

LAND FOR SALE

NW Corner, 24th Street & Cottonwood Lane; Phoenix, AZ



Property Details:

- +/- 186,402 SF (4.28 Acres)
- Zoning: C-2 (Intermediate Commercial) City of Phoenix
- Sales Price: \$1,584,417 (\$8.50 / SF)
- Nearby Features Include: Parks, Schools, Restaurants and Golf Facilities
- Near I-10 and SanTan Loop 202 Freeways

*See Page 2 for Loop 202 Expansion information

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DISCLAIMER:

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 04/24/18



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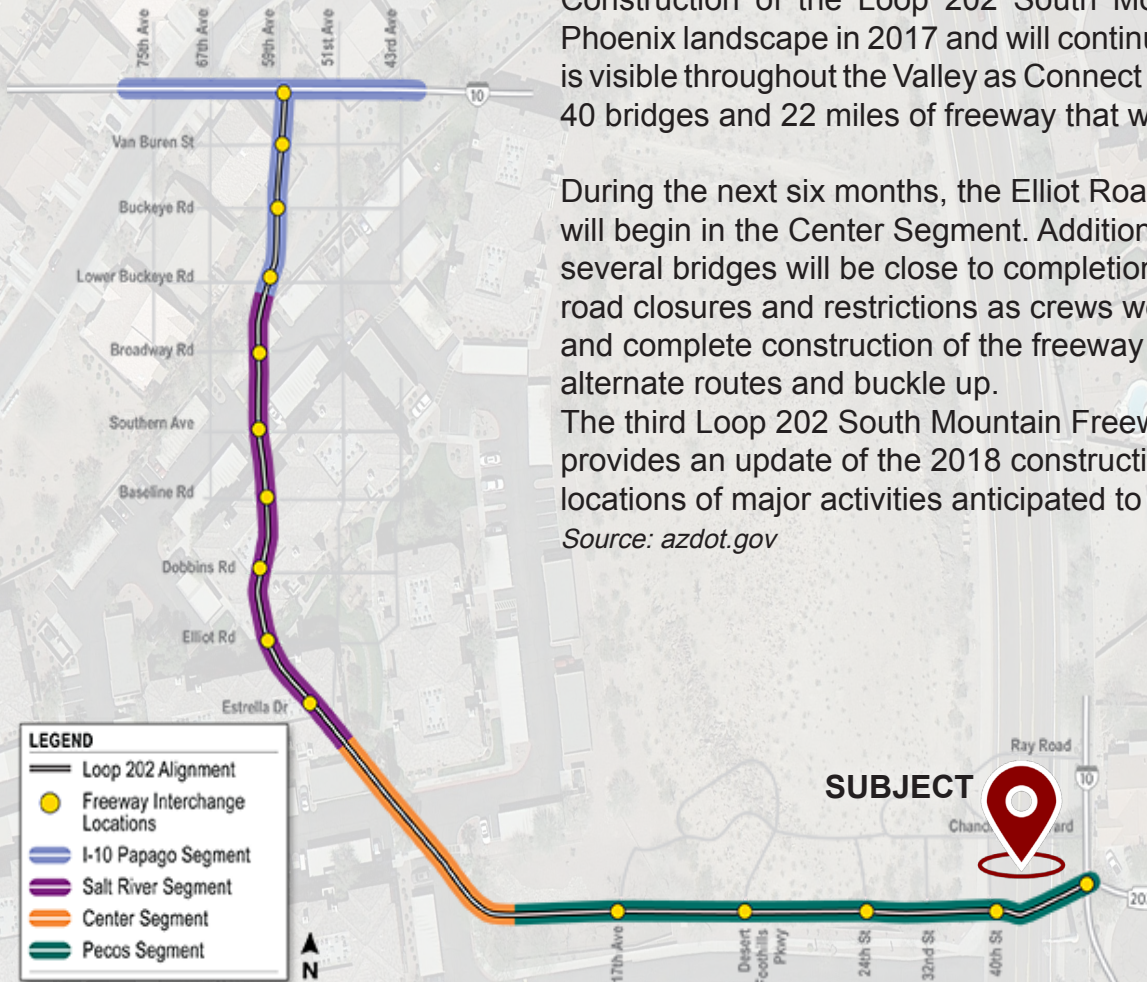
Loop 202 (South Mountain Freeway Expansion)

Construction of the Loop 202 South Mountain Freeway changed the Phoenix landscape in 2017 and will continue to progress in 2018. Change is visible throughout the Valley as Connect 202 Partners continues building 40 bridges and 22 miles of freeway that will complete the Loop 202.

During the next six months, the Elliot Road bridge will open and work will begin in the Center Segment. Additionally, as we near Fall 2018, several bridges will be close to completion. Travelers should prepare for road closures and restrictions as crews work diligently to stay on track and complete construction of the freeway by late 2019. Slow down, use alternate routes and buckle up.

The third Loop 202 South Mountain Freeway Construction Notice provides an update of the 2018 construction schedule and identifies locations of major activities anticipated to begin in Spring 2018.

Source: azdot.gov



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