

# 99TH AVENUE AND PIERCE STREET

## LAND FOR SALE OR BUILD TO SUIT



**99th**  
AVENUE  
BUSINESS CENTER

### HIGHLIGHTS:

- ± 7.95 ACRES FOR SALE
- ZONED PAD, CITY OF AVONDALE
- POTENTIALLY LOT SALES/BUILD TO SUIT
- LESS THAN 1/2 MILE TO I-10 FREEWAY
- APPROXIMATELY 19,600 CARS DAILY ON 99TH AVE
- OVER 1 MILLION SF OF RETAIL AND AMENITIES WITHIN A 1 MILE RADIUS
- LOCATED LESS THAN 1 MILE TO AVONDALE AUTO MALL
- LOCATED NEXT TO THE PILOT TRAVEL CENTER

Developed, Owned, and Managed by

**CARLSON**  
REAL ESTATE  
COMPANY

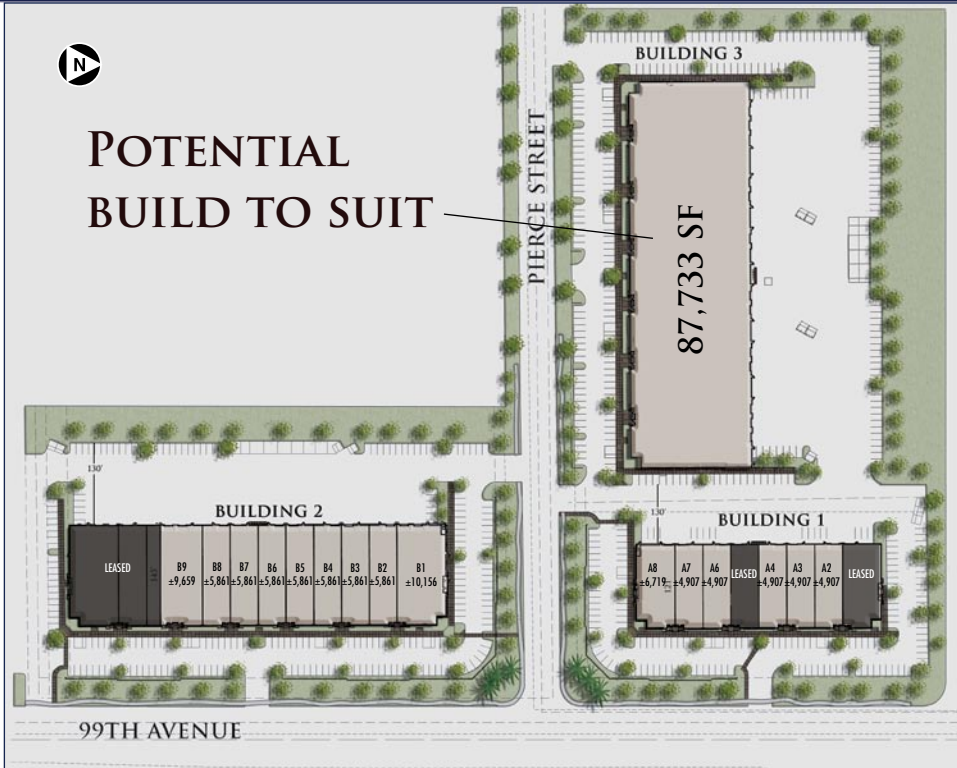
\*ALL DIMENSIONS APPROXIMATE

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**CBRE**  
CB RICHARD ELLIS

# 99TH AVENUE BUSINESS CENTER



SITE PLAN NOT TO SCALE



REPRESENTED BY:

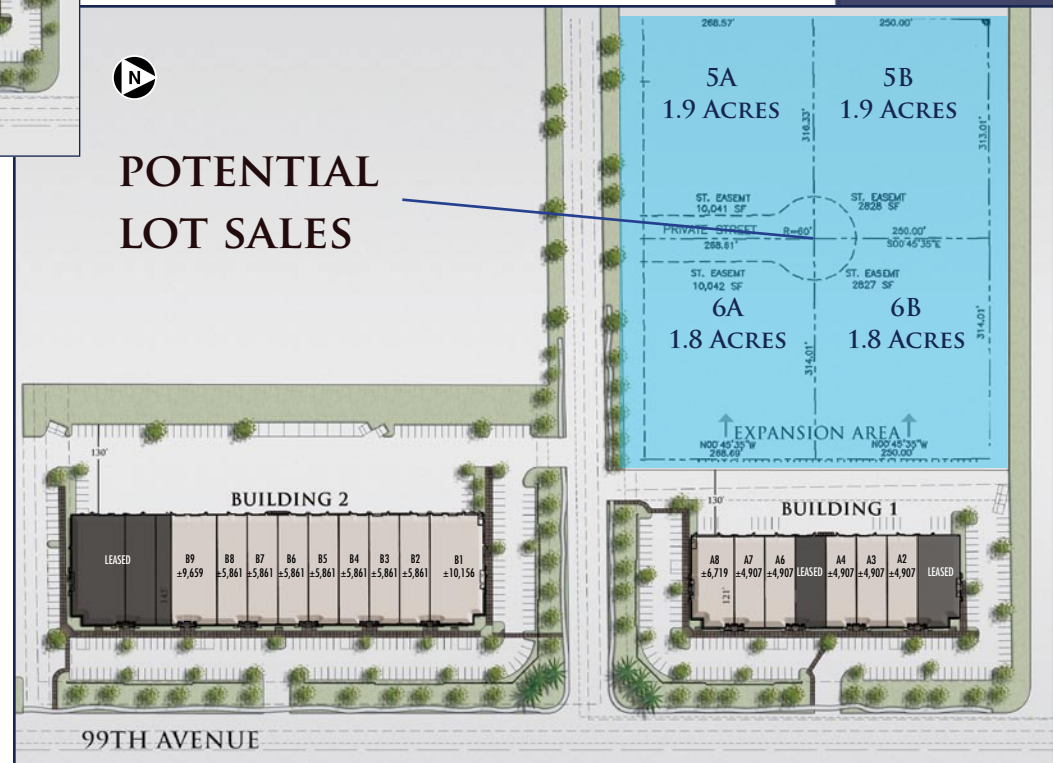
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SITE PLAN NOT TO SCALE