

# For Sale



## 2250 N. 95th Avenue Phoenix, Arizona

### Property information:

- Size: +/- 682,573 square feet (15.7 acres)
- Price: Unpriced, submit bid
- APN: 102-34-016
- Zoning: R-2
- Project: infill residential parcel ready for development
- No zoning contingencies accepted with offers made on this property, "as-is" sale

### Demographics within a 3-mile radius



Total population:  
**332,930**



Total population by age:  
25-34: **60,926**  
35-44: **43,947**  
45-54: **35,956**



Average household income:  
**\$93,683**



Encanto Blvd / 95th Avenue  
Vehicles per day: **3,400**

McDowell Road / 95th Avenue  
Vehicles per day: **20,200**



101

10

Less than 1 mile distance to I-10

101

Less than 1 mile distance to Loop 101



Within 20 miles distance to Sky Harbor Airport

60

17

10

10

N 99th Ave

W Van Buren Street

W Buckeye Road

North



For more information , please contact:

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