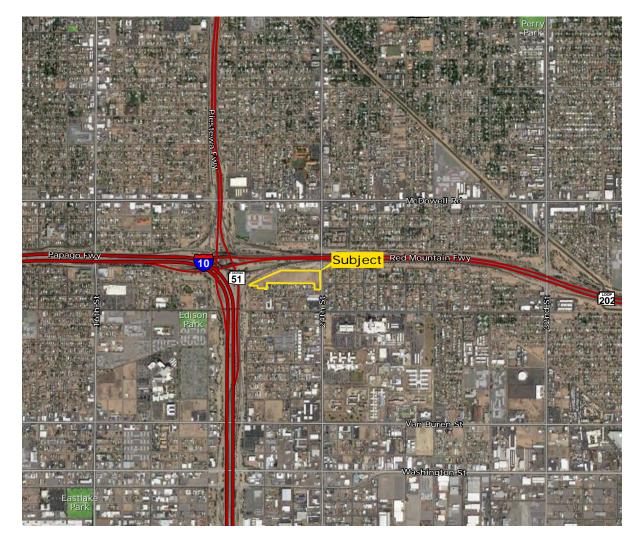
# **±9.99 COMMERCIAL ACRES FOR SALE**

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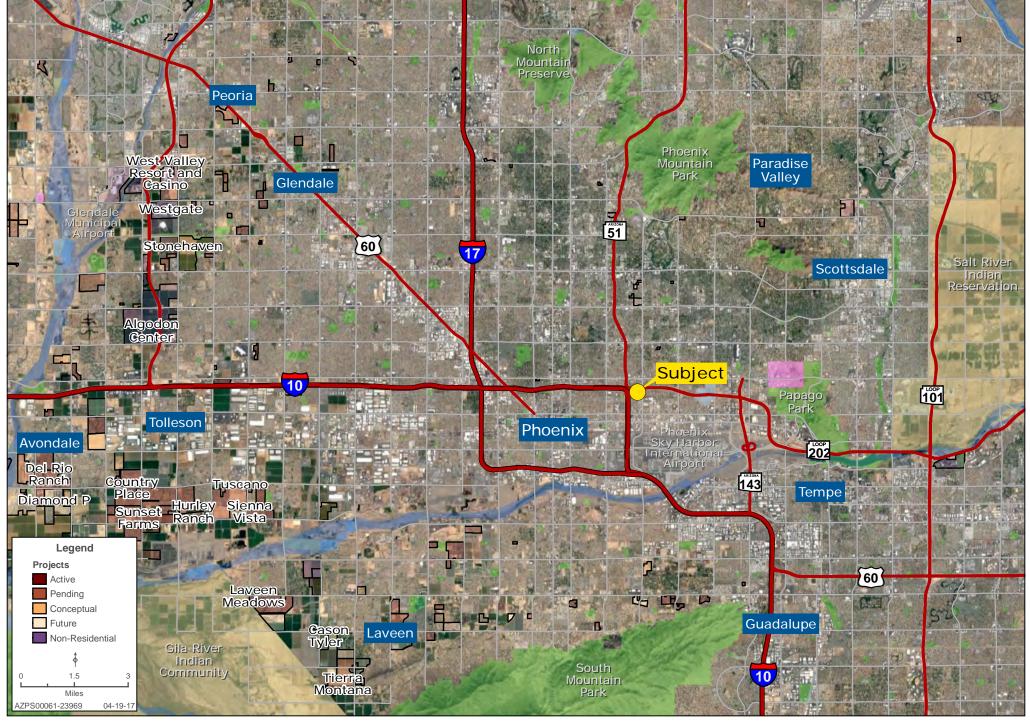
The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZPS00061-9.8.17



# **REGIONAL MAP**

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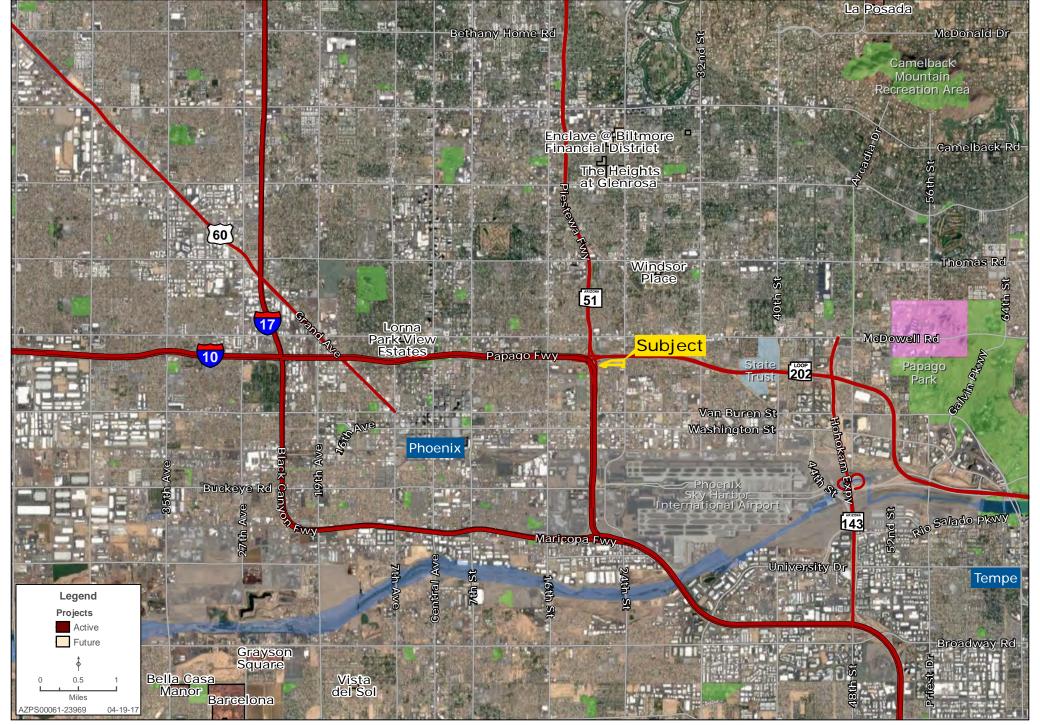


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# SURROUNDING DEVELOPMENT MAP

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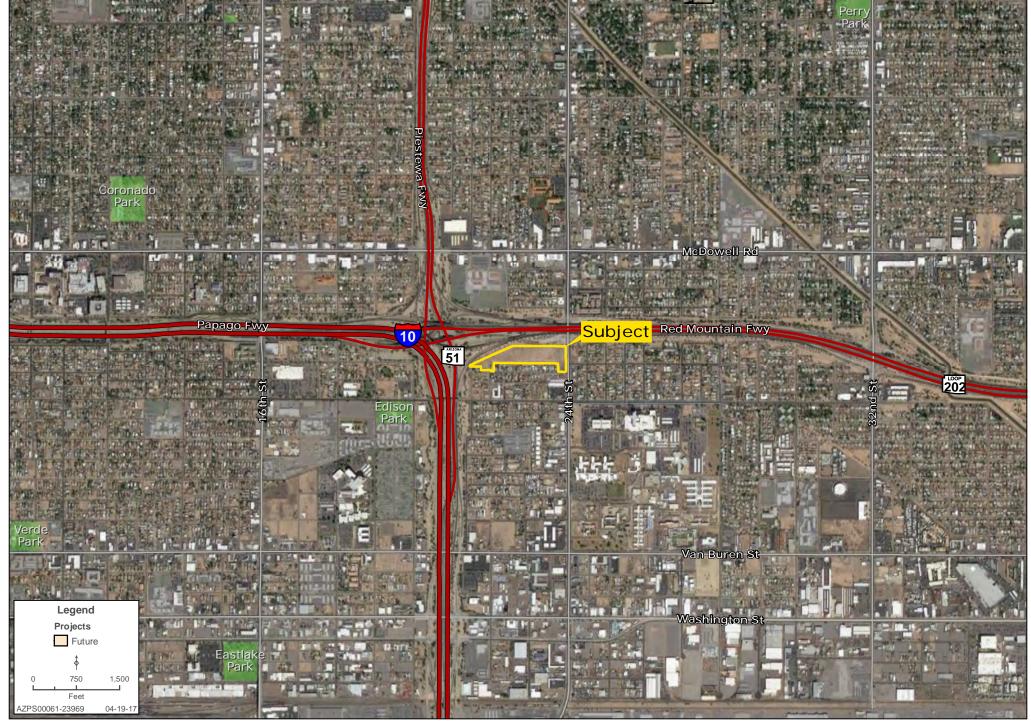


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# **SURROUNDING AREA MAP**

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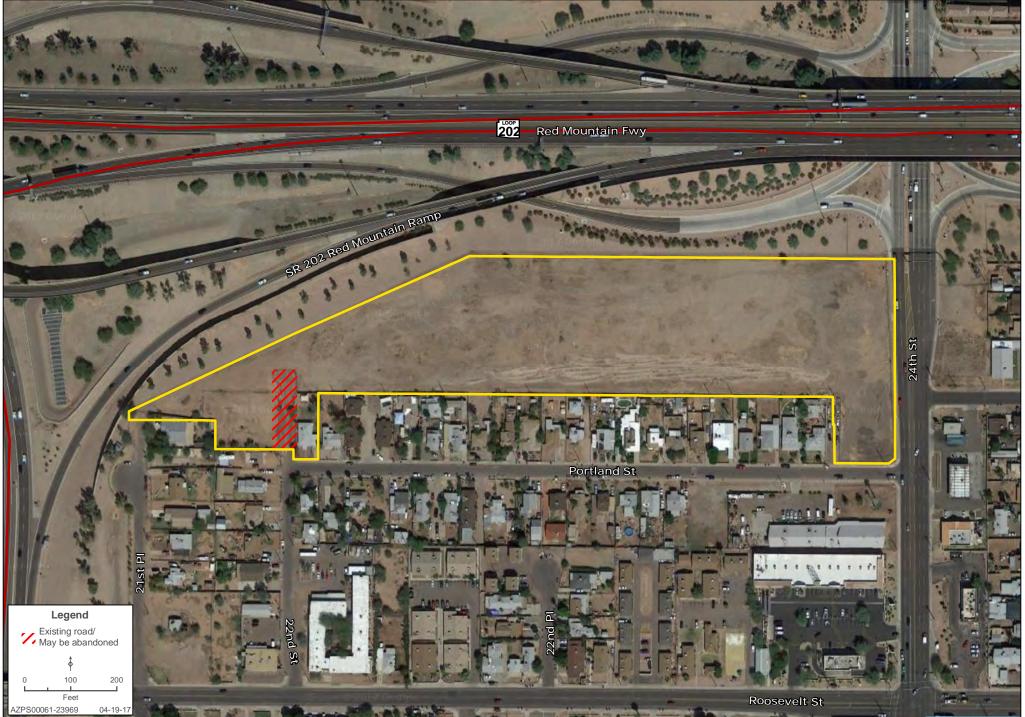


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# **PROPERTY DETAIL MAP**

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