

±2.84 ACRES LAND FOR SALE

NWC OF 32ND ST & BASELINE RD - FOR SALE

Phoenix, Arizona 85042

CALL FOR PRICING



PROPERTY INFORMATION

- + Parcel Size: ±123,555 SF (±2.84 acres)
- + Parcel Number: 122-96-008J & 122-96-007D (Maricopa County)
- + Zoning: R-3 & R1-14 (potential exists for a re-zone to commercial)
- + All utilities are stubbed to the lot line
- + High traffic counts
- + New growth area
- + Motivated Seller



CONTACT

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CBRE

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PHOENIX, ARIZONA 85042



Demographics	1 Mi.	3 Mi.	5 Mi.
2018 Estimated Population	6,786	82,144	229,628
2023 Projected Population	7,314	87,703	242,805
2018 Average Household Income	\$84,830	\$68,506	\$70,905
2018 Estimated Average Age	33.1	33.0	32.0

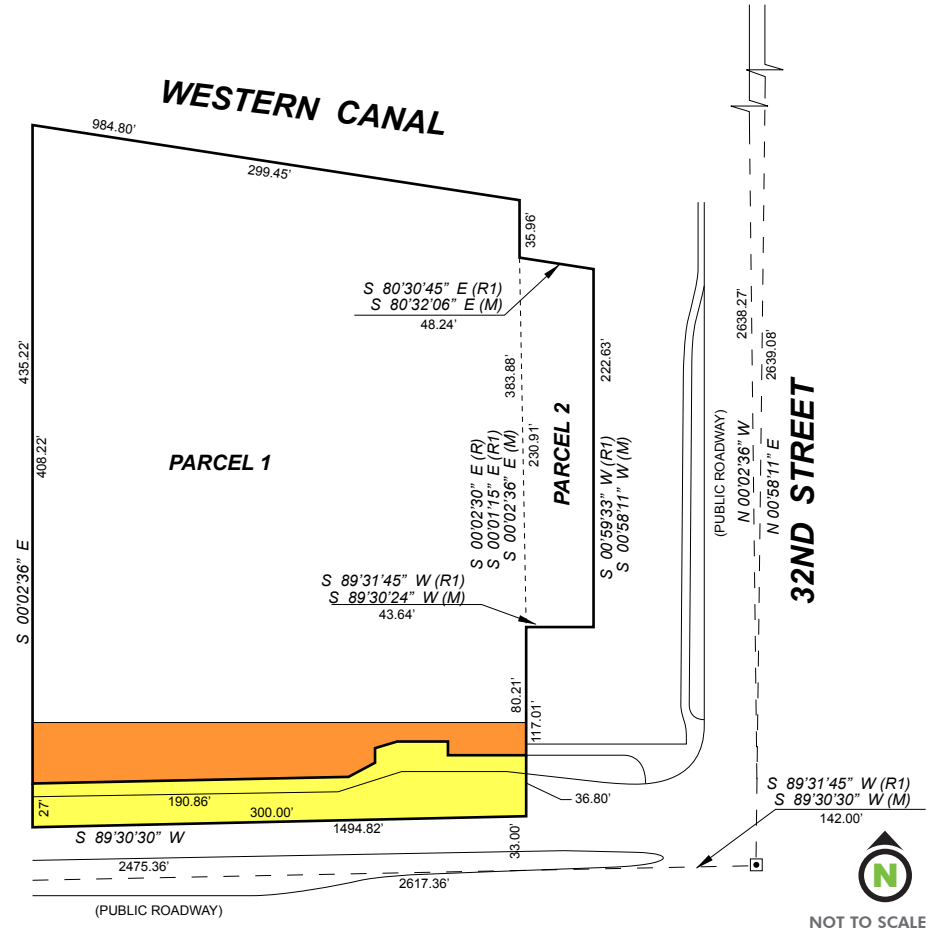
SOURCE: Esri

Traffic Counts	
32nd Street	5,551 VPD
Baseline Road	29,083 VPD

SOURCE: City of Phoenix 2017

 LAND PURCHASE FOR EXPANSION OF ROAD

 PERMANENT EASEMENT FOR TRAIL + SIDEWALK



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