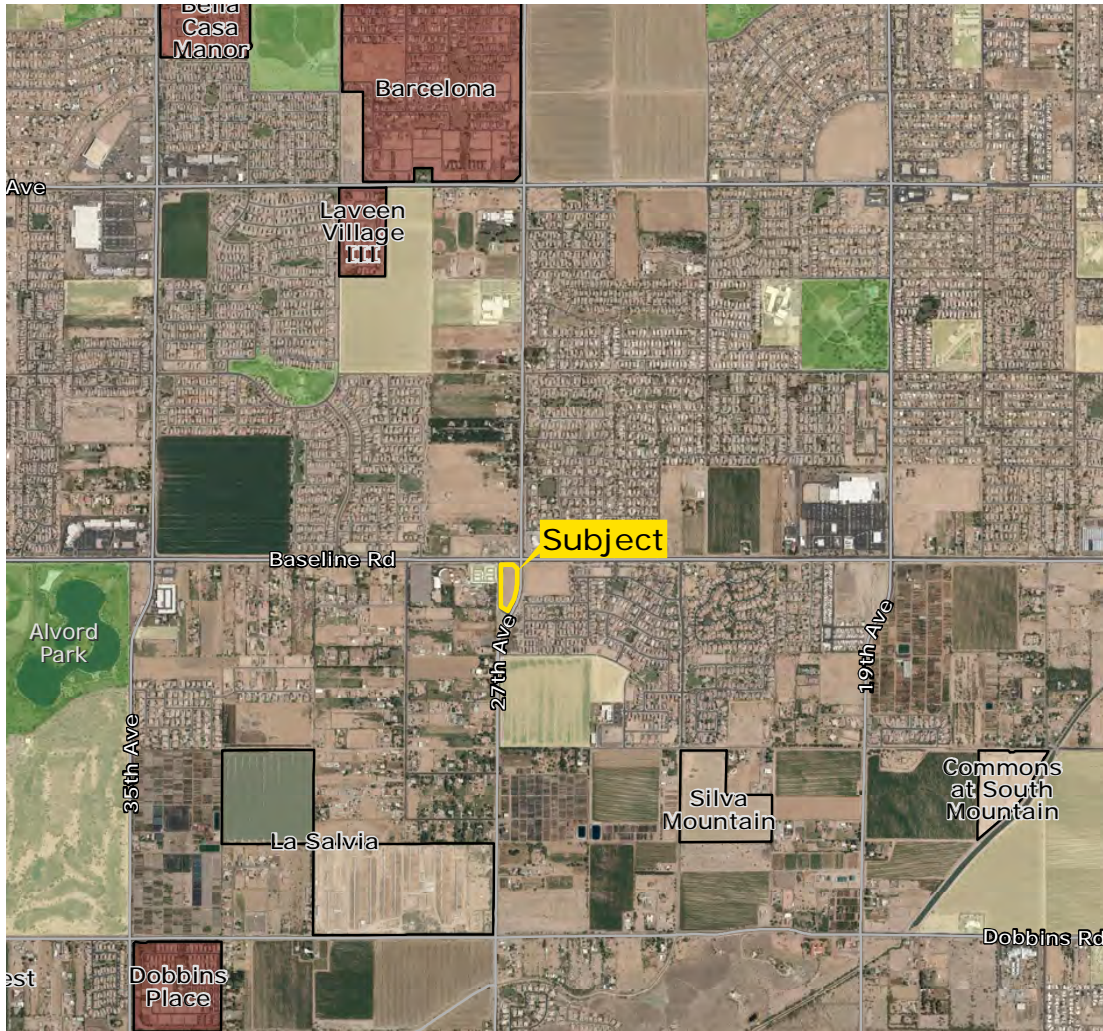


# ±2.90 PROPOSED COMMERCIAL ACRES

EXCLUSIVE LISTING | SWC 27TH AVENUE & BASELINE ROAD | PHOENIX, ARIZONA



**LOCATION** The Property is located at the SWC of 27th Avenue and Baseline Road in Phoenix, Arizona

**SIZE** ±2.90 acres

**ASKING PRICE** Submit

**PARCEL** 300-17-002B

**ZONING** S-1 (Proposed Commercial)

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2017 Average Population	±9,405	±81,997	±171,463
Est. 2017 Average Household Income	\$84,680	\$64,291	\$61,324

Source: ESRI, 2018

## TRAFFIC COUNTS

27th Avenue - Northbound: ±4,300 VPD, Southbound: ±2,286 VPD  
Baseline Road - Eastbound: ±33,841 VPD, Westbound: ±35,120 VPD

Source: Kalibrate Technologies, 2017

**TAXES** \$4,782.76 (2017)

## COMMENTS

- Signalized Intersection
- Baseline Road is the major east/west arterial in the trade area
- Property is partially improved
- Strong housing growth in the trade area
- Section line corner

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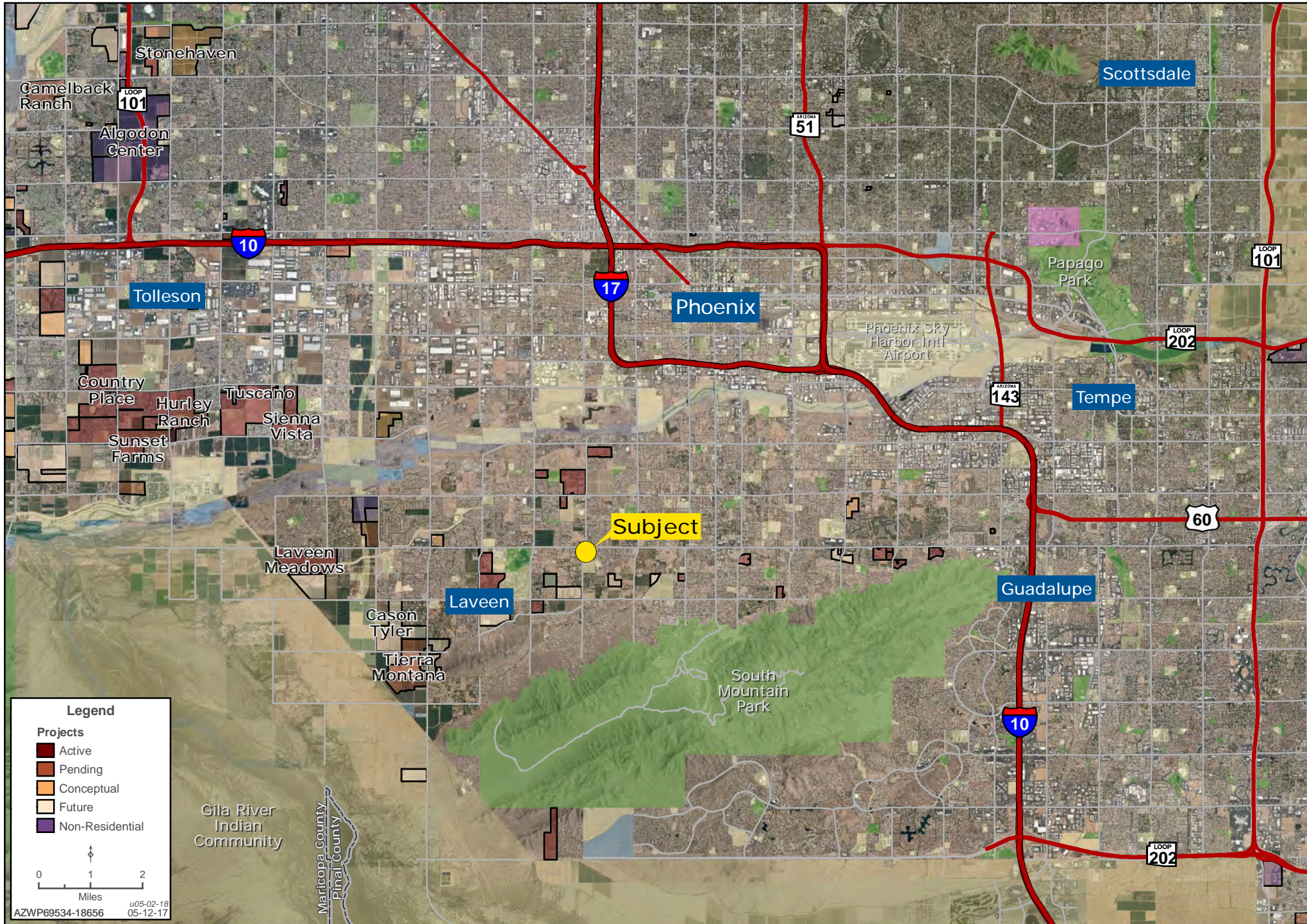
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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZWP69534-5.3.18



# REGIONAL MAP

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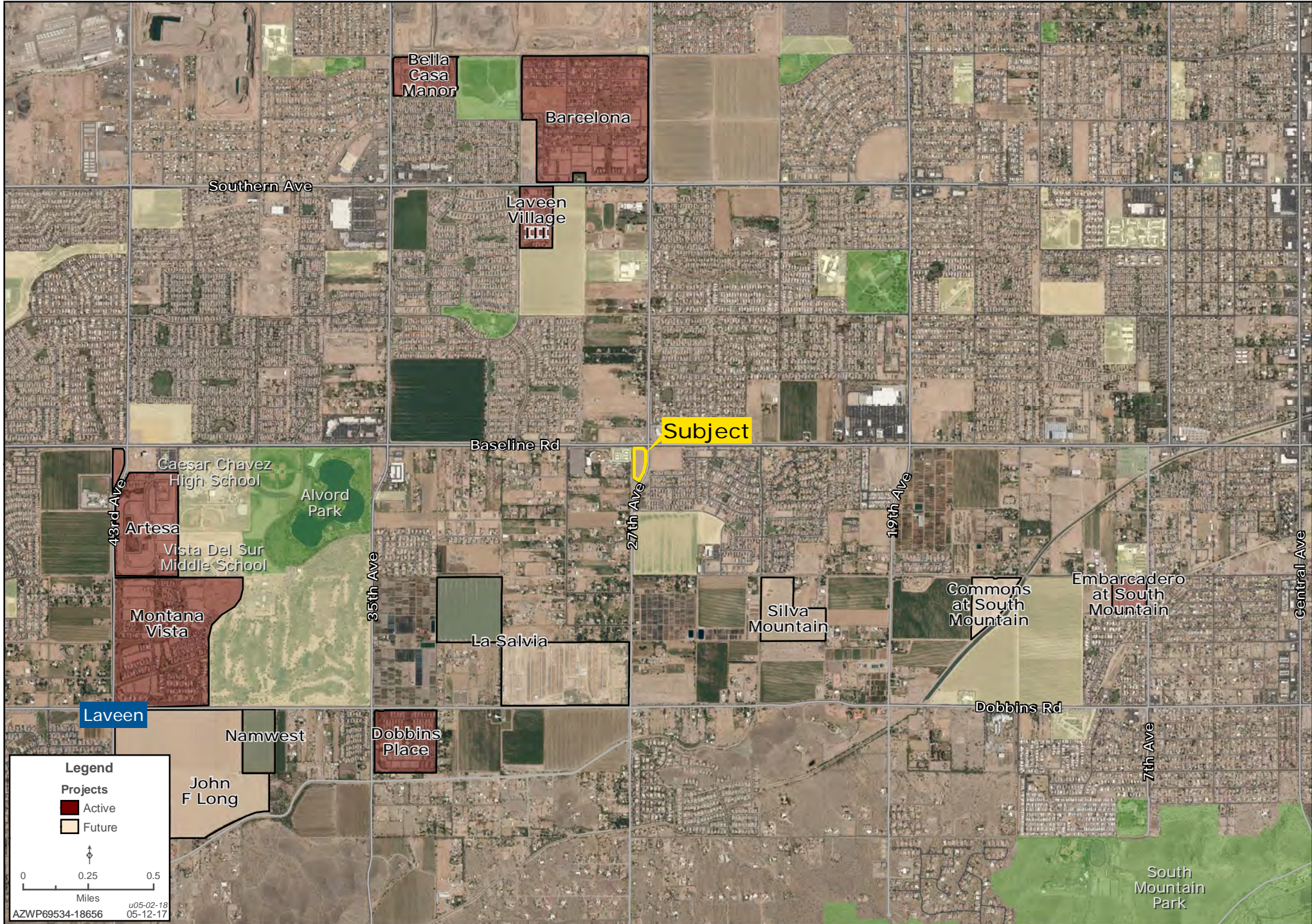
# SURROUNDING DEVELOPMENT MAP

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# SURROUNDING AREA MAP

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# PROPERTY DETAIL MAP

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# PROPERTY DETAIL MAP

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