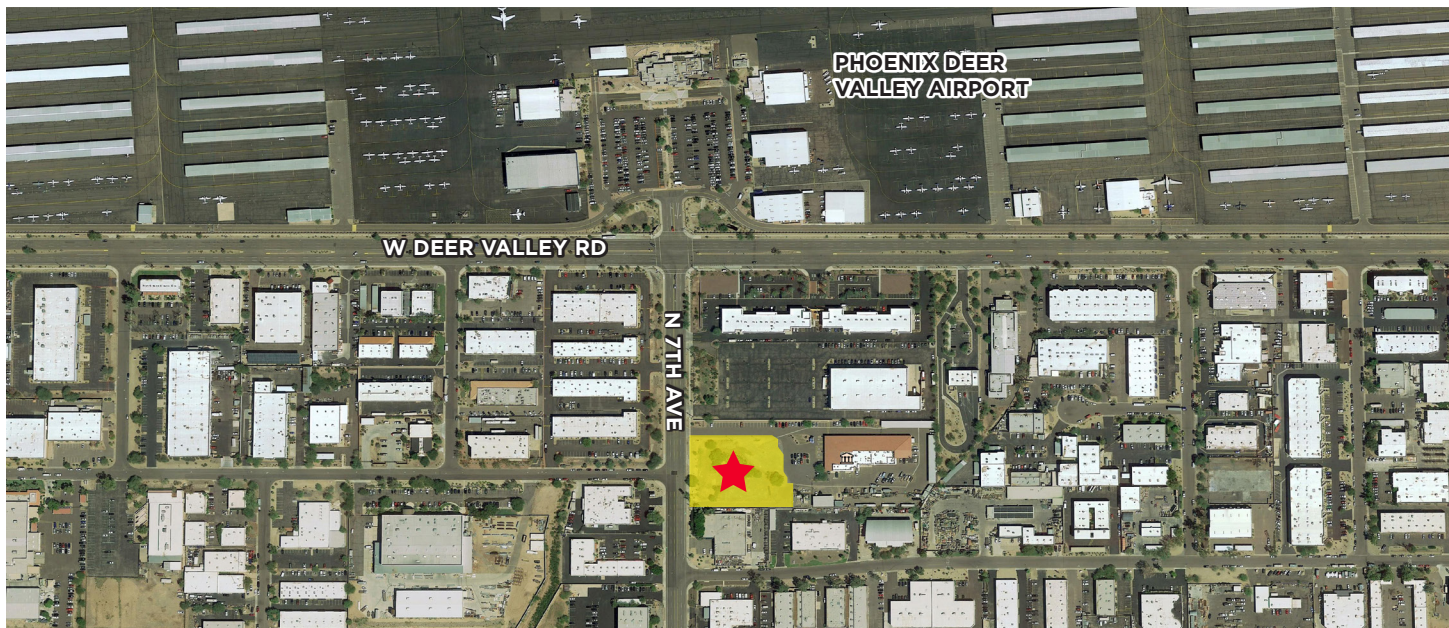


DEVELOPMENT OPPORTUNITY

1.5 ACRES 7TH AVE & DEER VALLEY

21601 N 7th Ave, Phoenix, AZ 85027



Property Highlights:

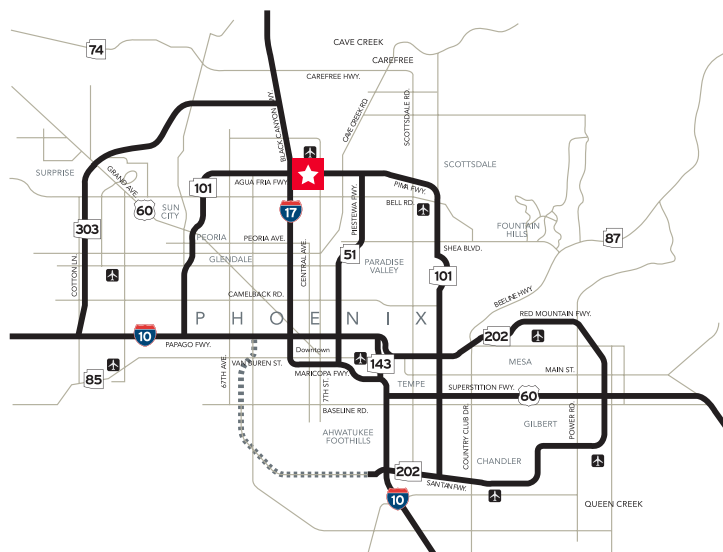
- ±1.5 Acres (±65,340 SF)
- Close proximity to Deer Valley Airport, the I-17 and the Loop 101
- Parcel Number: 209-10-005X
- Zoning: A-1
- Property Tax (2019): \$6,102.56
- Frontage on 7th Avenue
- 2019 Demographics:

	1 Mile	3 Mile	5 Mile
Population	3,921	88,525	247,301
Median Income	\$57,170	\$56,263	\$61,892

- Traffic Counts:

N 7th Ave: 14,453 VPD

W Deer Valley Dr: 20,938 VPD



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