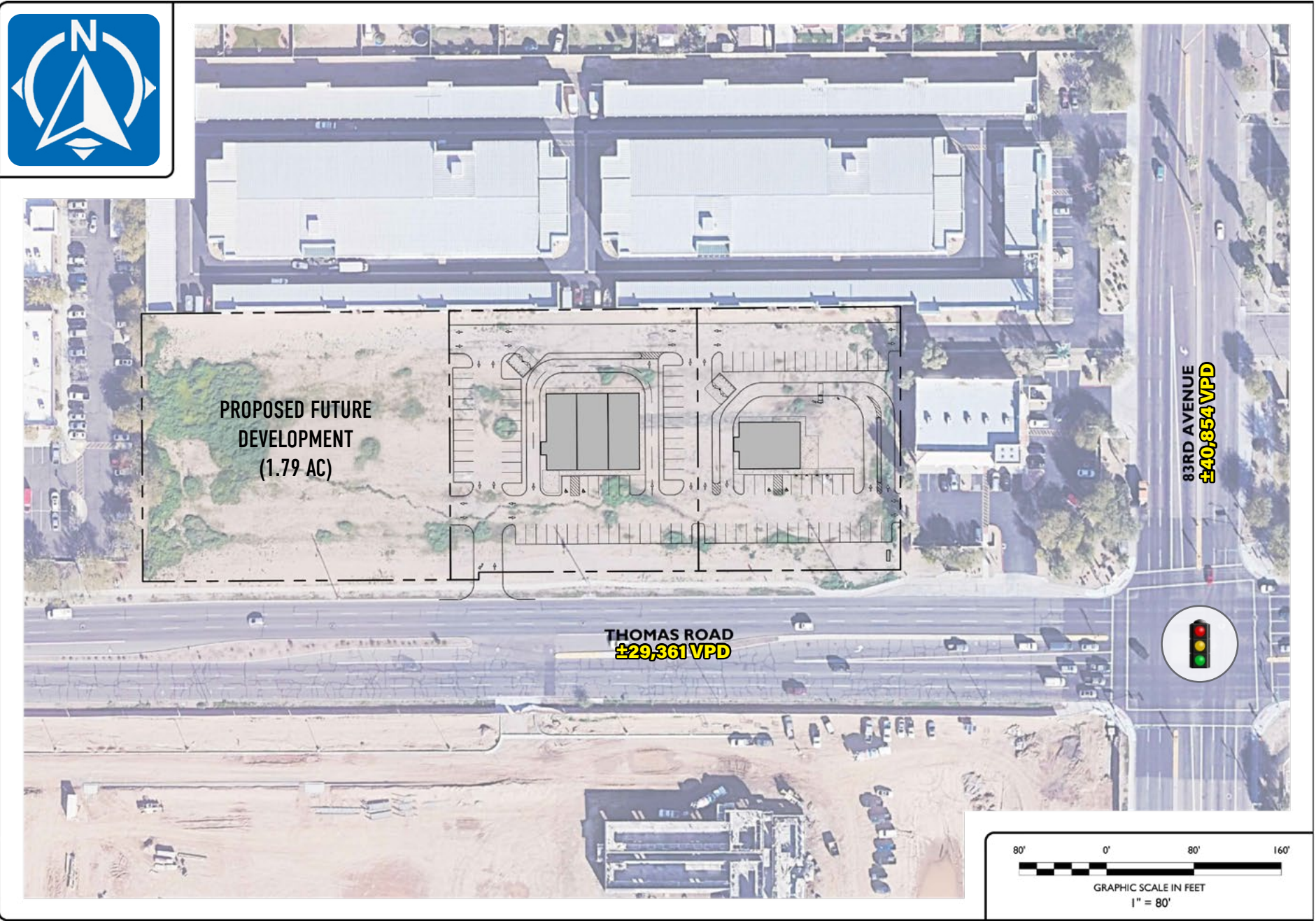
neighboring tenants



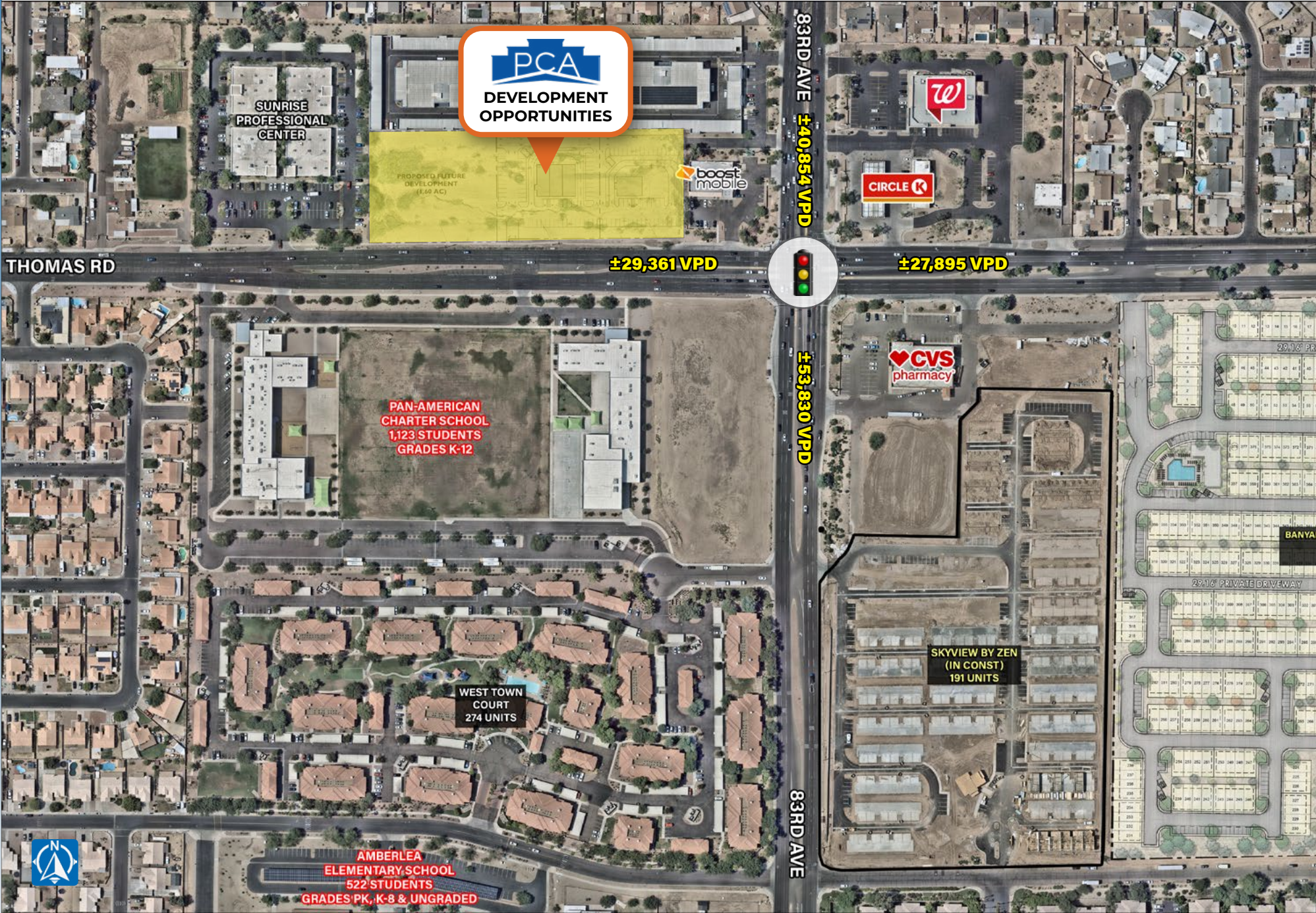
site plan



site plan



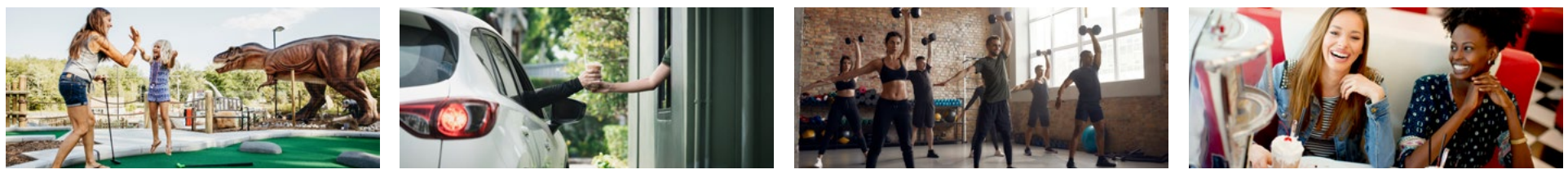
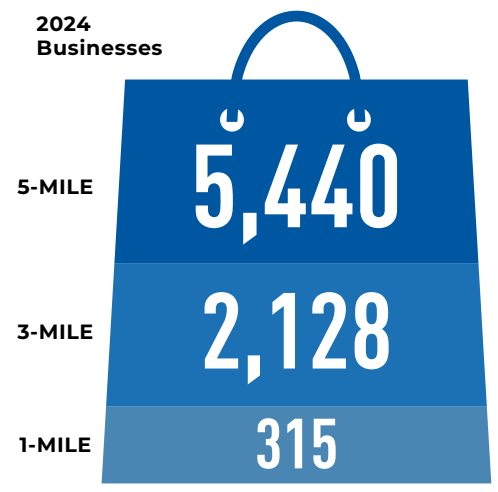
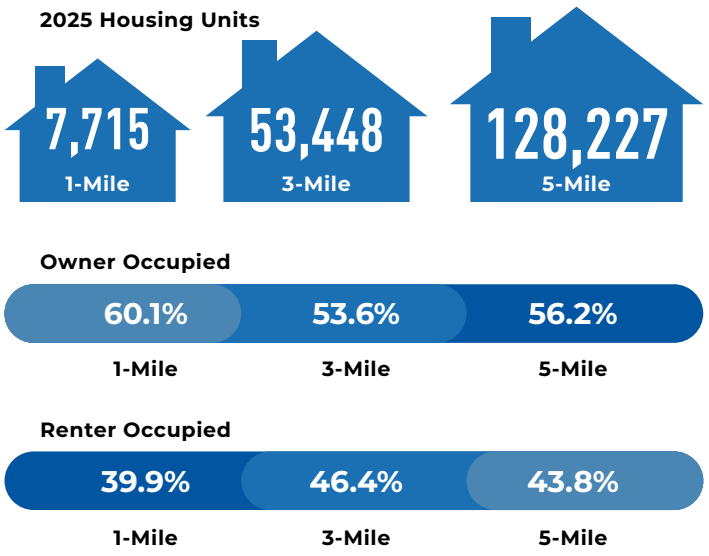
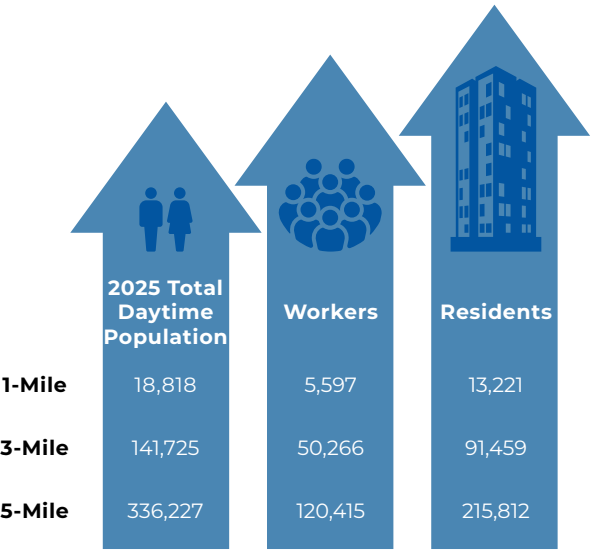
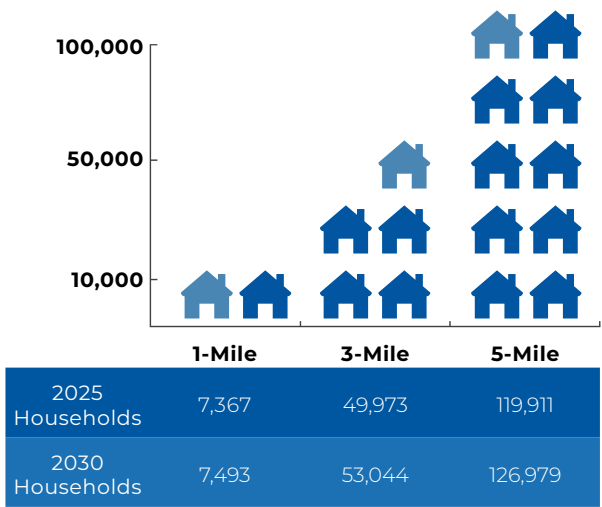
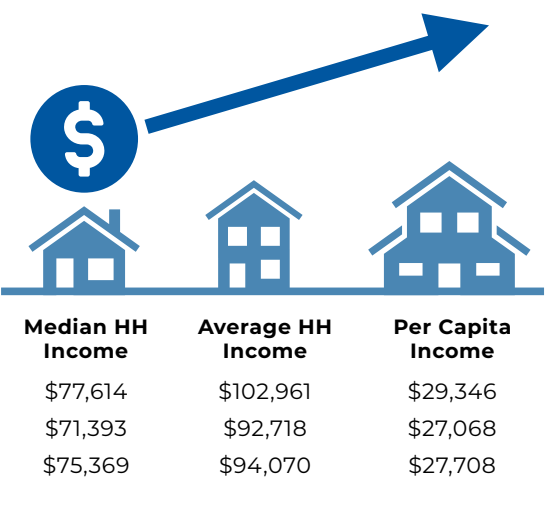
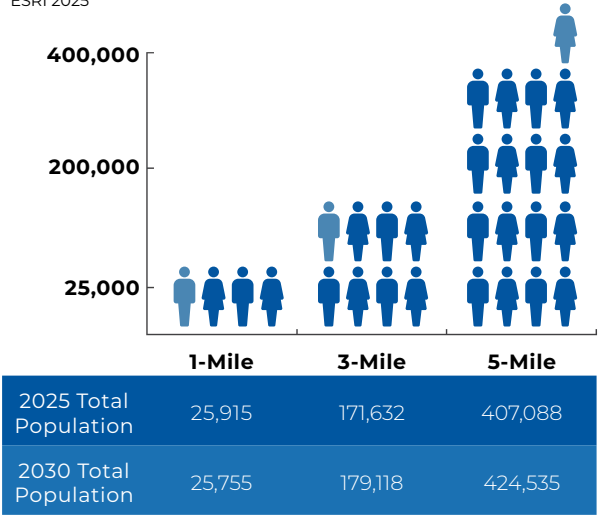
zoom aerial





demographics overview

ESRI 2025



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