

NEW DEVELOPMENT

PADs Available for Sale, Lease or BTS



W. HAPPY VALLEY RD
& N. 163RD AVE



MARTI WEINSTEIN
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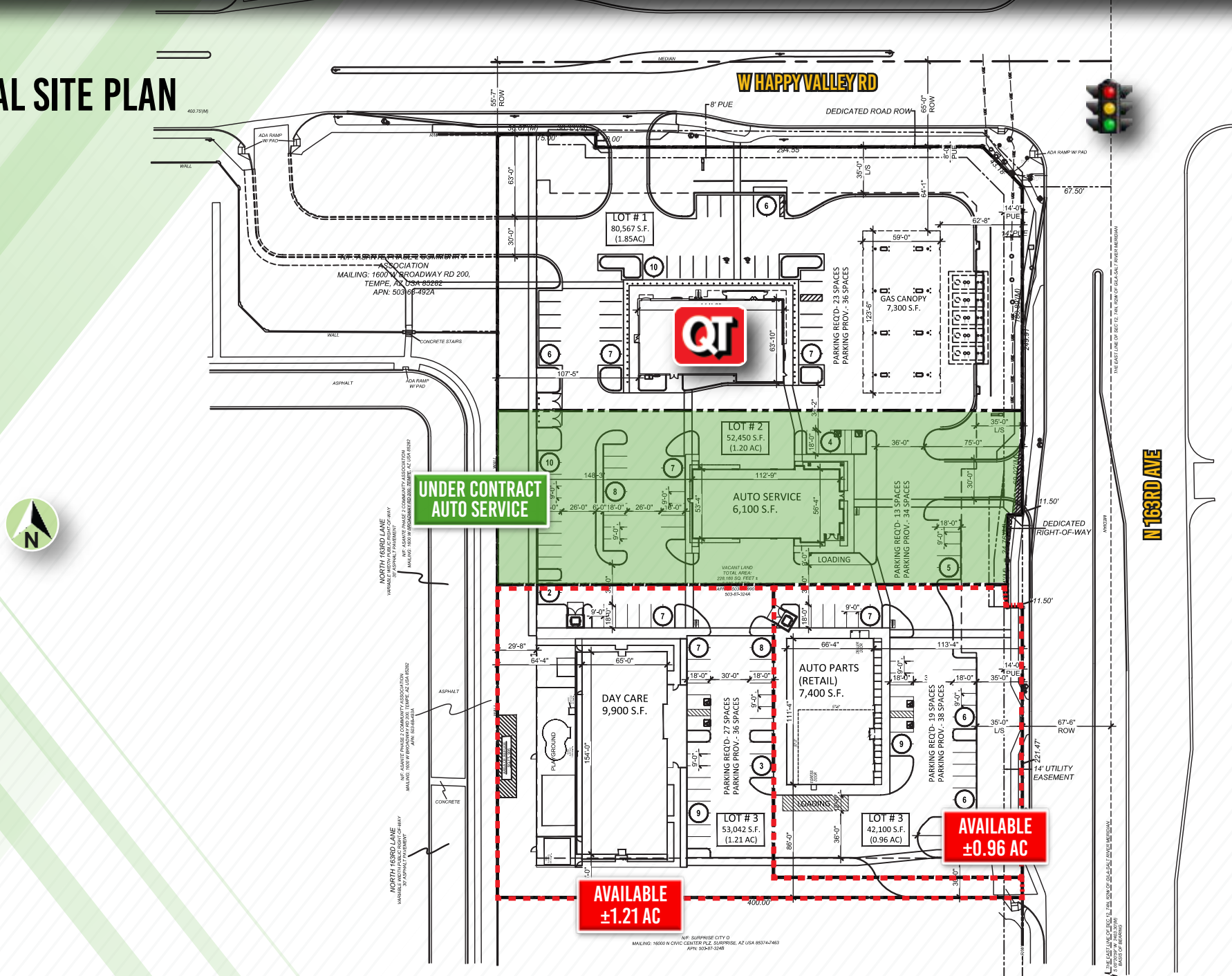
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Nationwide Real Estate Services



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CONCEPTUAL SITE PLAN



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demographics 2026

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION	4,616	40,599	91,611
HOUSEHOLDS	1,679	17,039	43,656
AVERAGE HOUSEHOLD INCOME	\$204,515	\$138,057	\$124,791
DAYTIME POPULATION	1,316	16,060	55,909
MEDIAN AGE	40.4	45.2	54.3
TOTAL BUSINESSES	39	232	1,382



traffic counts: W. Happy Valley Rd | 10,831 VPD ● N. 163rd Ave | 25,200 VPD

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property highlights

- **Prime Hard Corner:** 163rd Ave & Happy Valley Rd -- high visibility at the heart of Asante
- **Rapid Rooftop Growth:** Thousands of new homes delivering within 3 miles
- **Strong Demographics:** High-income, family-oriented community with retail demand
- **Location:** Less than 3 miles north of the U.S. 60 and Loop 303 Freeway

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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