



SOUTHERN AVE

**SITE**

CONTIGUOUS  
PROPERTY AVAILABLE  
**±9.3 ACRES**

**SOUTH MOUNTAIN  
COMMUNITY COLLEGE**



**BASELINE RD**

**±4.5 ACRES  
LAND FOR SALE**

**NNEC 32ND ST & VINEYARD RD**

PHOENIX, ARIZONA

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# PROPERTY OVERVIEW

## PROPERTY DETAILS

<b>Location:</b>	SSEC 32nd St & Southern Ave Phoenix, AZ 85042
<b>Land Area:</b>	±4.5 Acres
<b>Parcel Number:</b>	122-81-001B
<b>Zoning:</b>	S-1 with retail use permit
<b>General Plan:</b>	Mixed Use Agricultural (MUA)
<b>Property Taxes (2018):</b>	\$4,498
<b>Proposed uses:</b>	Nursery, ranch living, landscape business, farming, SFR
<b>Price:</b>	\$715,000.00

## UTILITIES

<b>Water:</b>	City of Phoenix
<b>Sewer:</b>	City of Phoenix

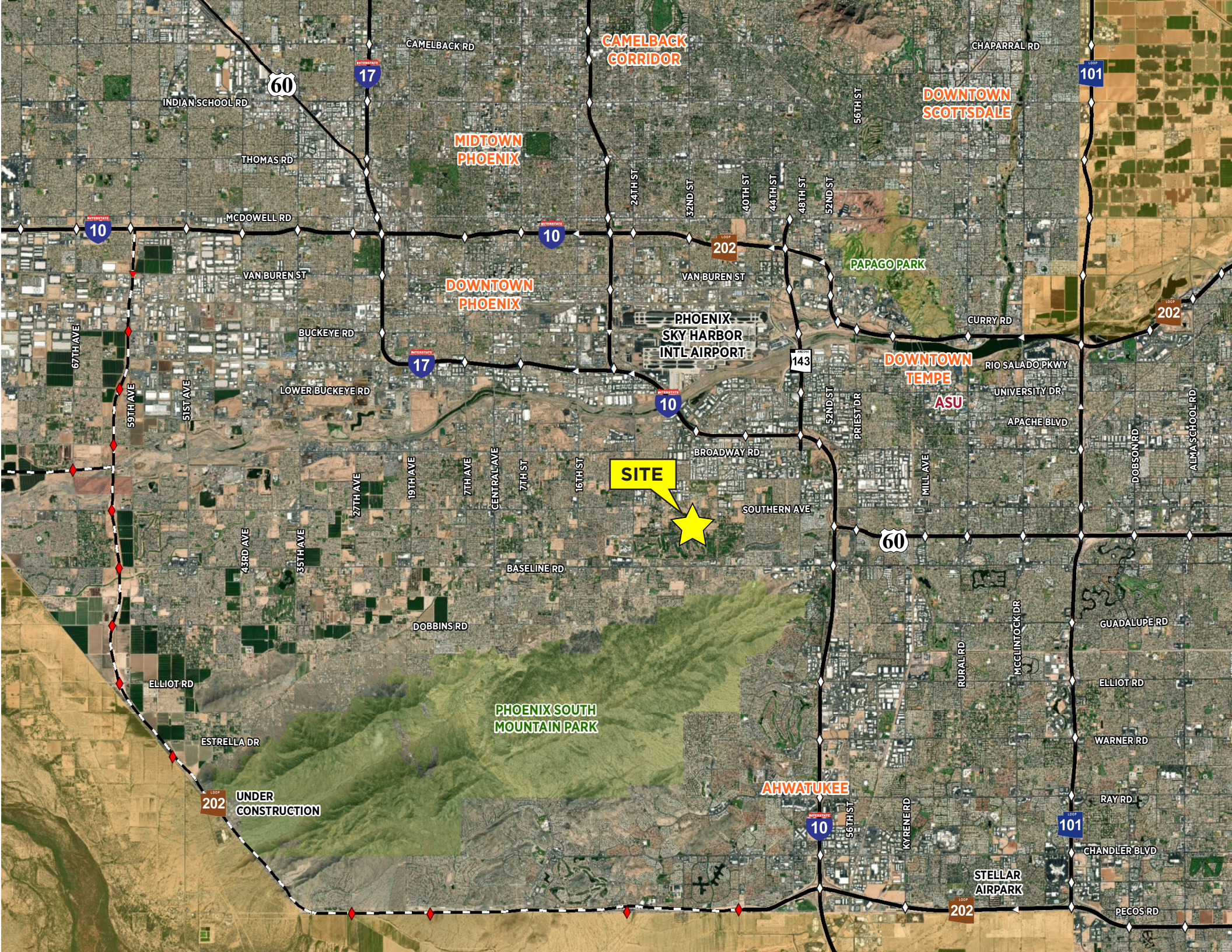
## ONSITE IMPROVEMENTS

<ul style="list-style-type: none"><li>• Single Family Residence<ul style="list-style-type: none"><li>- 1,450 sq. ft.</li><li>- 3 BD / 2 BA + Den/Office</li></ul></li></ul>
<ul style="list-style-type: none"><li>• New professionally installed underground irrigation system<ul style="list-style-type: none"><li>- Depth: ±4 feet utilizing 12" pipes</li><li>- System has two pressurization stations and five underground control valves</li></ul></li></ul>
<ul style="list-style-type: none"><li>• Perimeter fencing and large double gates throughout property</li></ul>
<ul style="list-style-type: none"><li>• Extensive series of irrigation berms added within the last year</li></ul>
<ul style="list-style-type: none"><li>• Extensive laser grading on ½ of the property with tons of organic top soil added</li></ul>

## COMMENTS

<ul style="list-style-type: none"><li>• The property adjacent to the south is also available: ±9.3 acres</li></ul>
<ul style="list-style-type: none"><li>• Grandfathered irrigation rights for the entire property</li></ul>
<ul style="list-style-type: none"><li>• Income producing property; Property currently has three short-term leases paying approximately \$1,925/month (60 day termination notice). More income potential if desired</li></ul>





CAMELBACK  
CORRIDOR

DOWNTOWN  
SCOTTSDALE

MIDTOWN  
PHOENIX

DOWNTOWN  
PHOENIX

PHOENIX  
SKY HARBOR  
INTL AIRPORT

DOWNTOWN  
TEMPE  
ASU

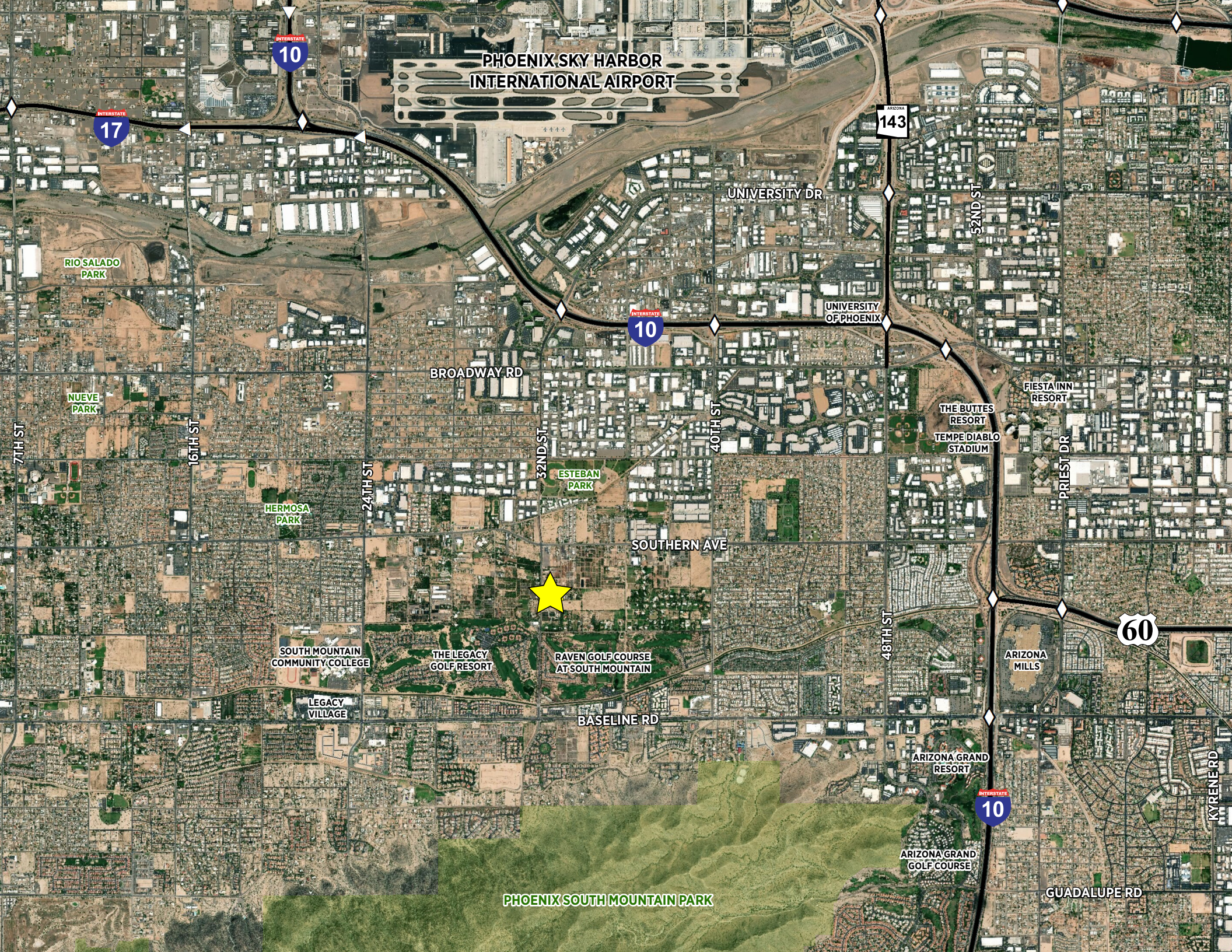
SITE

AHWATUKEE

UNDER  
CONSTRUCTION

STELLAR  
AIRPARK





PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

ARIZONA  
143

UNIVERSITY DR

UNIVERSITY  
OF PHOENIX

BROADWAY RD

INTERSTATE  
10

THE BUTTES  
RESORT  
TEMPE DIABLO  
STADIUM

FIESTA INN  
RESORT

PRIEST DR

SOUTHERN AVE

60

ARIZONA  
MILLS



SOUTH MOUNTAIN  
COMMUNITY COLLEGE

THE LEGACY  
GOLF RESORT

RAVEN GOLF COURSE  
AT SOUTH MOUNTAIN

BASELINE RD

LEGACY  
VILLAGE

ARIZONA GRAND  
RESORT

ARIZONA GRAND  
GOLF COURSE

PHOENIX SOUTH MOUNTAIN PARK

GUADALUPE RD

INTERSTATE  
10

KYRENERD



SOUTH MOUNTAIN



BASELINE ROAD



CONTIGUOUS  
PROPERTY AVAILABLE  
**±9.3 ACRES**

**SITE**

32ND STREET





**SITE**



**32ND ST**

**CONTIGUOUS  
PROPERTY AVAILABLE  
±9.3 ACRES**



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2000 Population	3,773	63,760	63,760
2010 Population	6,547	70,327	208,409
2018 Population	7,595	78,021	232,597
2023 Population	8,162	83,537	248,078
2000-2010 Annual Rate	5.67%	0.99%	0.46%
2010-2018 Annual Rate	1.82%	1.27%	1.34%
2018-2023 Annual Rate	1.45%	1.38%	1.30%
2018 Male Population	49.1%	50.4%	51.0%
2018 Female Population	50.9%	49.6%	49.0%
2018 Median Age	31.8	32.3	31.0
<b>RACE &amp; ETHNICITY</b>			
2018 White Alone	48.0%	44.8%	52.2%
2018 Black Alone	21.3%	18.8%	13.0%
2018 American Indian/Alaska Native Alone	1.9%	3.7%	4.6%
2018 Asian Alone	4.9%	2.8%	3.5%
2018 Pacific Islander Alone	0.1%	0.4%	0.3%
2018 Other Race	19.1%	25.1%	21.8%
2018-2023 Annual Rate	1.45%	1.38%	1.30%
2018 Two or More Races	4.7%	4.5%	4.6%
2018 Hispanic Origin (Any Race)	40.3%	50.5%	46.9%
<b>HOUSEHOLDS</b>			
2000 Households	1,442	20,611	67,745
2010 Households	2,711	24,077	74,355
2018 Total Households	3,126	26,791	83,267
2023 Total Households	3,347	28,668	88,784
2000-2010 Annual Rate	6.52%	1.57%	0.94%
2010-2018 Annual Rate	1.74%	1.30%	1.38%
2018-2023 Annual Rate	1.38%	1.36%	1.29%
2018 Average Household Size	2.43	2.89	2.74



	1 MILE	3 MILES	5 MILES
<b>MEDIAN HOUSEHOLD INCOME</b>			
2018 Median Household Income	\$58,228	\$48,922	\$47,777
2023 Median Household Income	\$67,617	\$55,111	\$53,977
2018-2023 Annual Rate	3.04%	2.41%	2.47%
<b>AVERAGE HOUSEHOLD INCOME</b>			
2018 Average Household Income	\$79,107	\$66,273	\$65,287
2023 Average Household Income	\$93,985	\$78,908	\$76,625
2018-2023 Annual Rate	3.51%	3.55%	3.25%
<b>PER CAPITA INCOME</b>			
2018 Per Capita Income	\$31,837	\$22,947	\$23,710
2023 Per Capita Income	\$37,677	\$27,232	\$27,727
2018-2023 Annual Rate	3.43%	3.48%	3.18%
<b>HOUSING</b>			
2000 Total Housing Units	1,740	22,065	72,263
2000 Owner Occupied Housing Units	705	12,988	36,271
2000 Renter Occupied Housing Units	738	7,623	31,474
2000 Vacant Housing Units	297	1,454	4,518
2010 Total Housing Units	3,189	27,285	83,252
2010 Owner Occupied Housing Units	1,429	14,502	37,053
2010 Renter Occupied Housing Units	1,282	9,575	37,302
2010 Vacant Housing Units	478	3,208	8,897
2018 Total Housing Units	3,580	29,568	91,075
2018 Owner Occupied Housing Units	1,720	15,341	38,288
2018 Renter Occupied Housing Units	1,405	11,450	44,979
2018 Vacant Housing Units	454	2,777	7,808
2023 Total Housing Units	3,775	31,513	96,791
2023 Owner Occupied Housing Units	1,936	16,956	42,298
2023 Renter Occupied Housing Units	1,411	11,712	46,486
2023 Vacant Housing Units	428	2,845	8,007





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