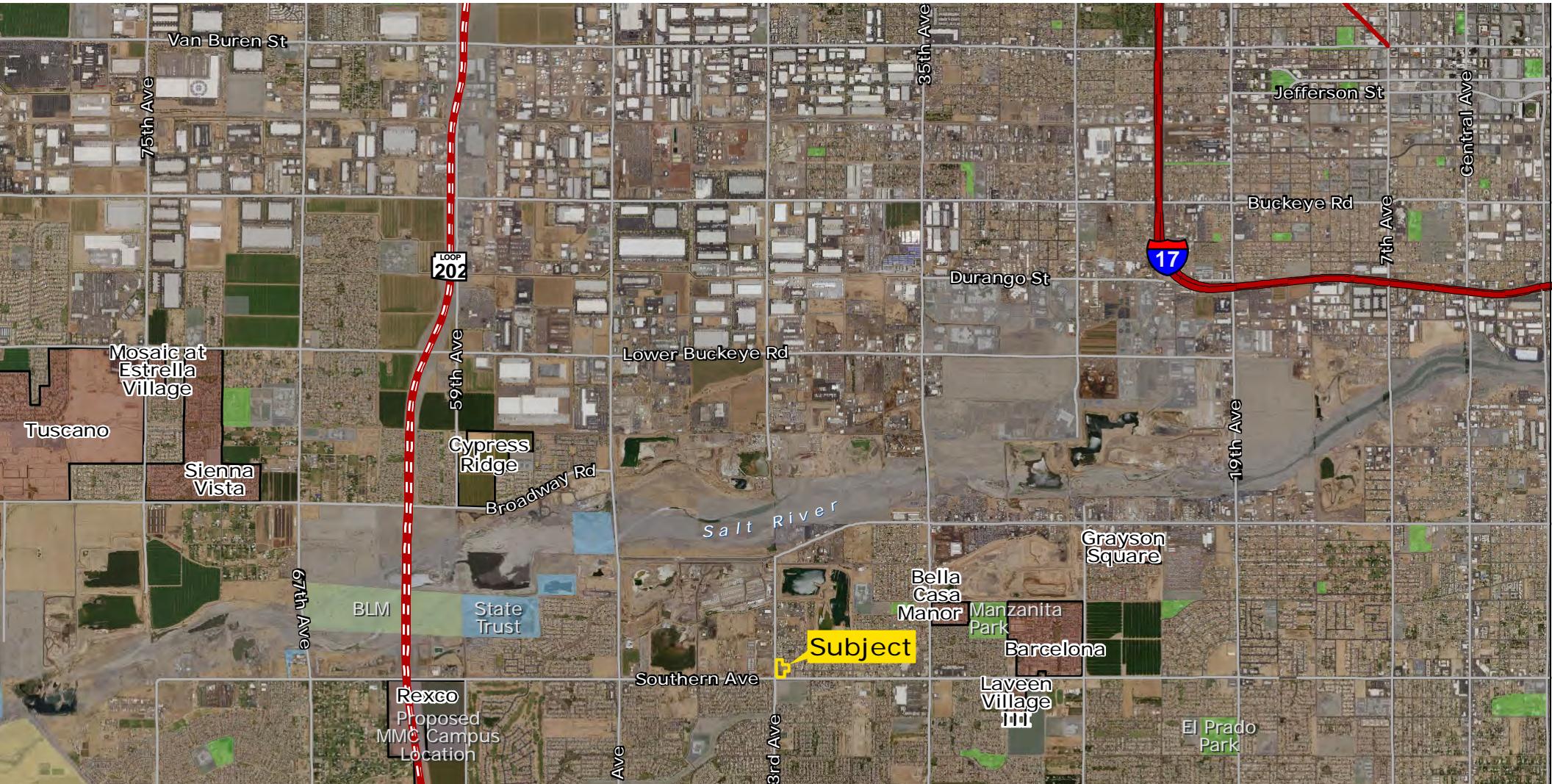


# NEC 43RD AVENUE & SOUTHERN AVENUE

EXCLUSIVE LISTING | ±4.36 ACRES | MARICOPA COUNTY, ARIZONA



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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. AZWP00441-6.25.18





# PROPERTY OVERVIEW

**LOCATION** Property is located at the NEC of 43rd Avenue & Southern Avenue in Maricopa County, Arizona

**PRICE** Submit

**SIZE** ±4.36 acres

**ZONING** C-2 Intermediate Commercial Zoning District (two-thirds of property)  
R1-6 Residential (one-third of property) northeast portion of property

**JURISDICTION** Maricopa County

**TAXES** \$11,601.78 (2017)

**UTILITIES** Public utilities are located at 43rd Avenue and Southern Avenue

Water – City of Phoenix      Sewer – City of Phoenix  
Electric – SRP                      Gas – Southwest Gas

## COMMENTS

- Property is located at the hard corner of 43rd Avenue and Southern Avenue and is outside of City of Phoenix jurisdiction
- Traffic counts exceed 15,000 vehicles per day on Southern Avenue
- Site is ±2.25 miles east of the future Loop 202 and Southern Avenue Interchange and less than ±1 mile west of a Walmart Supercenter
- Strong housing growth in the area continues as the supply of available homes remains historically low.
- Property's commercial portion fronts Southern Avenue, a major thoroughfare in South Phoenix/Laveen.

## BILLBOARD LEASE

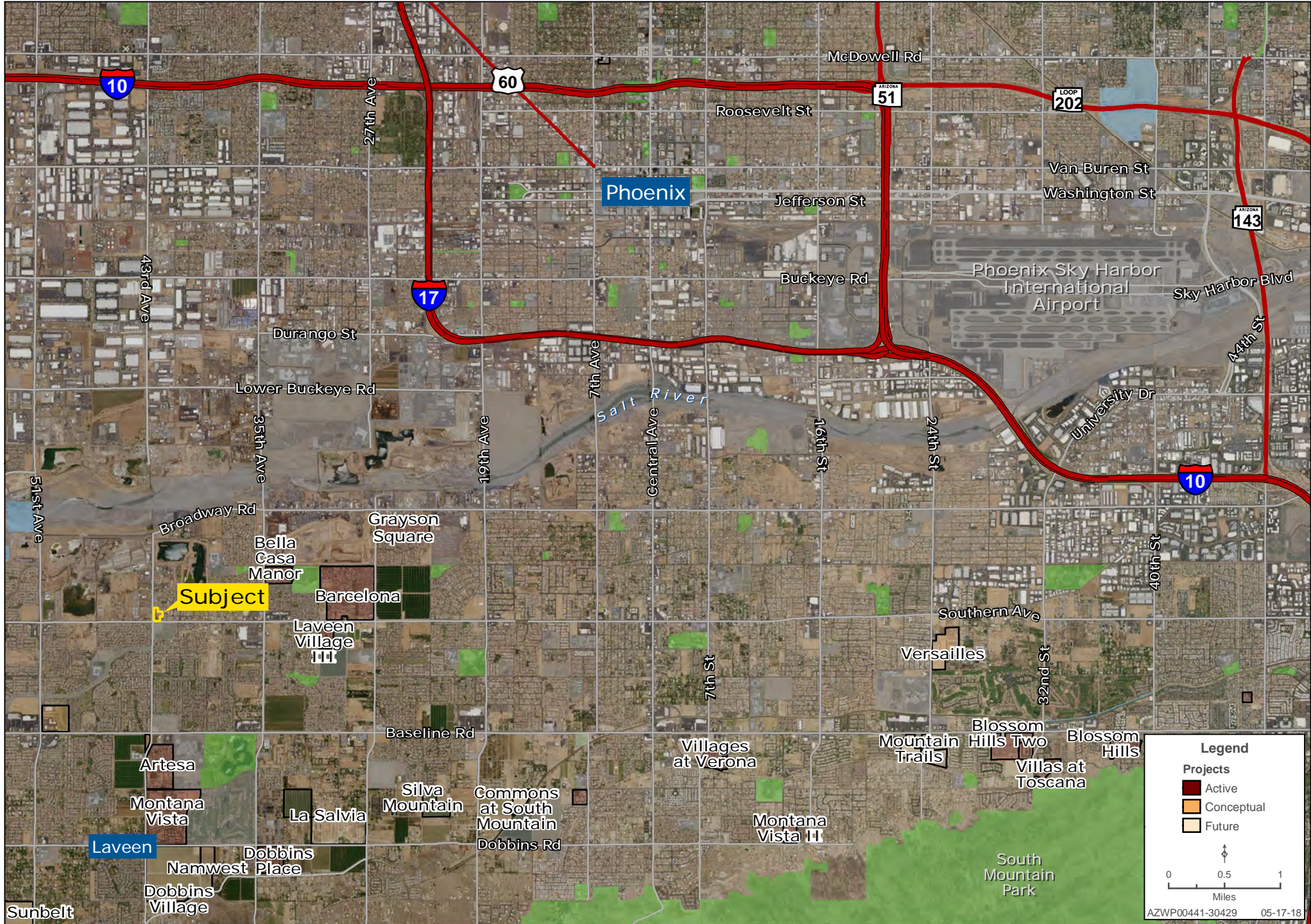
- Lease term of 20 years – commenced on October 3rd, 2008
- Rent of 25% of gross lease amount of the structures with a minimum rent of \$800/month paid by tenant
- Minimum rent of \$800 month prepaid every 5 years in the amount of \$48,000.00
- ±10 years remaining on lease term
- Lease automatically renews unless either Landlord or Tenant give written notice not to renew with in 90 days of lease termination (October 2028)





# NEC 43RD AVE AND SOUTHERN AVE SURROUNDING DEVELOPMENT MAP

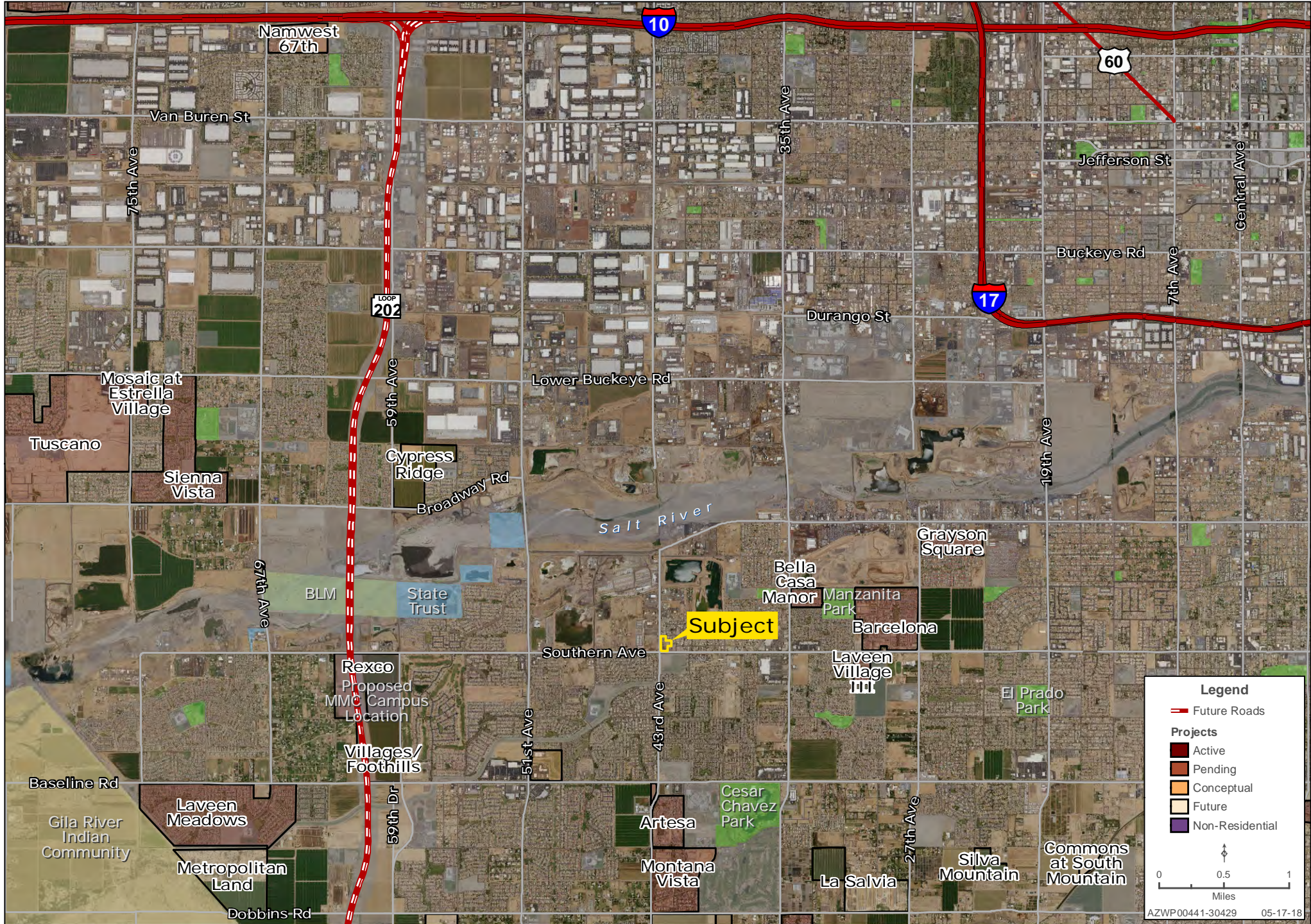
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# NEC 43RD AVE AND SOUTHERN AVE SURROUNDING AREA MAP

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# NEC 43RD AVE AND SOUTHERN AVE SURROUNDING AMENITIES MAP

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# NEC 43RD AVE AND SOUTHERN AVE OBLIQUE MAP

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AZWP00441-30429 05-17-18



# NEC 43RD AVE AND SOUTHERN AVE PROPERTY DETAIL MAP

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