

# MORTEN LAND OFFERING

2011 WEST MORTEN AVENUE, PHOENIX, ARIZONA

## LOCATION OVERVIEW

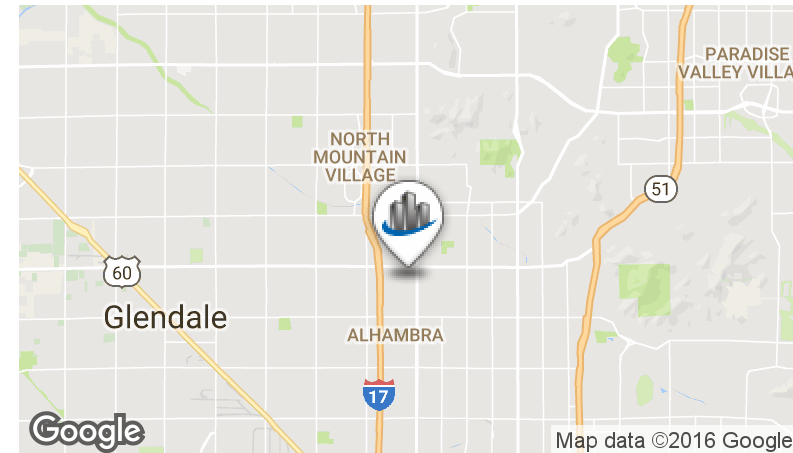
The Northwest Phoenix/19th Ave Corridor sub-market has a longstanding reputation of versatility and accessibility. With the existing infrastructure consisting of a healthy blend of Residential, Commercial, Retail and Medical allocations, the immediate area is primed to see continued rapid growth from the opening of the 19th Ave Phoenix Valley Metro Light Rail expansion. This Light Rail Expansion Line is slated to launch March, 2016 and will carry approximately 5,000 riders per day. This offering sits walking distance to major Strip Retail at 19th Avenue and Northern Avenue and just a short bike or drive from major Shopping Destinations such as Metro Center and Christown Spectrum Mall. 19th Avenue and the I-17 Freeway provide convenient access via auto or rail to Phoenix Sky Harbor International Airport, Deer Valley Professional Airpark, Midtown and Downtown Phoenix and Grand Canyon University, which cause to support a bustling residential core for the epicenter of diverse employment base.

## PROPERTY OVERVIEW

The Morten Land Offering consists of +/- 75,610 square feet of prime develop-able infill land situated in the heart of the bolstering 19th Ave Corridor. Favorable Phoenix R-3 zoning grants developers appealing and flexible options while the 19th Ave Corridor compliments an urban infill high density product type. With the Light Rail being visible from the entrance of the Subject Property, this site offers future Tenancy or End-Use Buyers rare and coveted walk-able Light Rail access.

## PROPERTY HIGHLIGHTS

- 75,610 SF (±1.74 Acres) of Raw Land
- Great Infill Location
- Light Rail Visibility from Subject Property's Street Frontage
- R-3, Phoenix Zoning
- Versatile Area Corridor, Supports Multiple Construction Types
- Total Households within a Five Mile Radius: ±167,570
- Total Population within a Five Mile Radius: ±444,520



## PROPERTY SUMMARY

<b>Sale Price:</b>	\$870,000
<b>Price/ SF:</b>	± \$11.51/SF
<b>Lot Size:</b>	± 1.74 Acres
<b>APN #:</b>	157-19-013A
<b>Zoning:</b>	R-3, City of Phoenix
<b>Sub Market:</b>	Northwest Phoenix/19th Ave Corridor
<b>Cross Streets:</b>	19th Avenue & Northern Avenue
<b>Traffic Count (Combined):</b>	56,853 VPD

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