

# LAND - CIELO DUPLEX APARTMENT HOMES

2332 W Broadway Ave | Apache Junction, AZ

OFFERING MEMORANDUM



## FULLY ENTITLED LAND FOR 30 APARTMENT UNITS

**Robert Dudek**

The Blu Summit Real Estate Group

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CA DRE Lic. 01037546, AZ Lic. BR716825000



# Land - Cielo Duplex Apartment Homes

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*Exclusively Marketed by:*



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# IMPORTANT NOTICE

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough Buyer due diligence investigation. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, KW Arizona, KW Commercial, and The Blu Summit Real Estate Group have not and will not verify, any of the information contained herein, nor have KW Arizona, KW Commercial, and The Blu Summit Real Estate Group conducted any investigation regarding these matters and make no warranty, guarantee or representation whatsoever regarding the accuracy or completeness of the information provided.

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The value of the property to Buyer depends on factors that should be evaluated by Buyer and Buyer's tax, financial, consultants, and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Buyer is responsible for conducting Buyer's own investigation of all matters affecting the intrinsic value of the property and the value of any potential future development or use of the property.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed

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Any numbers, projections, opinions, assumptions or estimates used in this offering memorandum as well as in all marketing and property-related materials are for example only, and do not represent the current or future performance or value of this property. Property is sold strictly in "as is" condition and no entitlements or improvements will be done by Seller.

By accepting this offering memorandum as well as other marketing and property-related materials, Buyer(s) agree to release KW Arizona, KW Commercial, and The Blu Summit Real Estate Group, including their agents, brokers, representatives, employees, owners, principals, as well as the property Seller and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

*This property is professionally marketed and brokered by KW Arizona, KW Commercial, The Blu Summit Real Estate Group. Real Estate Broker of Record: AZ Lic. LC534270000, CA DRE Lic. 01524589, Broker Associate Robert W. Dudek AZ Lic. BR716825000, CA DRE Lic. 01037546, HI RB-21367, NMLS ID 313005.*

# LAND - CIELO DUPLEX APARTMENT HOMES

|    |                    |
|----|--------------------|
| 01 | Executive Summary  |
|    | Investment Summary |

## OFFERING SUMMARY

|                |                                                 |
|----------------|-------------------------------------------------|
| ADDRESS        | 2332 W Broadway Ave<br>Apache Junction AZ 85120 |
| COUNTY         | Pinal                                           |
| PRICE          | \$995,000                                       |
| LAND ACRES     | 1.42                                            |
| OWNERSHIP TYPE | Fee Simple                                      |
| ZONING TYPE    | B-1                                             |
| # OF PARCELS   | 1                                               |
| APN            | 202-20-165D                                     |

| DEMOGRAPHICS           | 1 MILE   | 3 MILE   | 5 MILE    |
|------------------------|----------|----------|-----------|
| 2026 Population        | 14,467   | 70,529   | 149,263   |
| 2026 Median HH Income  | \$63,383 | \$71,490 | \$80,045  |
| 2026 Average HH Income | \$84,294 | \$94,121 | \$108,276 |

## FULLY-ENTITLED LAND DEVELOPMENT PROJECT

- Prime multifamily shovel-ready land development opportunity in the growing community of Apache Junction. Fully entitled, engineering-complete, plan-approved land designed for 15 two-story duplex buildings, totaling 30 rental apartment homes. Each unit offers 2BR, 2BA, and approximately 816 square feet of living space. The Conditional Use Permit has already been approved by the City of Apache Junction, with architecture and civil engineering completed and city plan reviews successfully approved through three formal rounds.
  - 1.42-acre multifamily development site
  - Fully entitled and shovel ready
  - 15 two-story duplex structures
  - Approved for 30 apartment homes
  - Each unit: 2BR, 2BA, 816 SF of living space
  - All architecture and civil engineering completed
  - City approvals substantially completed
  - Significant time and cost savings for Buyer
  - Flexible terms: sell, exchange or trade
  - Can-add a brand new 34-unit apartment project in Glendale, AZ ([www.TempoArizona.com](http://www.TempoArizona.com))

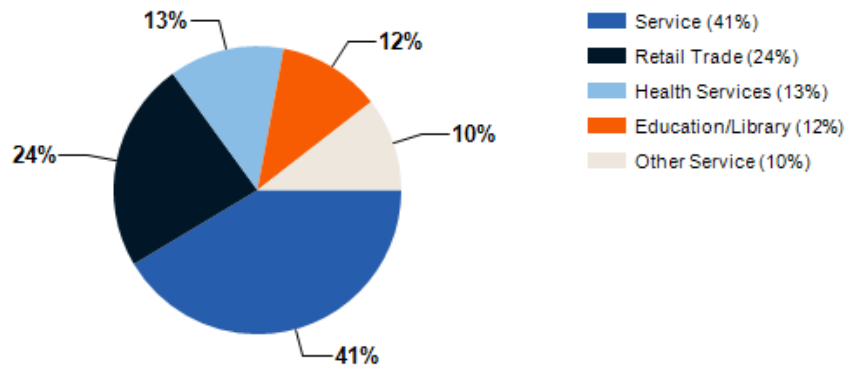
# LAND - CIELO DUPLEX APARTMENT HOMES

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## Location

Location Summary  
Local Business Map  
Aerial View Map

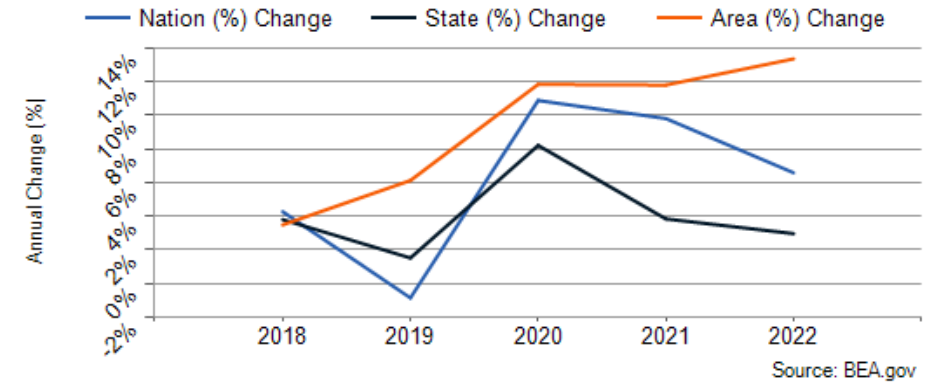
## Major Industries by Employee Count

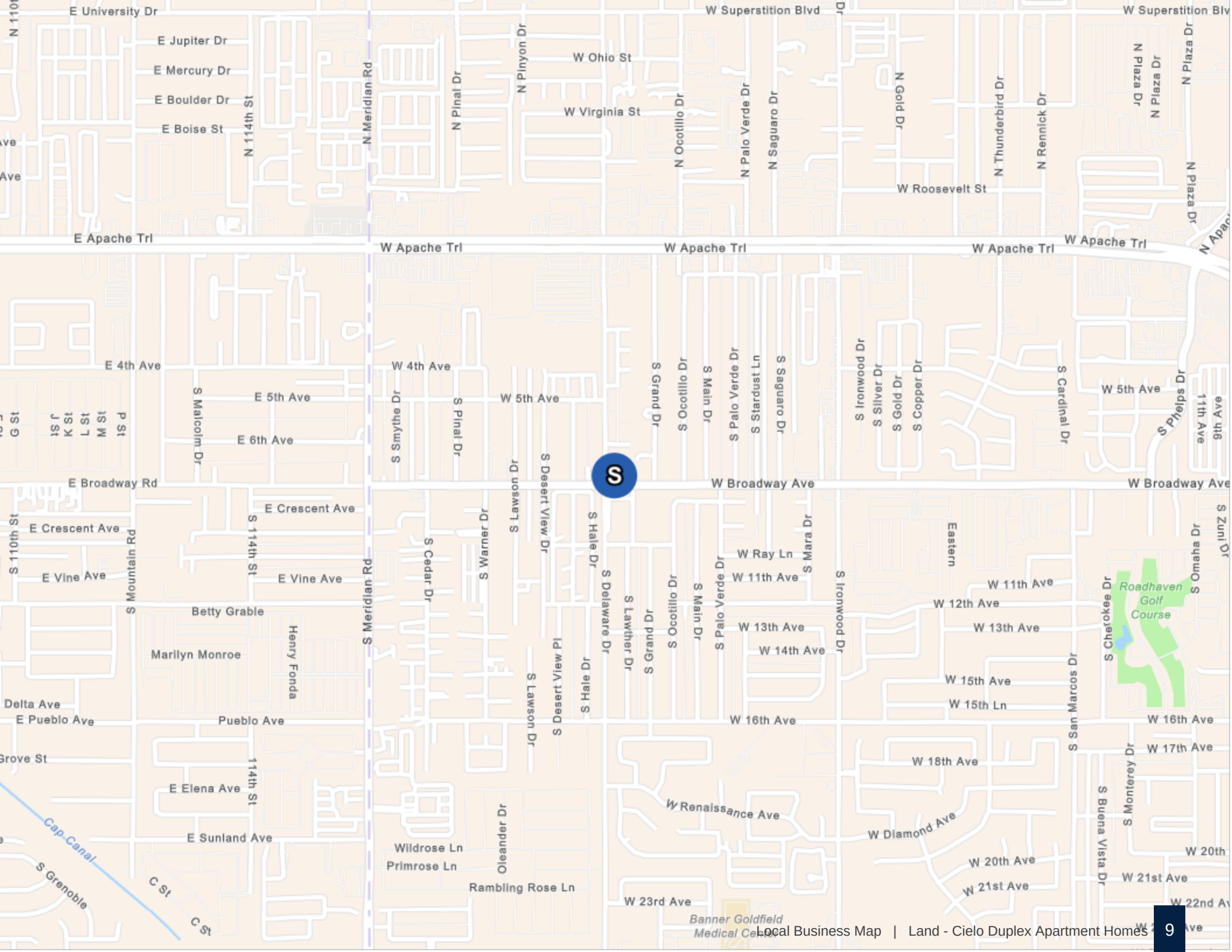


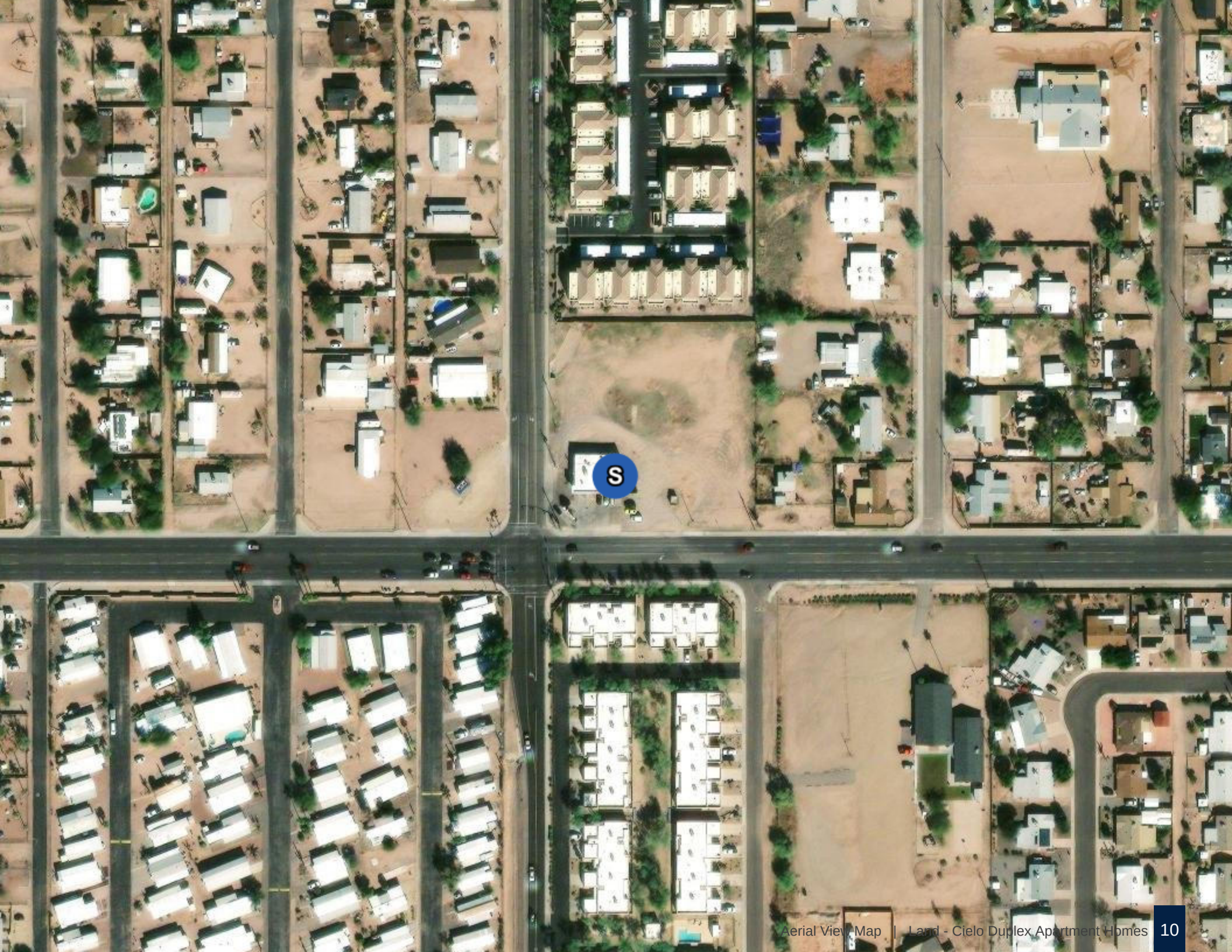
## Largest Employers

|                                                 |                                     |
|-------------------------------------------------|-------------------------------------|
| Safeway                                         | Approximately 134,000 employees     |
| Banner Health                                   | Approximately 50,000 employees      |
| Banner Desert Medical Center                    | Approximately 3,000 employees       |
| Superstition Springs Center                     | Approximately 1,000 employees       |
| Apache Junction Unified School District         | Approximately 500 employees         |
| Apache Junction Parks and Recreation Department | Approximately 30 employees          |
| Walmart                                         | Approximately 2.3 million employees |
| Apache Junction Public Library                  | Approximately 20 employees          |

## Pinal County GDP Trend







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## Property Description

Property Features

Property Images

| PROPERTY FEATURES |      |
|-------------------|------|
| LAND ACRES        | 1.42 |
| # OF PARCELS      | 1    |
| ZONING TYPE       | B-1  |
| TOPOGRAPHY        | Flat |
| CORNER LOCATION   | yes  |



SITE PLAN





Aerial View - Digitally Altered



Elevations - Digitally Altered

# LAND - CIELO DUPLEX APARTMENT HOMES

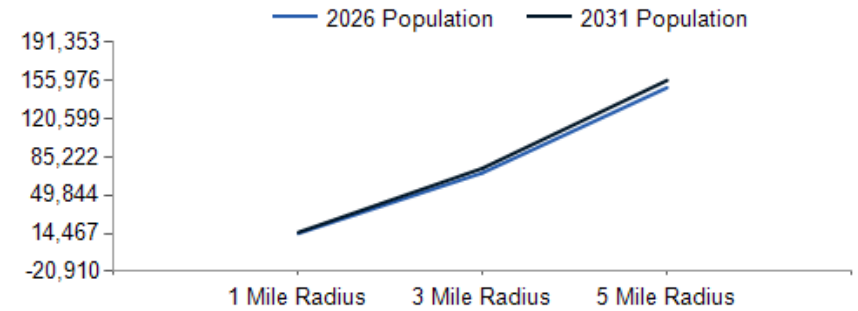
04

## Demographics

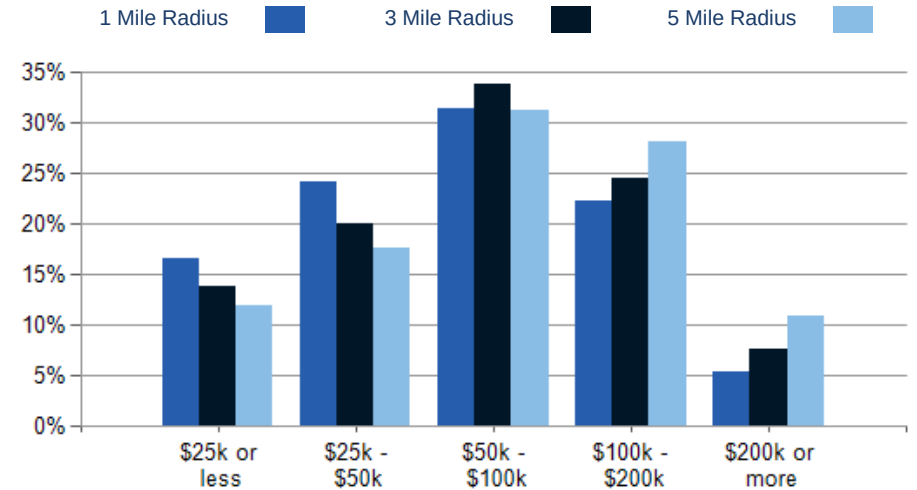
General Demographics

| POPULATION                         | 1 MILE | 3 MILE | 5 MILE  |
|------------------------------------|--------|--------|---------|
| 2000 Population                    | 11,144 | 49,381 | 86,809  |
| 2010 Population                    | 12,713 | 63,649 | 127,779 |
| 2026 Population                    | 14,467 | 70,529 | 149,263 |
| 2031 Population                    | 15,446 | 74,765 | 155,976 |
| 2026 African American              | 174    | 1,598  | 3,601   |
| 2026 American Indian               | 221    | 1,141  | 2,076   |
| 2026 Asian                         | 201    | 1,244  | 3,098   |
| 2026 Hispanic                      | 3,173  | 14,618 | 30,622  |
| 2026 Other Race                    | 1,484  | 6,000  | 12,192  |
| 2026 White                         | 10,978 | 52,987 | 111,590 |
| 2026 Multiracial                   | 1,387  | 7,405  | 16,342  |
| 2026-2031: Population: Growth Rate | 6.60%  | 5.85%  | 4.40%   |

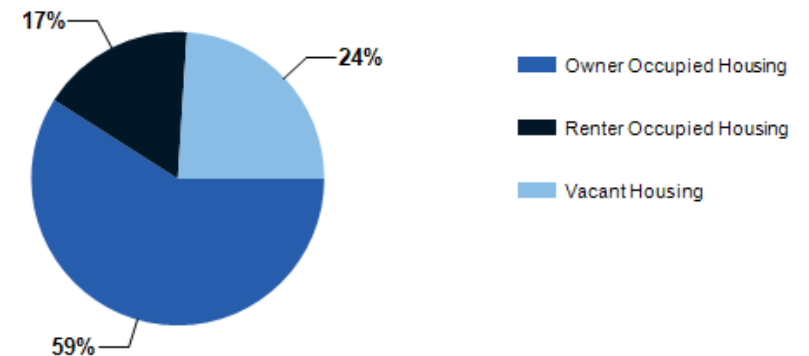
| 2026 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE    |
|-----------------------|----------|----------|-----------|
| less than \$15,000    | 647      | 2,393    | 4,138     |
| \$15,000-\$24,999     | 450      | 1,770    | 3,244     |
| \$25,000-\$34,999     | 701      | 2,699    | 4,656     |
| \$35,000-\$49,999     | 896      | 3,332    | 6,298     |
| \$50,000-\$74,999     | 1,119    | 5,513    | 10,356    |
| \$75,000-\$99,999     | 949      | 4,625    | 9,072     |
| \$100,000-\$149,999   | 1,025    | 4,736    | 11,069    |
| \$150,000-\$199,999   | 439      | 2,638    | 6,383     |
| \$200,000 or greater  | 361      | 2,302    | 6,793     |
| Median HH Income      | \$63,383 | \$71,490 | \$80,045  |
| Average HH Income     | \$84,294 | \$94,121 | \$108,276 |



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

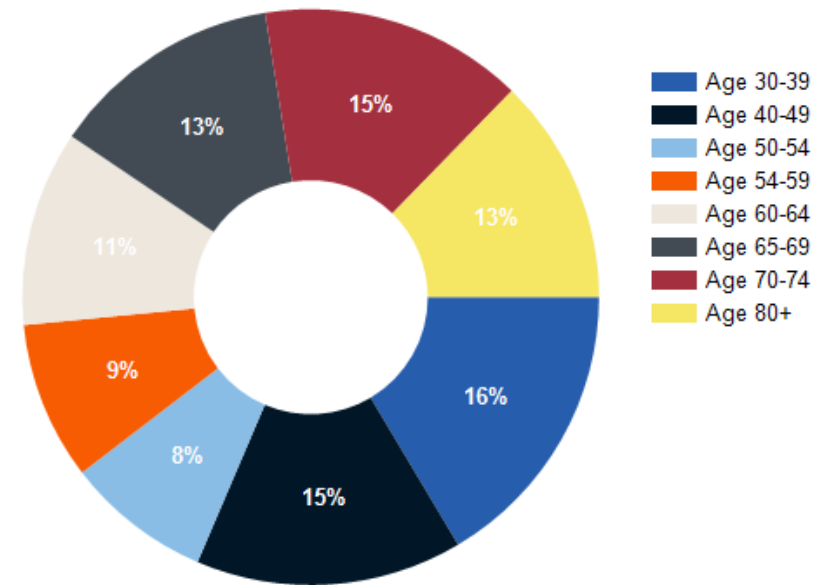
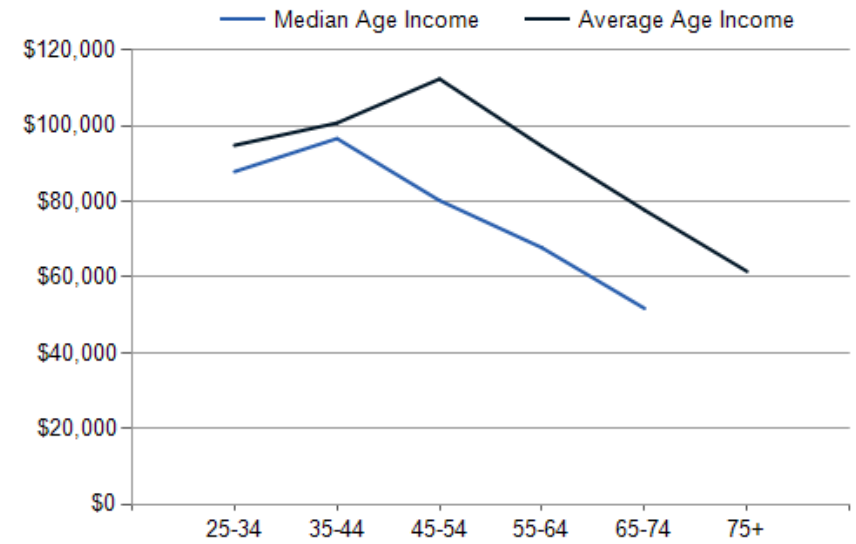


Source: esri

| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2026 Population Age 30-34 | 723    | 4,016  | 8,205   |
| 2026 Population Age 35-39 | 786    | 3,943  | 8,038   |
| 2026 Population Age 40-44 | 703    | 3,763  | 8,049   |
| 2026 Population Age 45-49 | 669    | 3,448  | 7,476   |
| 2026 Population Age 50-54 | 748    | 3,773  | 8,378   |
| 2026 Population Age 55-59 | 814    | 4,266  | 8,886   |
| 2026 Population Age 60-64 | 1,007  | 4,804  | 10,284  |
| 2026 Population Age 65-69 | 1,194  | 5,148  | 10,685  |
| 2026 Population Age 70-74 | 1,359  | 5,269  | 10,775  |
| 2026 Population Age 75-79 | 1,166  | 4,651  | 9,782   |
| 2026 Population Age 80-84 | 876    | 3,419  | 6,952   |
| 2026 Population Age 85+   | 612    | 2,451  | 4,921   |
| 2026 Population Age 18+   | 12,226 | 57,951 | 121,852 |
| 2026 Median Age           | 54     | 48     | 47      |
| 2031 Median Age           | 55     | 49     | 48      |

| 2026 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$87,896  | \$83,595  | \$90,365  |
| Average Household Income 25-34 | \$94,848  | \$97,303  | \$111,943 |
| Median Household Income 35-44  | \$96,630  | \$91,340  | \$100,601 |
| Average Household Income 35-44 | \$100,735 | \$111,630 | \$129,231 |
| Median Household Income 45-54  | \$80,243  | \$96,220  | \$114,647 |
| Average Household Income 45-54 | \$112,379 | \$120,992 | \$144,001 |
| Median Household Income 55-64  | \$67,764  | \$75,064  | \$88,265  |
| Average Household Income 55-64 | \$94,578  | \$103,539 | \$121,025 |
| Median Household Income 65-74  | \$51,737  | \$60,549  | \$67,729  |
| Average Household Income 65-74 | \$77,720  | \$87,899  | \$98,610  |
| Average Household Income 75+   | \$61,531  | \$69,592  | \$75,268  |

Population By Age



## Company Profile

Advisor Profile

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Robert Dudek  
[www.BluSummit.com](http://www.BluSummit.com)

The property is professionally marketed and brokered by KW Arizona, KW Commercial, and The Blu Summit Real Estate Group.

Robert Dudek brings more than 30 years of leadership and business experience spanning real estate, finance, and philanthropy. Throughout his career, he has successfully sold, brokered, marketed, and financed hundreds of millions of dollars in real estate transactions across multiple asset classes.

In addition to his extensive real estate expertise, Robert is a co-founder of a nonprofit foundation dedicated to advancing human rights initiatives around the world. His commitment to both business excellence and social impact reflect a career built on service, innovation, and leadership.

Robert is a Licensed Real Estate Broker in California, Arizona, and Hawaii, a Mortgage Broker, and a Certified Philanthropic Developer. He serves as a Board Director for the CCIM San Diego and the Real Estate Investment and Exchange (REIE). His professional affiliations include: Beta Gamma Sigma, National Association of Realtors, California Association of Realtors, Arizona Association of Realtors, National Council of Exchangers, Family Office Club, and Better Business Bureau.

CA Real Estate Broker Lic. 01037546, AZ Real Estate Broker Lic. BR716825000, HI Real Estate Broker Lic. RB-21367, Mortgage Broker NMLS Lic. 313005. Robert can be reached at: [info@tbsreg.com](mailto:info@tbsreg.com), 1-888-994-4258, [www.BluSummit.com](http://www.BluSummit.com), [www.rdudek.com](http://www.rdudek.com).

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