

LAND FOR SALE

BASELINE AND 202 PROPERTY

LAVEEN, AZ 85339



LAND FOR SALE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

HANNAH BAKER

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EXECUTIVE SUMMARY



OFFERING SUMMARY

LOT SIZE:	816,314 SF
PRICE / ACRE:	Provided Upon Request
BUILDING NAME:	Baseline and 202 Property
FRONTAGE:	180.00
ZONING:	R43
SUB-MARKET:	Laveen
TRAFFIC COUNT:	10,598

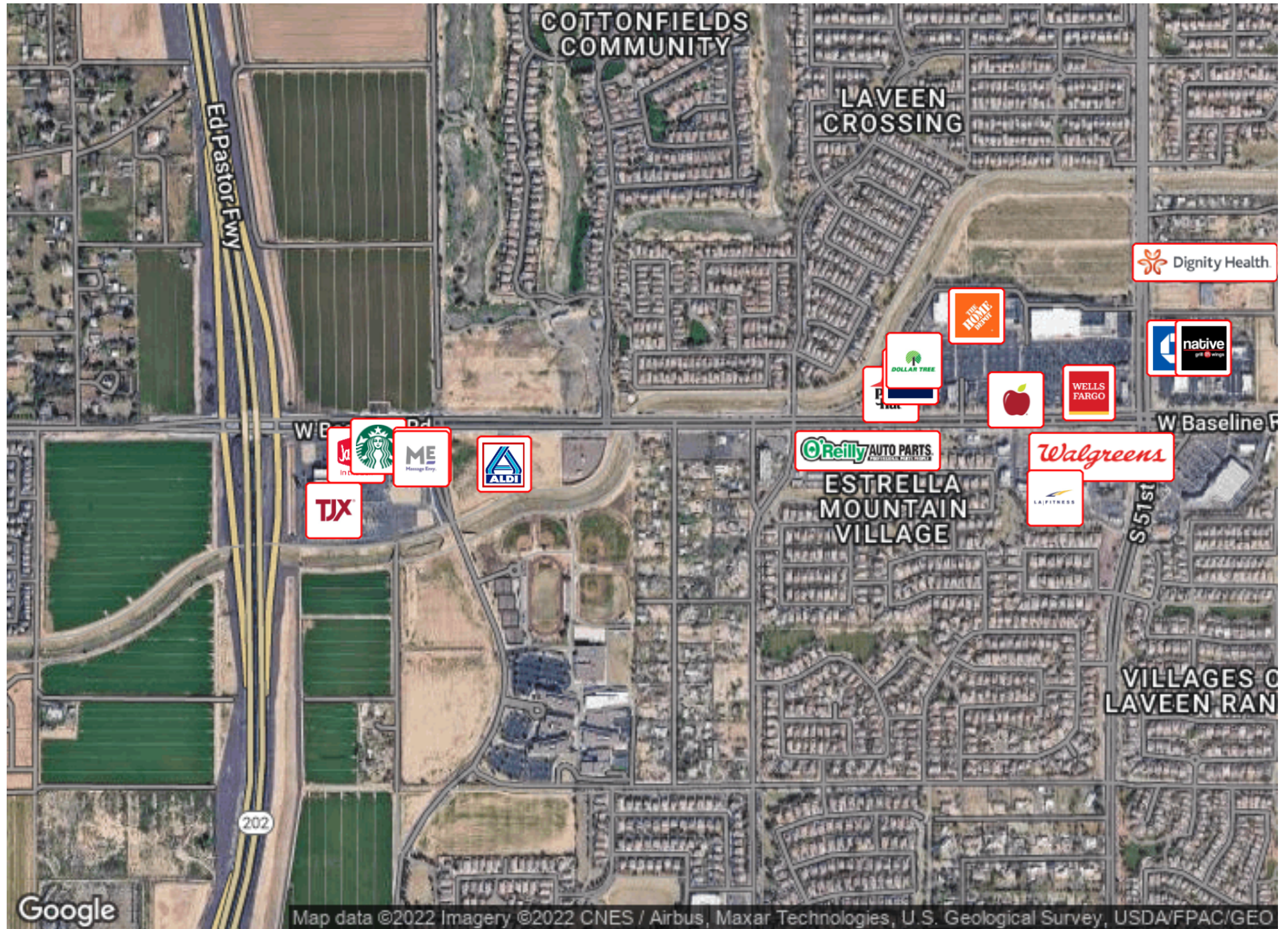
PROPERTY OVERVIEW

Incredible opportunity to develop approximately 20 acres of R43 land into a mixed use/ commercial/ industrial/ multifamily development with 180ft of Baseline Frontage. Pre Salt River Project water rights on each of the lots. At the center of a city booming with new build homes and a growing population. Don't miss this opportunity!

PROPERTY HIGHLIGHTS

- 2 miles from new 202 freeway
- Booming area with growing number of new residential builds within 5 miles
- Huge potential for multiple development types and mixed use
- Water and Electric on all 4 lots
- One of few commercial opportunities on west side of 202

BUSINESS MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	4,967	20,699	51,348
Female	6,444	23,532	50,528
Total Population	11,411	44,231	101,876

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,674	12,740	29,741
Ages 15-24	1,673	7,359	17,294
Ages 55-64	1,622	4,904	9,922
Ages 65+	1,594	7,478	14,040

Race	1 Mile	3 Miles	5 Miles
White	6,191	21,986	51,524
Black	1,763	7,263	14,286
Am In/AK Nat	73	369	739
Hawaiian	11	18	67
Hispanic	4,756	20,872	55,400
Multi-Racial	5,582	24,990	63,262

Income	1 Mile	3 Miles	5 Miles
Median	\$84,750	\$71,706	\$67,251
< \$15,000	27	672	1,557
\$15,000-\$24,999	86	535	1,857
\$25,000-\$34,999	156	963	2,608
\$35,000-\$49,999	447	1,797	4,435
\$50,000-\$74,999	875	3,051	6,910
\$75,000-\$99,999	607	2,647	5,292
\$10,000-\$149,999	850	1,922	4,095
\$150,000-\$199,999	121	630	1,097
> \$200,000	124	418	647

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,327	12,880	29,221
Occupied	2,954	11,373	25,730
Owner Occupied	2,494	8,865	19,659
Renter Occupied	460	2,508	6,071
Vacant	373	1,507	3,491

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