

SEC LOOP 202 & SOUTHERN AVENUE

EXCLUSIVE LISTING | PHOENIX, ARIZONA

LOCATION Property is located at the southeast corner of Loop 202 & Southern Avenue in Phoenix, Arizona

SIZE ±43.12 Gross Acres

- ±40.3 Net Acres after dedications of 50' along 59th Avenue and 55' along Southern Avenue

PRICE Submit

PARCELS 104-81-001E (portion)

ZONING Multi Family Residential R-3A and Intermediate Commercial C-2

- Detached Density – 5 to 6.5 or 12 with bonus
- Attached Density – 22 to 23.1 or 26.4 with bonus

POSITIVE ATTRIBUTES

- Located at the soon to be completed Loop 202 and Southern Avenue interchange
- Adjacent to future 40-acre community college
- Direct access from 202 Freeway & Southern Avenue
- Flexibility of configuration in a partial sale

COMMENTS

- This freeway interchange property provides an ideal site to address demand for a new suburban Multi-Family project. Additionally, this site provides ease of access to nearby employment corridors.
- Future Loop 202 expansion is scheduled to be completed by late 2019. Click here to view [Freeway Construction Information](#).



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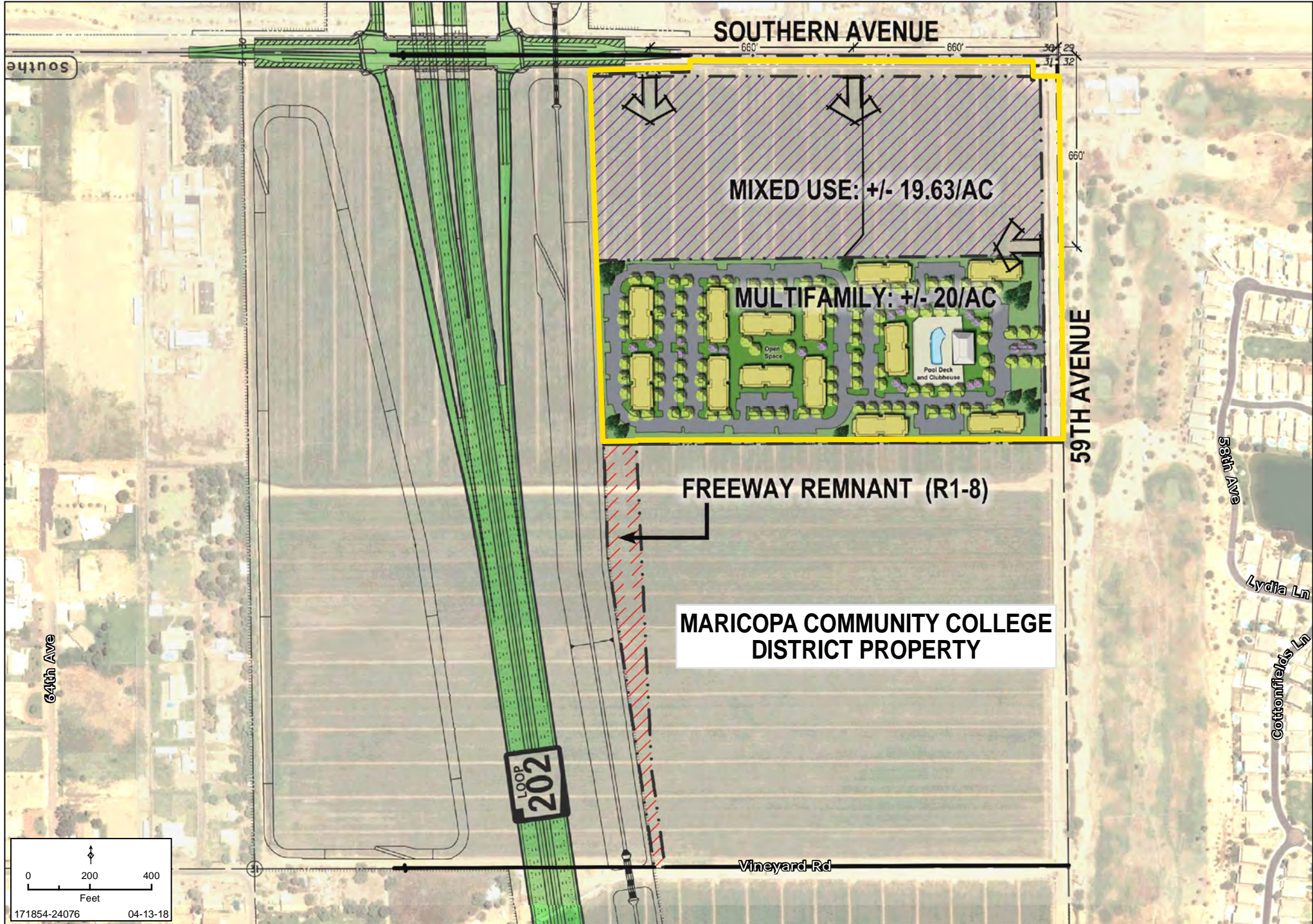
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PROPERTY PHOTOS



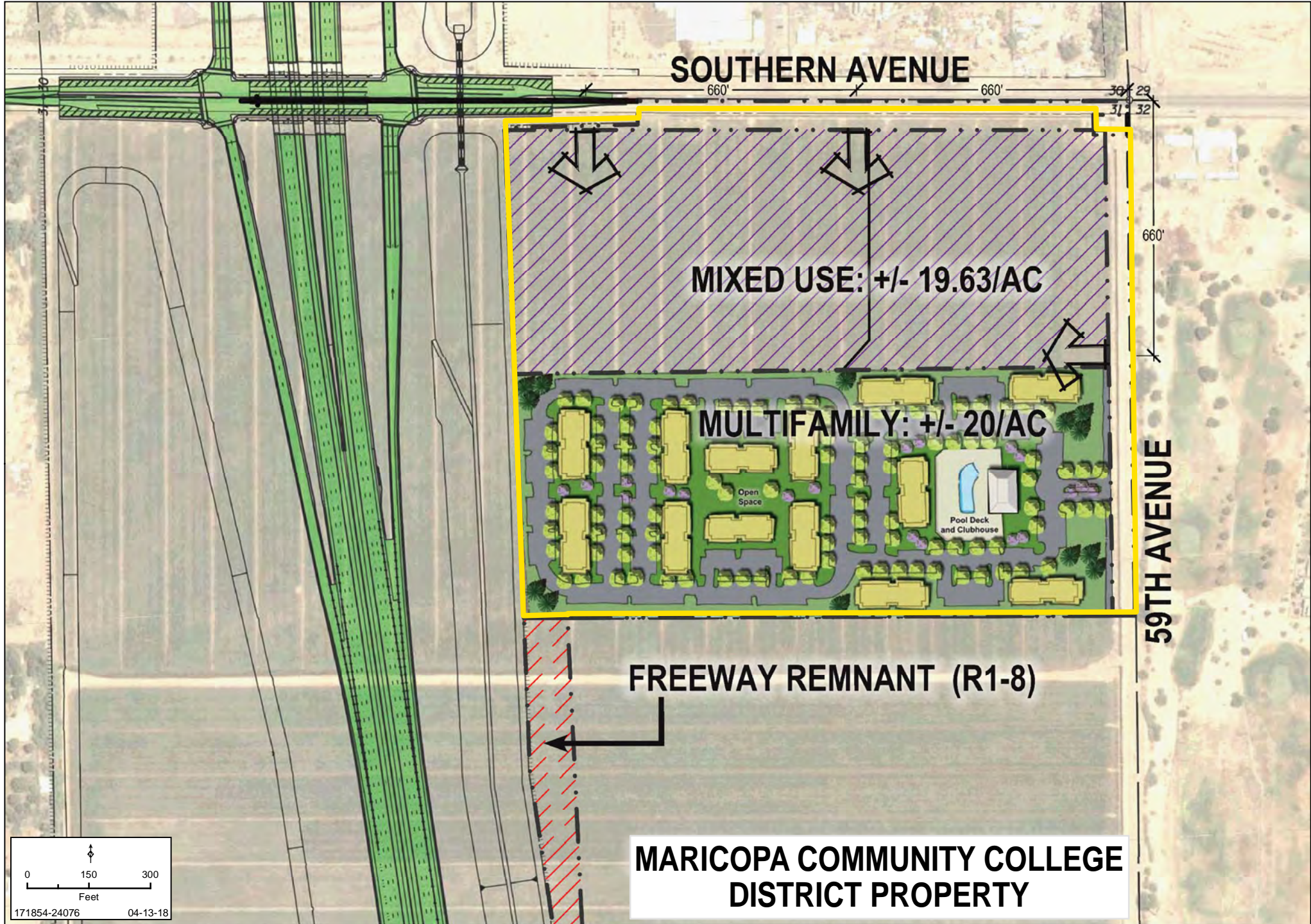
SEC LOOP 202 & SOUTHERN AVE PROPERTY DETAIL MAP

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SEC LOOP 202 & SOUTHERN AVE CONCEPTUAL SITE PLAN MAP

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SEC LOOP 202 & SOUTHERN AVE 2 MILE SURROUNDING AREA MAP

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Legend

- ◇ Interchanges

Projects

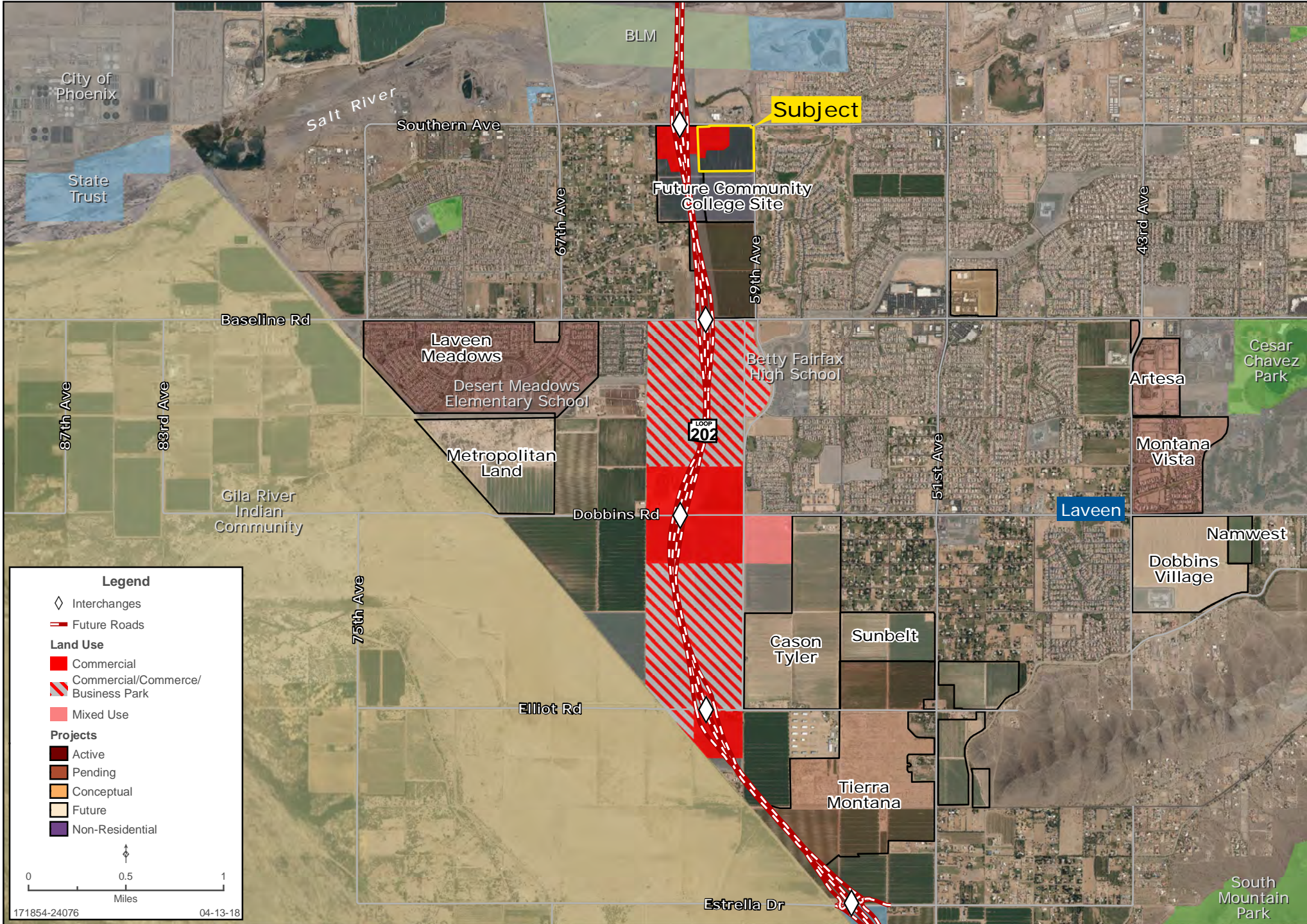
- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 0.25 0.5
Miles

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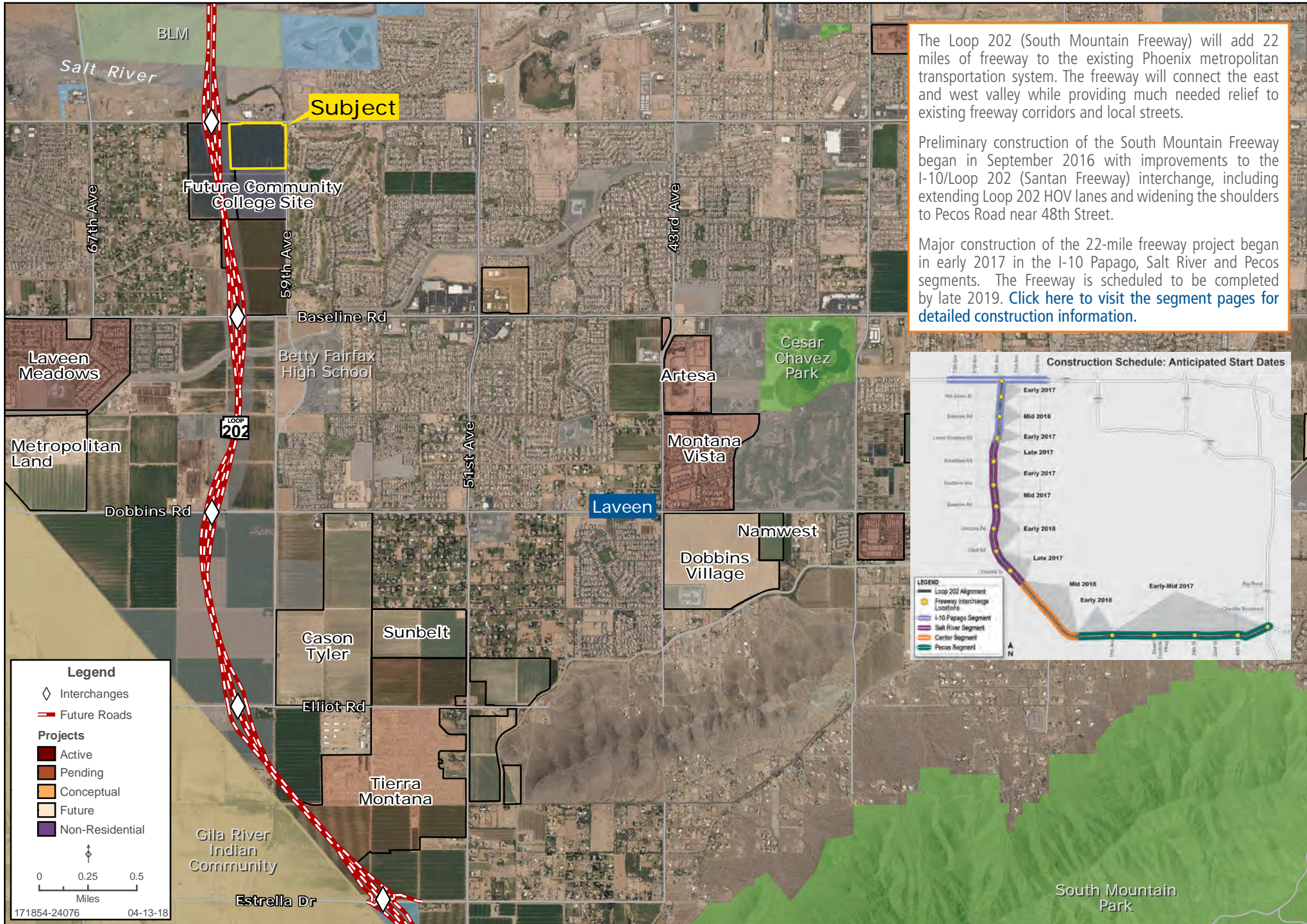
SEC LOOP 202 & SOUTHERN AVENUE PROPOSED COMMERCIAL CORRIDOR

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SEC LOOP 202 & SOUTHERN AVENUE SURROUNDING AREA MAP

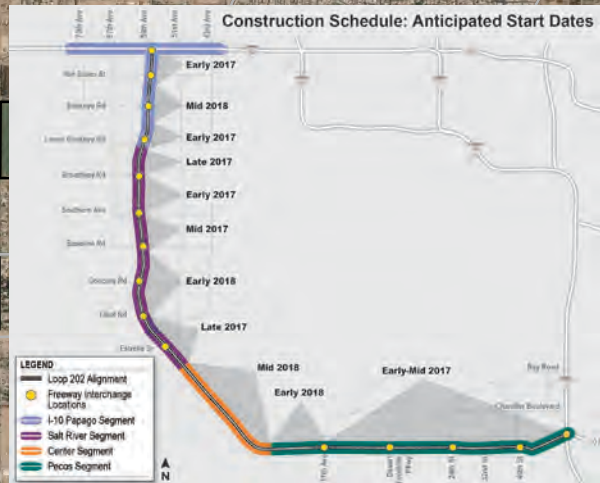
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The Loop 202 (South Mountain Freeway) will add 22 miles of freeway to the existing Phoenix metropolitan transportation system. The freeway will connect the east and west valley while providing much needed relief to existing freeway corridors and local streets.

Preliminary construction of the South Mountain Freeway began in September 2016 with improvements to the I-10/Loop 202 (Santan Freeway) interchange, including extending Loop 202 HOV lanes and widening the shoulders to Pecos Road near 48th Street.

Major construction of the 22-mile freeway project began in early 2017 in the I-10 Papago, Salt River and Pecos segments. The Freeway is scheduled to be completed by late 2019. [Click here to visit the segment pages for detailed construction information.](#)



Legend

- ◇ Interchanges
- Future Roads

Projects

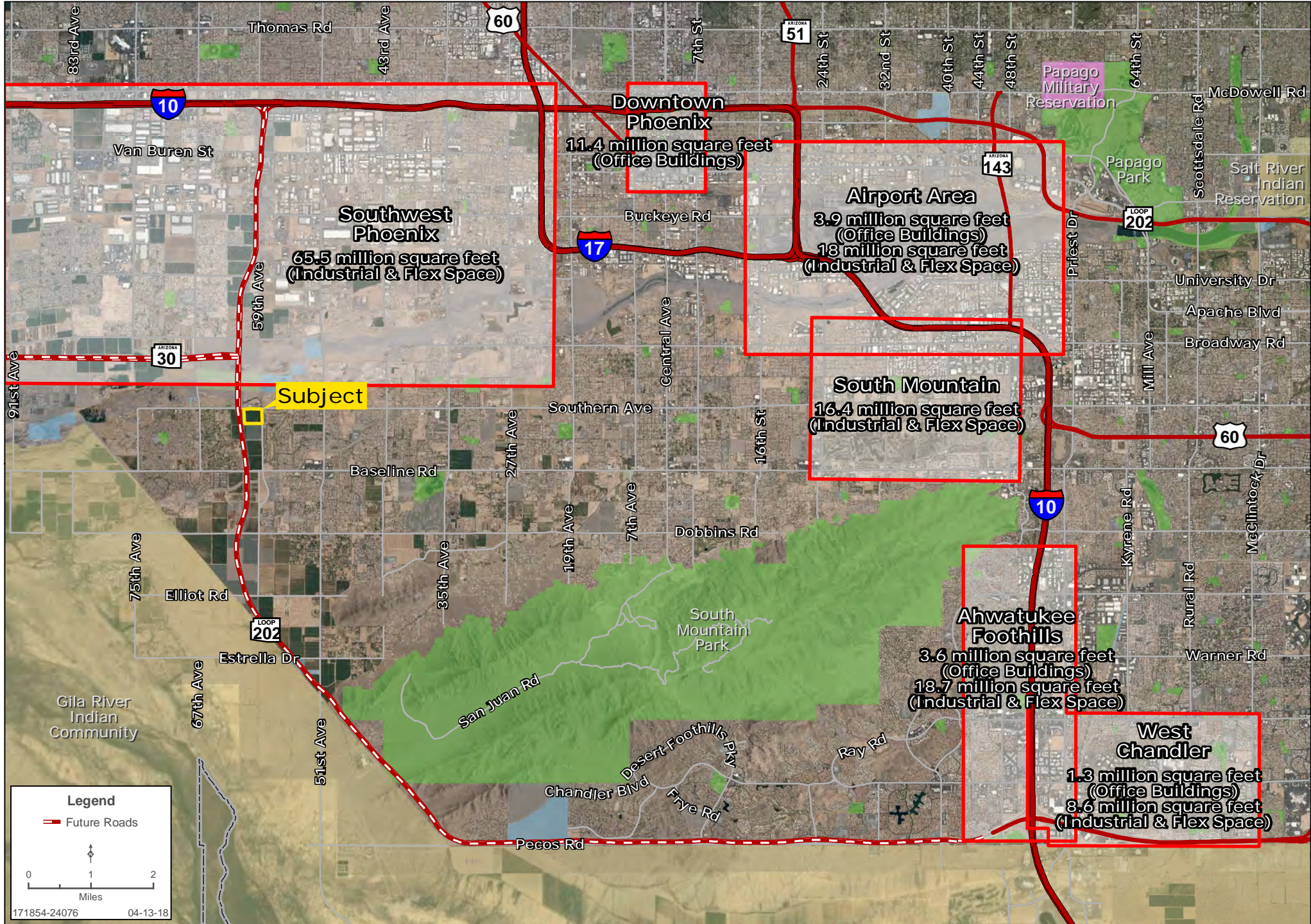
- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 0.25 0.5 Miles

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SEC LOOP 202 & SOUTHERN AVE EMPLOYMENT CORRIDORS SQUARE FOOTAGES MAP

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SEC LOOP 202 & SOUTHERN AVE REGIONAL MAP

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