

For Sale  
Prime C-2 Zoned  
Development Land

## 19th Ave. & Southern

Phoenix, AZ 85041

### Property Features

- 2.8 Acres
- C-2 Zoning
- Prime Development Site
- 1,000+ Lots Planned or Under Construction within 1 Mile Radius
- Easy access to I-10 & I-17
- Priced to Sell
- Over 26,000 VPD at site
- Over 47,000 VPD at intersection
- Submit all offers



In Escrow

bsi BASIS™  
Phoenix South  
Primary

21,490 VPD

S 19th Ave

W Pecan Rd

W Wayland Rd

SUBJECT

W Southern Ave

26,864 VPD

S 18th Dr

For Sale: \$800,000 \$640,000

Lane G. Neville

+1 602 393 6795 • lane.neville@naihazorizon.com

Logan Crum

+1 602 852 3417 • logan.crum@naihazorizon.com

**NAI**Horizon

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2944 N 44th Street, Suite 200

Phoenix, Arizona

+1 602 955 4000

[naihazorizon.com](http://naihazorizon.com)

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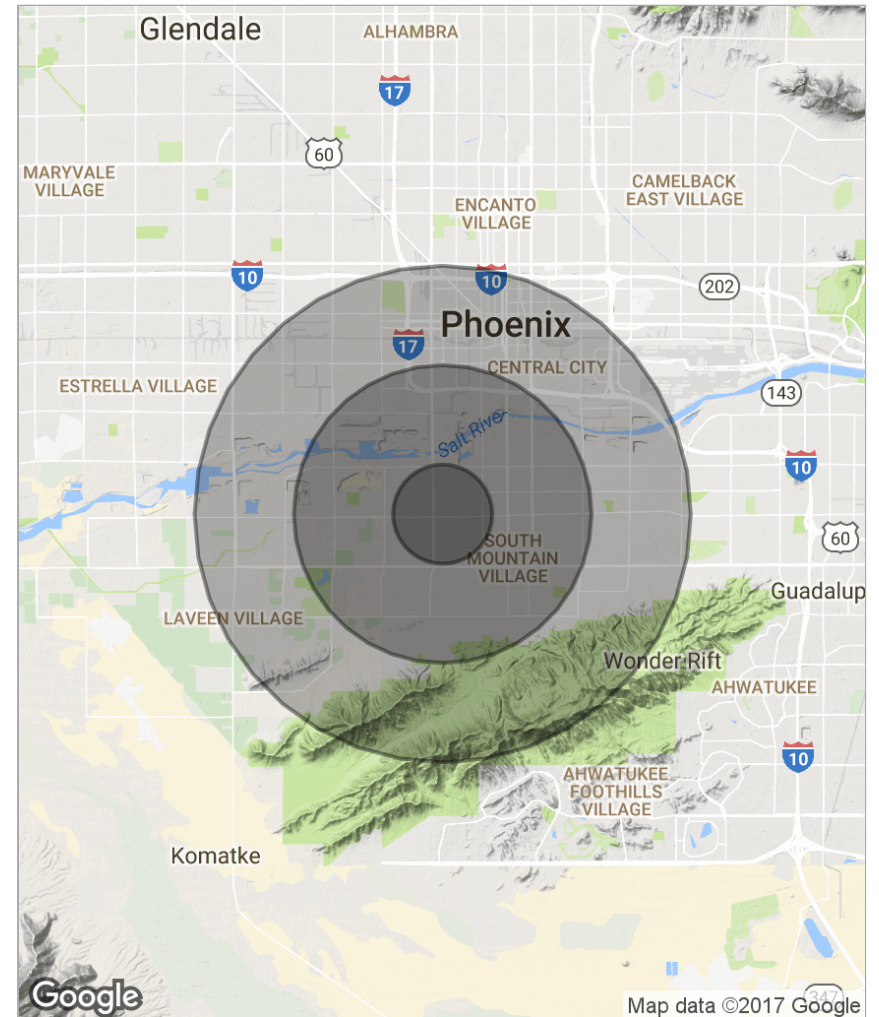
# Demographics Map

For Sale

## 19th Ave & Southern

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	15,101	81,044	183,158
MEDIAN AGE	26.2	27.7	28.9
MEDIAN AGE (MALE)	25.7	27.0	28.3
MEDIAN AGE (FEMALE)	27.4	28.3	29.2

Housholds & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,133	22,646	53,053
# OF PERSONS PER HH	3.7	3.6	3.5
AVERAGE HH INCOME	\$50,996	\$52,039	\$51,508
AVERAGE HOUSE VALUE		\$165,612	\$207,158



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