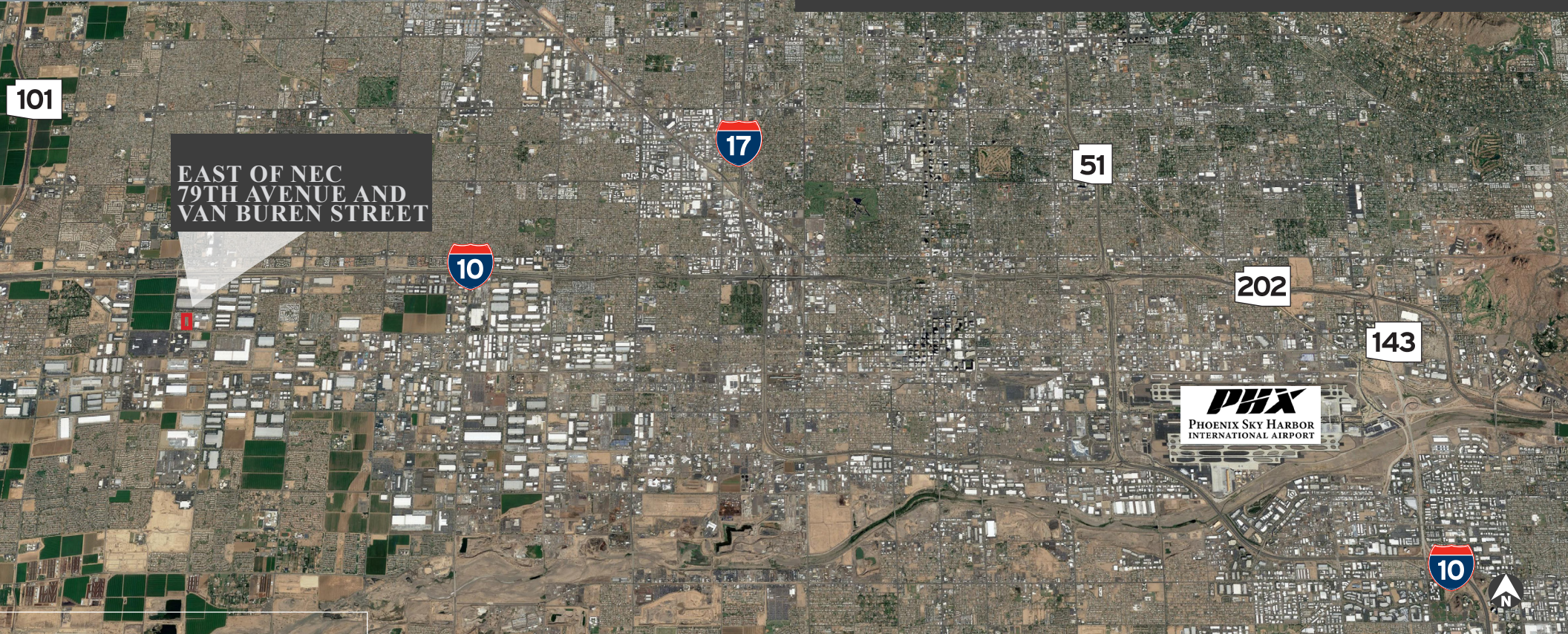


FOR SALE Phoenix • Arizona

Vacant Parcel

Approximately 9.76 acres

East of NEC 79th Avenue and Van Buren Street



Offering Highlights

- Price: \$1,828,214
- Project: Vacant Land
- Location: Along the north side of Van Buren Street, approximately 987 feet east of 79th Avenue, Phoenix, Arizona 85043
- Size: Approximately 9.76 Acres (425,166 Square Feet)
- There will be no Zoning Contingencies accepted with offers made on this property. This is an “as-is” sale.
- Zoned: C-3/A-1, General and Light Industrial Districts, City of Phoenix
- Parcel Number: Portion of 102-43-002L

For further information contact:

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FOR SALE Phoenix • Arizona

Vacant Parcel

Approximately 9.76 acres



EAST OF NEC
79TH AVENUE AND
VAN BUREN STREET

Land owned by
Jenberly, LLC (a Pasternack entity)

2017 Demographics – 3 mile radius

Average Household Income
\$40,214

Population by Age
25 – 34 17.7%
35 – 44 13.2%
45 – 54 10.1%

Vehicles Per Day (2017)

Van Buren Street, East/West Bound - 27,087
75th Avenue, North/South Bound – 22,666

Investment opportunity • Phoenix • Arizona

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Location highlights

- Approximately 175 feet of frontage on Van Buren Street.
- Level buildable topography with publicly dedicated and maintained access on Van Buren Street.
- Located less than 1.5 miles from Interstate 10, providing easy freeway access via full diamond interchange at 75th Avenue and 83rd Avenue.
- Utilities to site:
 - Water: City of Phoenix
 - Sewer: City of Phoenix
 - Electric: Salt River Project
 - Telephone/Internet: CenturyLink

Map legend

- 1 Loves Truck Stop
- 2 Quiktrip Corporation
- 3 Circle K
- 4 Ryan West Business Park
- 5 Tolleson Municipal Court and Police Department
- 6 Tolleson High Street Plaza
- 7 Greater Arizona Auto Auctions
- 8 Salt River Project
- 9 Autozone
- 10 Target
- 11 PetSmart
- 12 McLane Food Service
- 13 Amazon
- 14 City of Phoenix
- 15 RWC International
- 16 Penske
- 17 Aspen Home
- 18 Granite Commerce Center
- 19 Buzz Oates Commerce Center
- 20 First Commerce Center