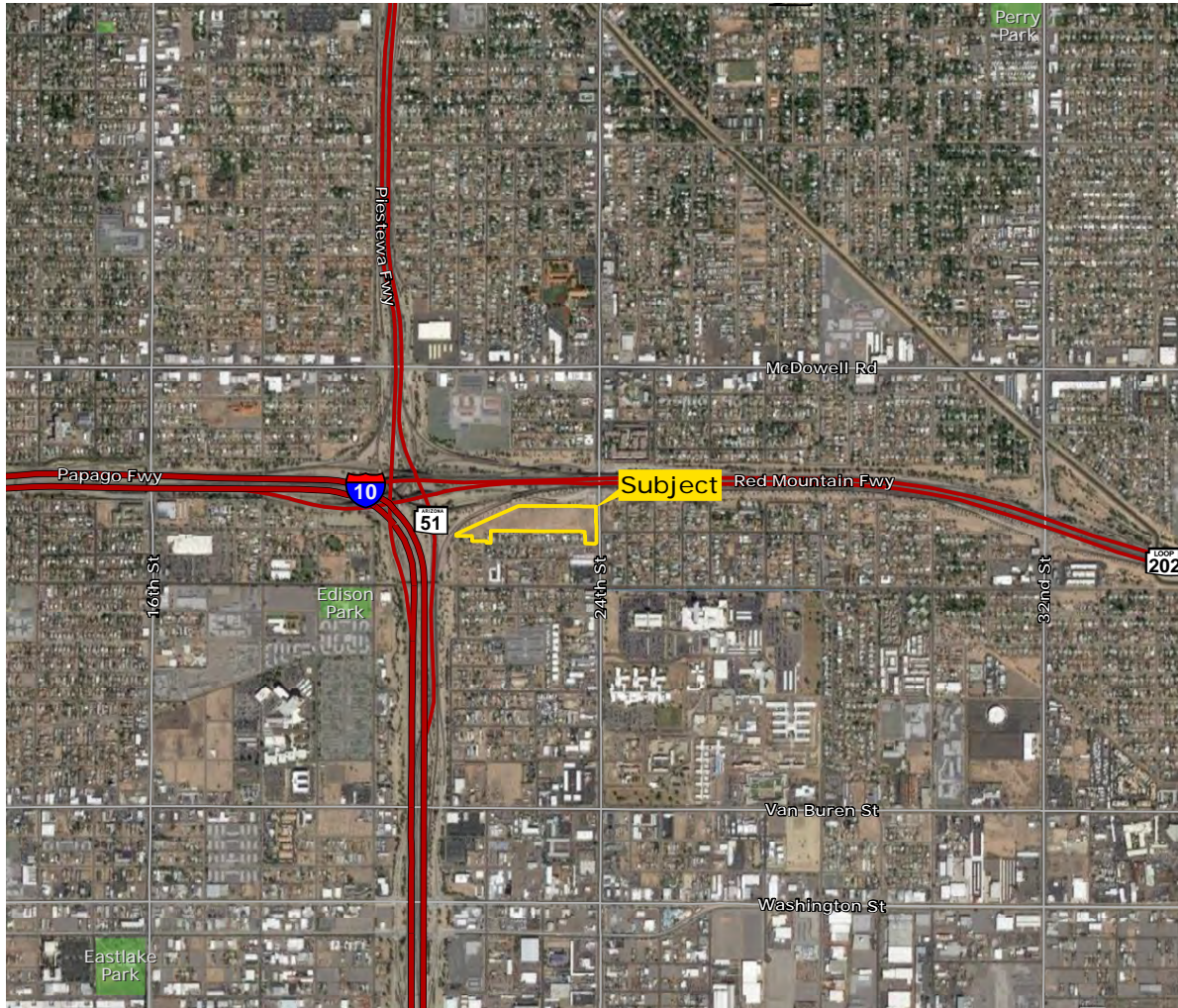


±9.99 COMMERCIAL ACRES FOR SALE

EXCLUSIVE LISTING | SWC LOOP 202 & 24TH STREET | PHOENIX, ARIZONA



LOCATION Property is located at the southwest corner of Loop 202 & 24th Street in Phoenix, Arizona

SIZE ±9.99 acres*

*Includes the proposed abandonment of 22nd Street

PRICE \$10.00 per square foot

ZONING C-2

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2016 Avg. Population	±21,100	±132,544	±305,691
2016 Avg. HH Income	\$20,363	\$31,827	\$36,410

Source: ESRI 2016

AVERAGE DAILY TRAFFIC COUNTS

24th Street: ±22,066 VPD (North/South)

Loop 202: ±187,000 VPD (East/West)

Source: City of Phoenix, MAG

TAXES \$33,248.36 (2016)*

*To be verified by Buyer

COMMENTS

- Frontage along Loop 202 Freeway
- Proximity to downtown Phoenix and Sky Harbor Airport
- Rare infill parcel with Freeway visibility
- Proximity to Loop 202 Freeway, SR51 Freeway & I-10 Freeway

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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZPS00061-9.8.17



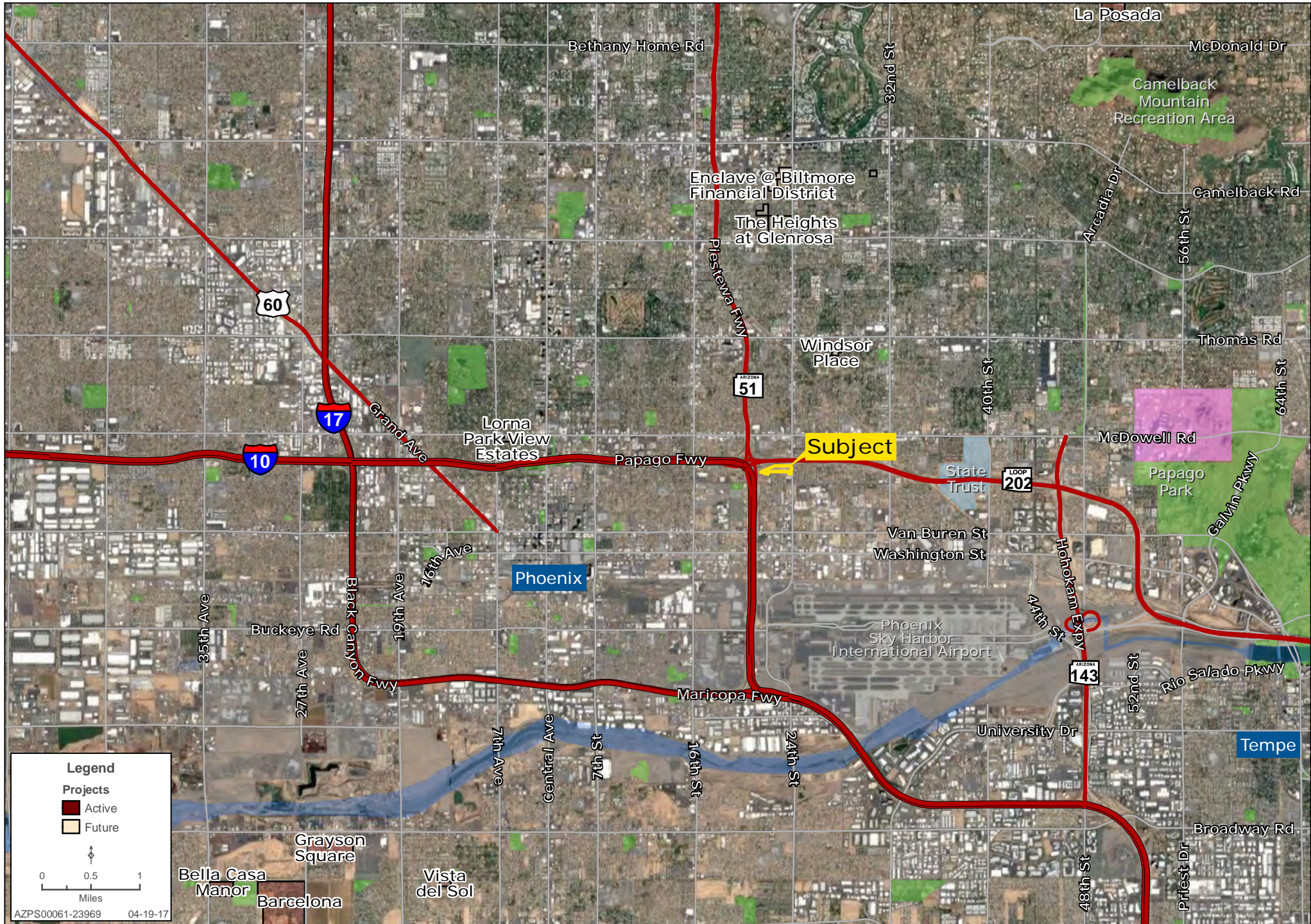
REGIONAL MAP

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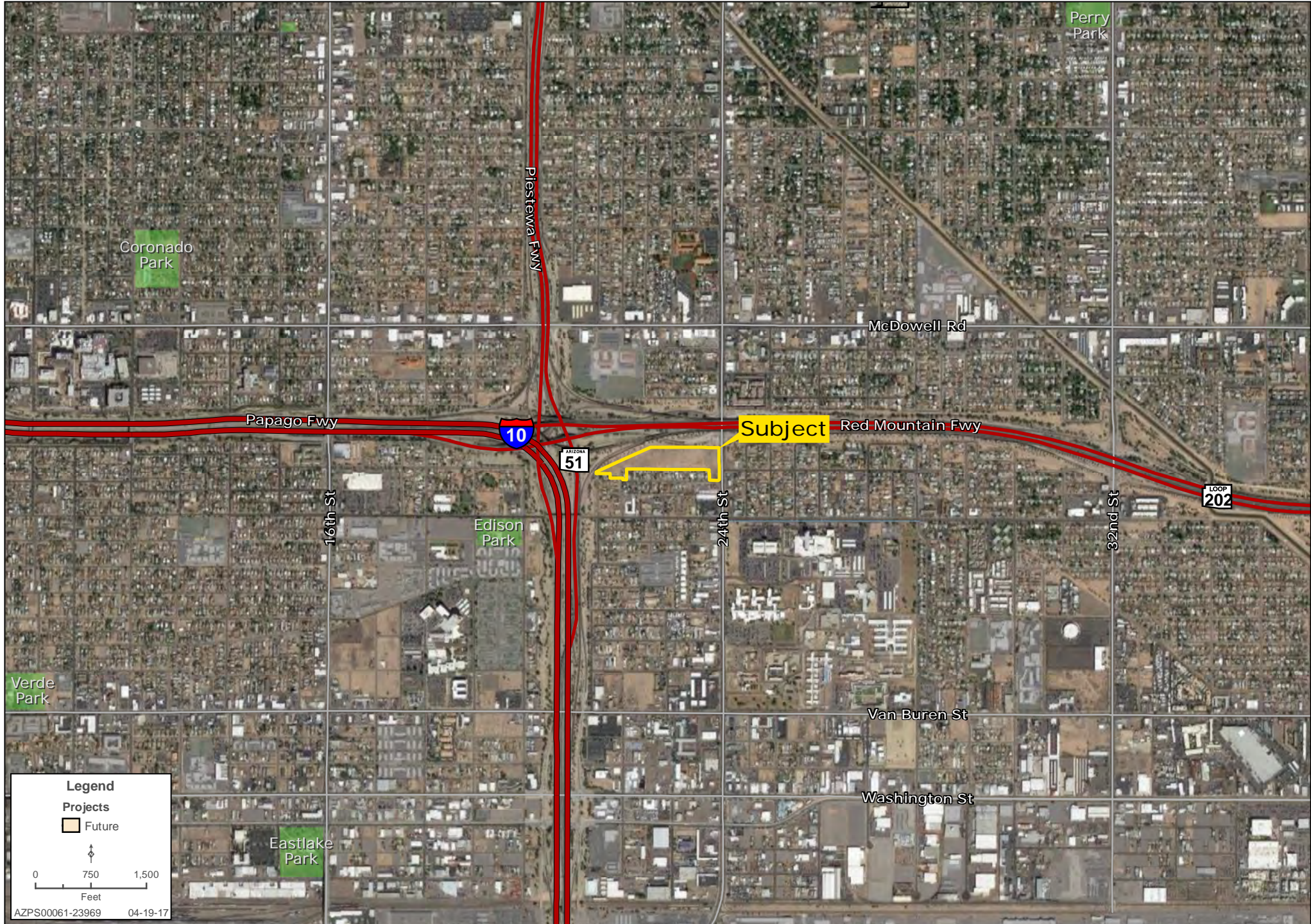
SURROUNDING DEVELOPMENT MAP

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SURROUNDING AREA MAP

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PROPERTY DETAIL MAP

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