SW CORNER SOUTH 7TH AVENUE AND WEST LOWER BUCKEYE ROAD

Phoenix, AZ 85007

CUTLER COMMERCIAL

Property Summary

PROPERTY DESCRIPTION

Located just off the I-17 freeway, this industrial land parcel features frontage on 7th Avenue and 15th Avenue with views of the Salt River bed. With proximity to the Downtown Phoenix, Chase Field and Sky Harbor International Airport, the property serves as a great location for an industrial project in the Phoenix Metro Area.

PROPERTY HIGHLIGHTS

- A-2 Zoning, City of Phoenix
- Access from 7th Avenue and 15th Avenue
- Water / Sewer access from 7th Avenue
- Power access from 7th Avenue and 15th Avenue

OFFERING SUMMARY

Sale Price:	$12,500,000
Lot Size:	86.1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,768	26,533	79,368
Total Population	5,579	90,752	255,381
Average HH Income	$26,646	$38,556	$47,014

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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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Parcel Numbers

PARCEL NUMBERS

105-38-001C

105-38-001D

105-38-002E

105-38-002F

105-38-003

RIO SALADO HABITAT RESTORATION AREA

This stretch of land sits within the Rio Salado Habitat Restoration Area, which is 5 miles of beautifully restored habitat that runs along side the Salt River. Other parts of the Rio Salado Restoration Area have become home to plants and animals, and is often used for hiking.

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