

Rare Opportunity in Sky Harbor Submarket



Motivated Seller!

NW of NW Corner 38th St & Southern
Phoenix, Arizona 85040

NAIHorizon

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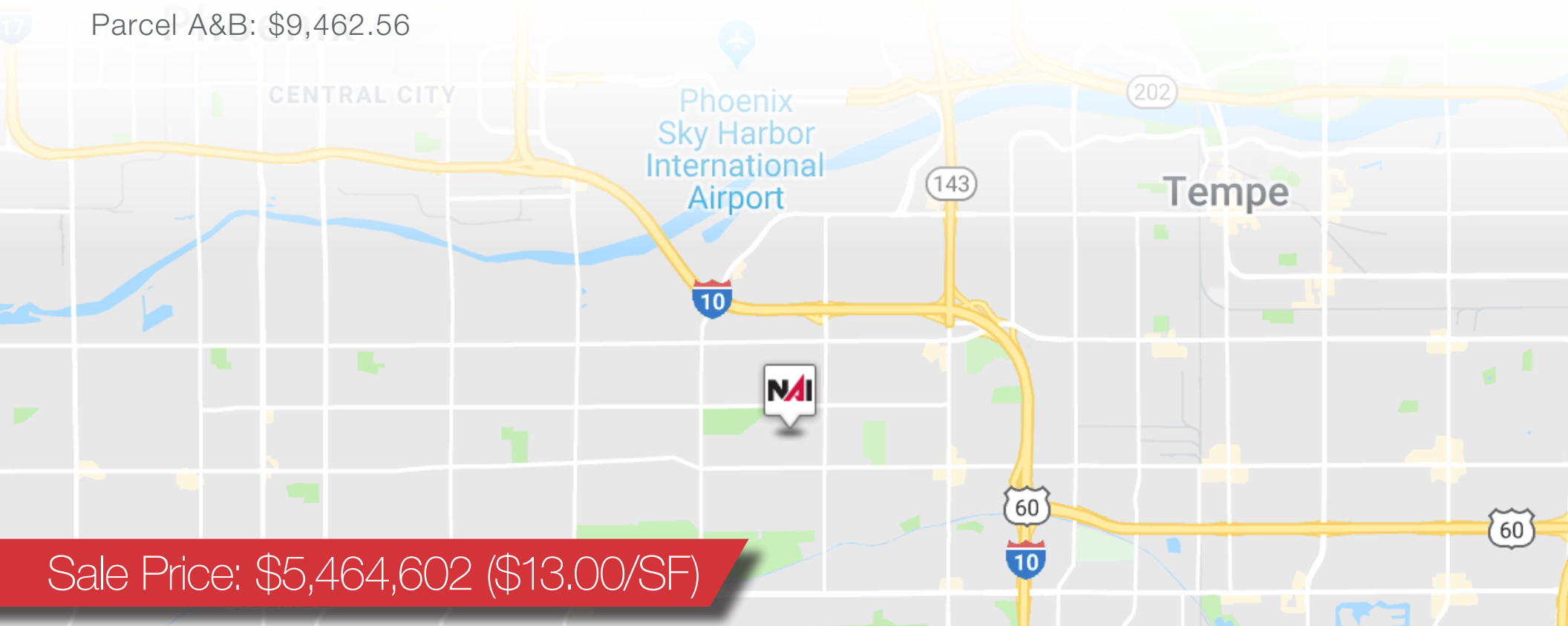
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Property & Location Highlights

- Parcel A & B: 9.6 Acres Available
- OR Parcel A ONLY: 4.786 Acres
- 9.6 Acres Currently Zoned S-1 but Approved to be Rezoned CP, City of Phoenix (2 parcels)
- 2018 Property Taxes | Parcel A: \$1,574.88 / Parcel A&B: \$9,462.56
- Sky Harbor Submarket
- NW of NW Corner of 40th St & Southern Ave
- Utilities to site
- Motivated seller!



Sale Price: \$5,464,602 (\$13.00/SF)

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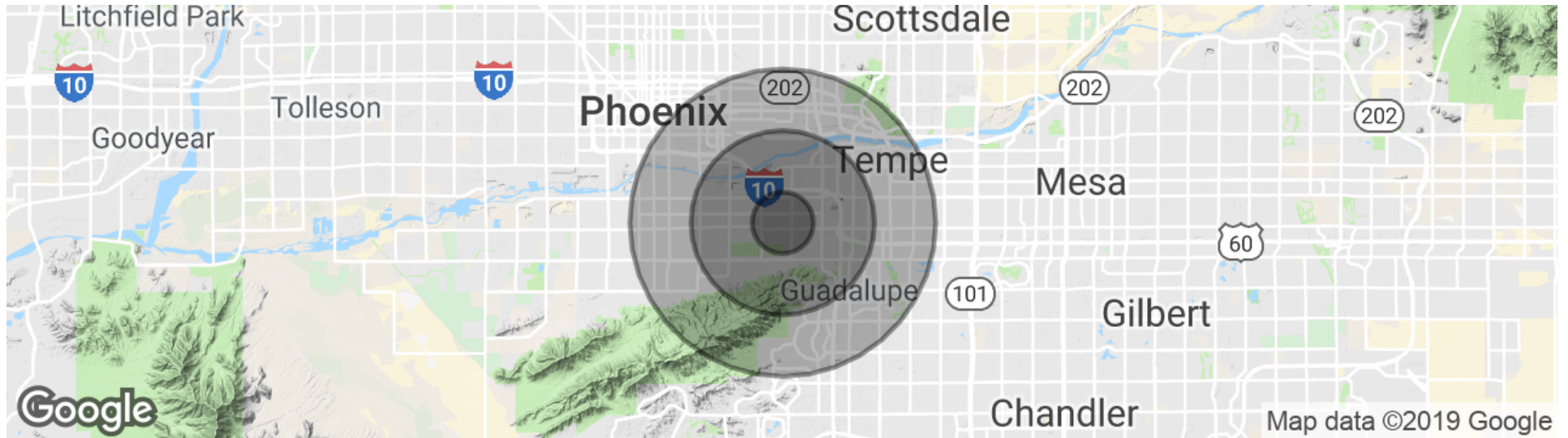
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Property Demographics



POPULATION

Total population
Median age
Daytime Employment

1 MILE

8,584
32.40
15,049

3 MILES

78,997
34.10
86,651

5 MILES

283,068
33.30
312,310

HOUSEHOLDS & INCOME

Total households
of persons per HH
Average HH income
Average home value

1 MILE

2,579
3.3
\$57,834
\$241,623

3 MILES

27,174
2.8
\$64,692
\$242,094

5 MILES

100,888
2.6
\$62,336
\$237,464

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