

±12.57 COMMERCIAL ACRES FOR SALE

EXCLUSIVE LISTING | W/SWC 43RD AVENUE & BASELINE ROAD | PHOENIX, ARIZONA



LOCATION The Property is located west of the southwest corner of 43rd Avenue and Baseline Road in Phoenix, Arizona.

SIZE ±12.57 acres

PRICE Submit

PARCEL 300-12-008K

ZONING C-2, City of Phoenix

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2016 Average Population	±14,507	±57,427	±137,764
Est. 2016 Average Household Income	\$71,441	\$77,089	\$65,073

Source: ESRI, 2016

TRAFFIC COUNTS

43rd Avenue - Northbound: ±2,432 VPD, Southbound: ±2,857 VPD
Baseline Road - Eastbound: ±14,857 VPD, Westbound: ±16,056 VPD

Source: City of Phoenix, 2012, 2013

TAXES \$2,005.84 (2016)

COMMENTS

- Baseline Road is the major east/west arterial in the trade area
- Strong housing growth in the trade area
- ±1.5 miles east of the proposed Loop 202 Freeway
- Property has ±700 feet of frontage on Baseline Road

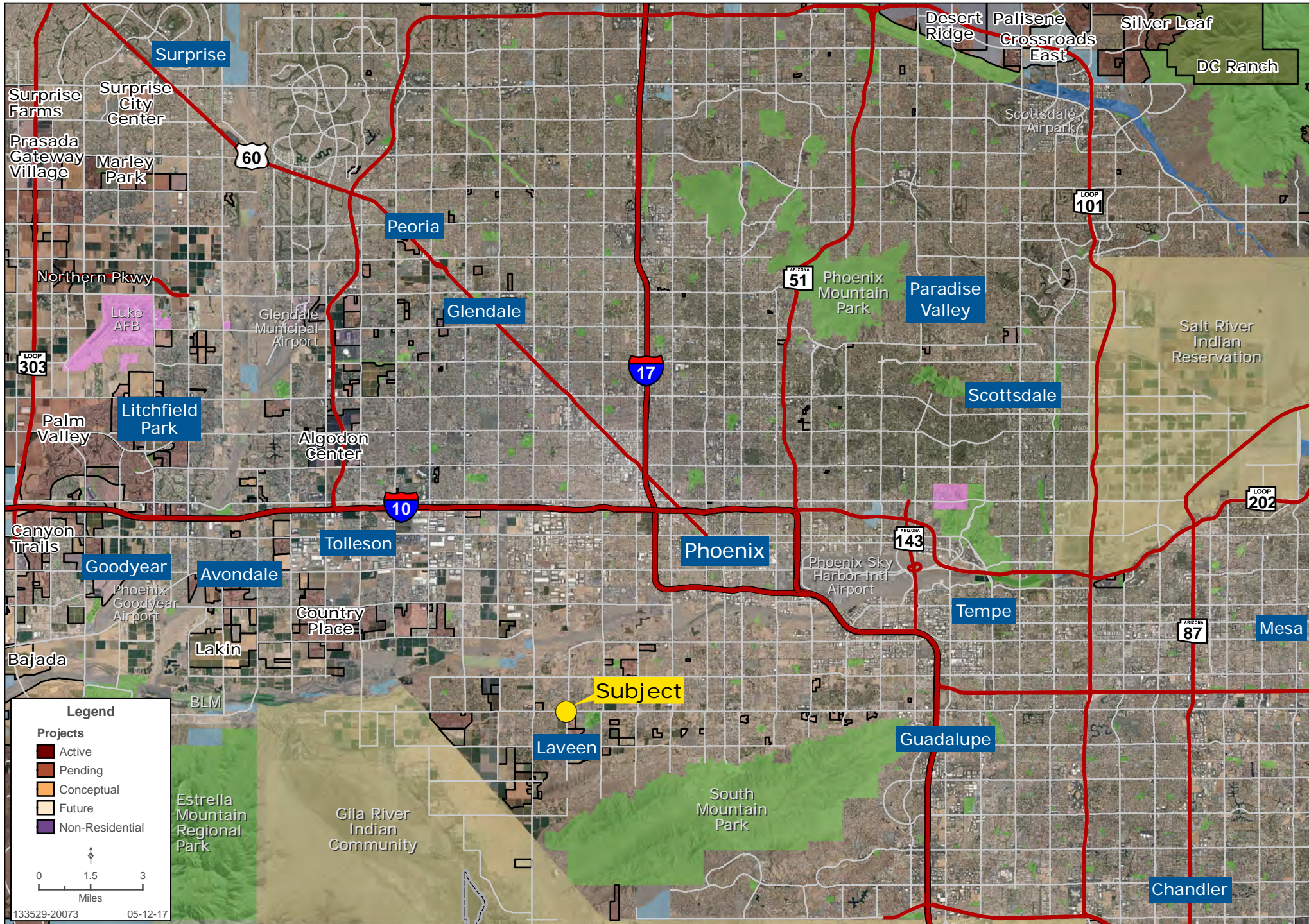
Chad T. Russell, P.C. | crussell@landadvisors.com Randolph C. Titzck, P.C. | rtitzck@landadvisors.com
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZMaricopaWestPhoenix133529-5.12.17



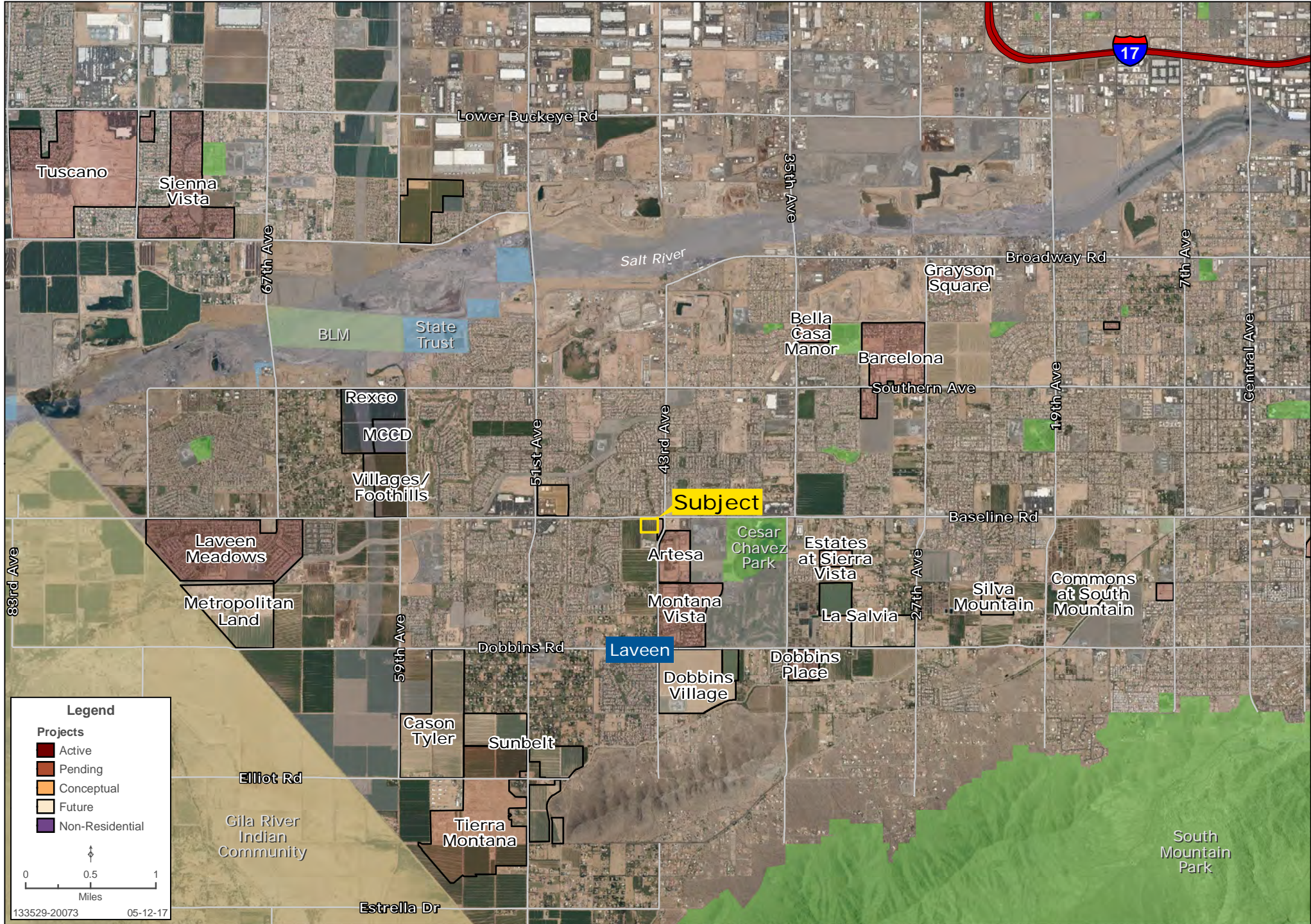
REGIONAL MAP

Chad T. Russell, P.C. | Randolph C. Titzck, P.C. | 480.483.8100 | www.landadvisors.com



SURROUNDING DEVELOPMENT MAP

Chad T. Russell, P.C. | Randolph C. Titzck, P.C. | 480.483.8100 | www.landadvisors.com



PROPERTY DETAIL MAP

Chad T. Russell, P.C. | Randolph C. Titzck, P.C. | 480.483.8100 | www.landadvisors.com

