



LAND FOR SALE

NWC 24TH ST & COTTONWOOD LN | PHOENIX, AZ

LAND AVAILABLE FOR SALE
NEAR NEW LOOP 202 FREEWAY

±3.34 ACRES (±145,490 SF)
ZONED C-2, CITY OF PHOENIX

NEARBY FEATURES INCLUDE
GOLF, RESTAURANTS, SCHOOLS & PARKS

SALE PRICE
\$865,667.88

EXCLUSIVE CONTACTS

Cory Breinholt
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Kelli Jelinek
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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CIPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08 26 21



±3.34 ACRES OF LAND FOR SALE

PROPERTY OVERVIEW

Lot Size:	±145,490 SF (±3.34 Acres)
Sale Price:	\$865,667.88
Parcel:	301-78-962C
Zoning:	C-2, City of Phoenix
Frontage:	S 24th St

Next to brand new Loop 202 Freeway extension

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±3.34 ACRES OF LAND FOR SALE

DEMOGRAPHICS

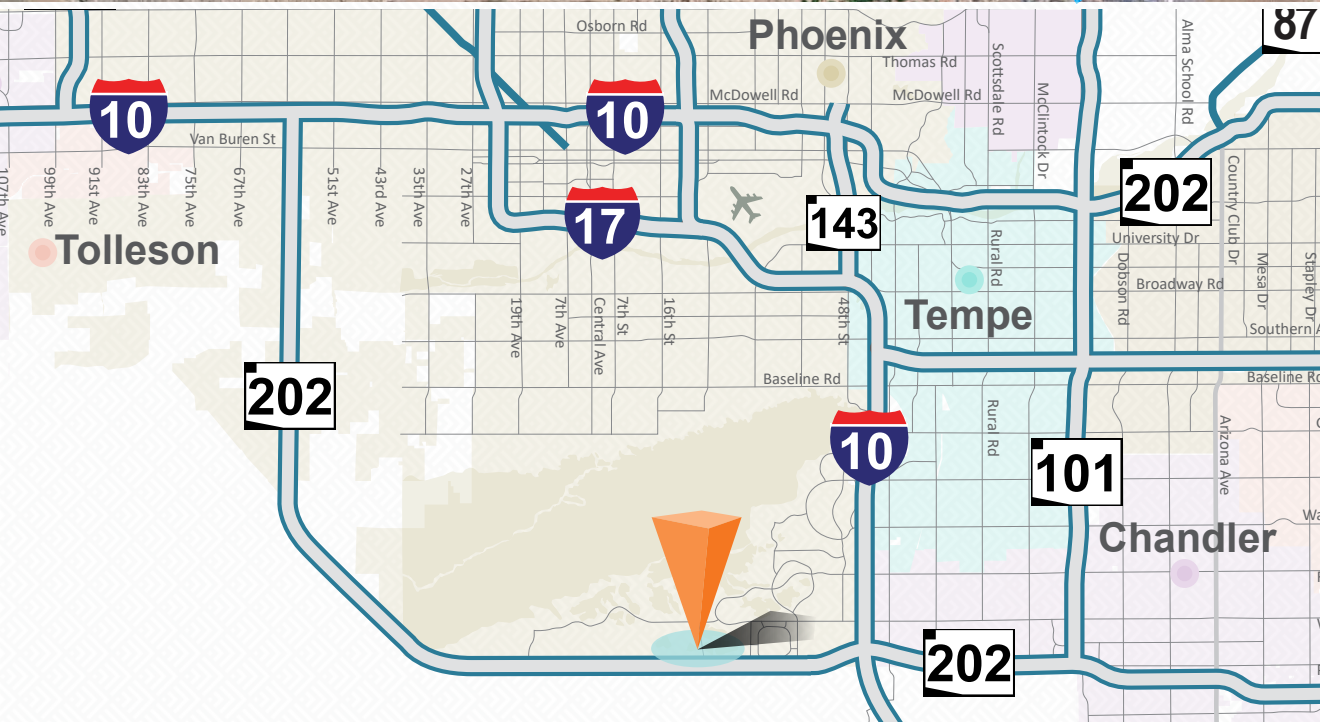
POPULATION
5,804 (1M)
45,222 (3M)
84,174 (5M)



HOUSEHOLDS
2,178 (1M)
17,108 (3M)
34,009 (5M)



AVG HH INCOME
\$146,144 (1M)
\$136,705 (3M)
\$122,865 (5M)



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