

## MIXED USE FOR SALE

### 20 ACRE DEVELOPMENT OPPORTUNITY IN PHOENIX, AZ SUBMARKET

6748 W Baseline Rd, Laveen, AZ 85339



#### PROPERTY DESCRIPTION

Incredible opportunity to develop approximately 20 acres of R43 land within one mile of Loop 202. Potential for multi-family - mixed use - commercial or industrial with 180 feet of frontage along Baseline Road. A 2020 study by Maricopa Association of Governments projected a 34% population increase over 15 years for Laveen. Pre Salt River Project water rights and electricity on all four parcels. Don't miss this chance to make your mark in the southwest Phoenix valley.

#### PROPERTY HIGHLIGHTS

- Very few large commercial opportunities west of Loop 202
- Numerous new residential developments in area
- Baseline Road is a major thoroughfare with center turn lane
- Water and electricity on each individual parcel
- Easy access to Loop 202

#### OFFERING SUMMARY

Sale Price:	\$14.00 / SF
Lot Size:	1,020,610 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	958	3,227	4,733
Total Population	2,952	10,564	15,828
Average HH Income	\$117,965	\$94,406	\$90,607

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**HANNAH BAKER**  
Agent  
O: 602.702.9390  
hannahbaker@kwcommercial.com  
AZ #SA689716000

**KW COMMERCIAL**  
2077 East Warner Road  
Tempe, AZ 85284

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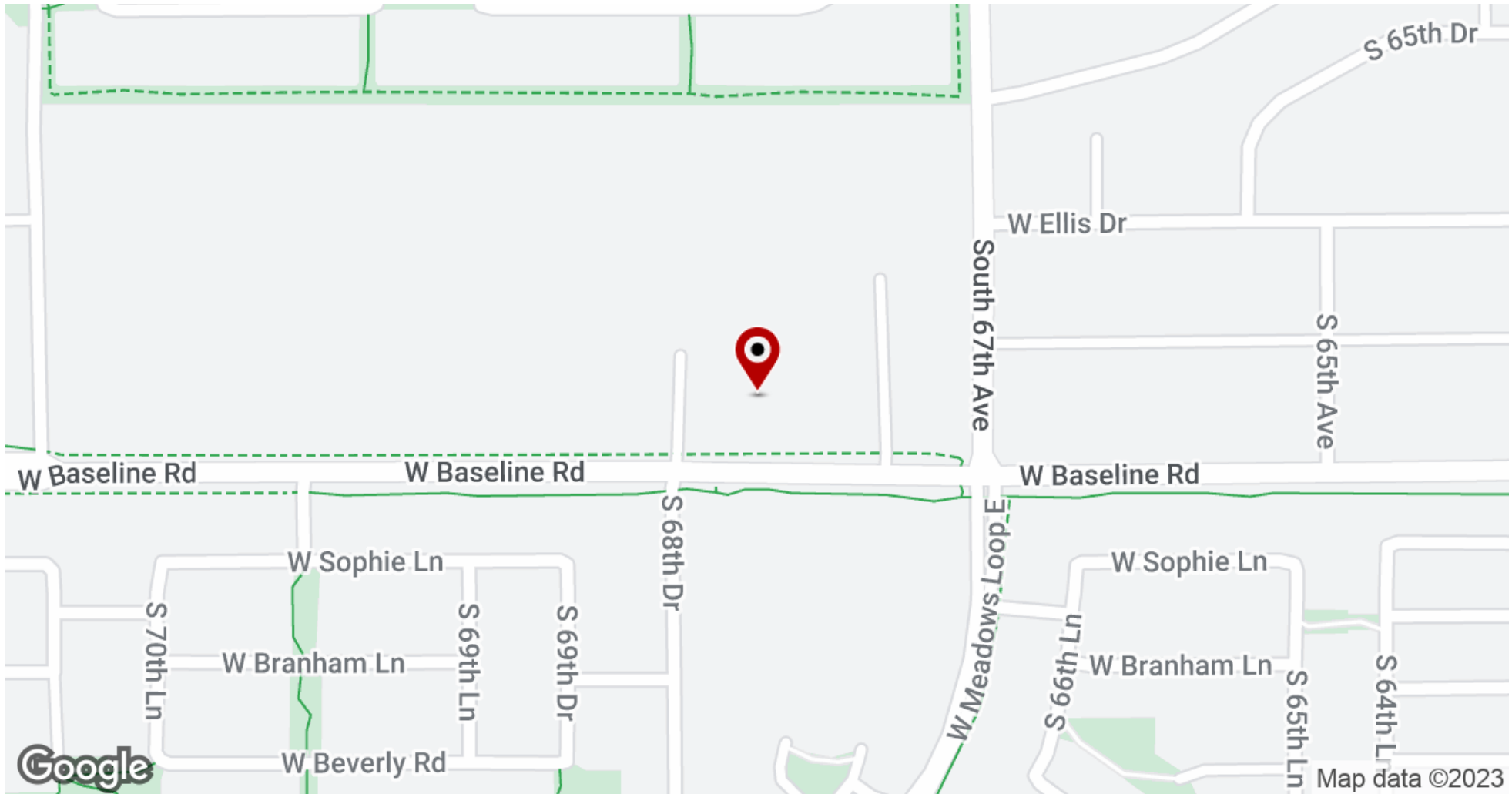
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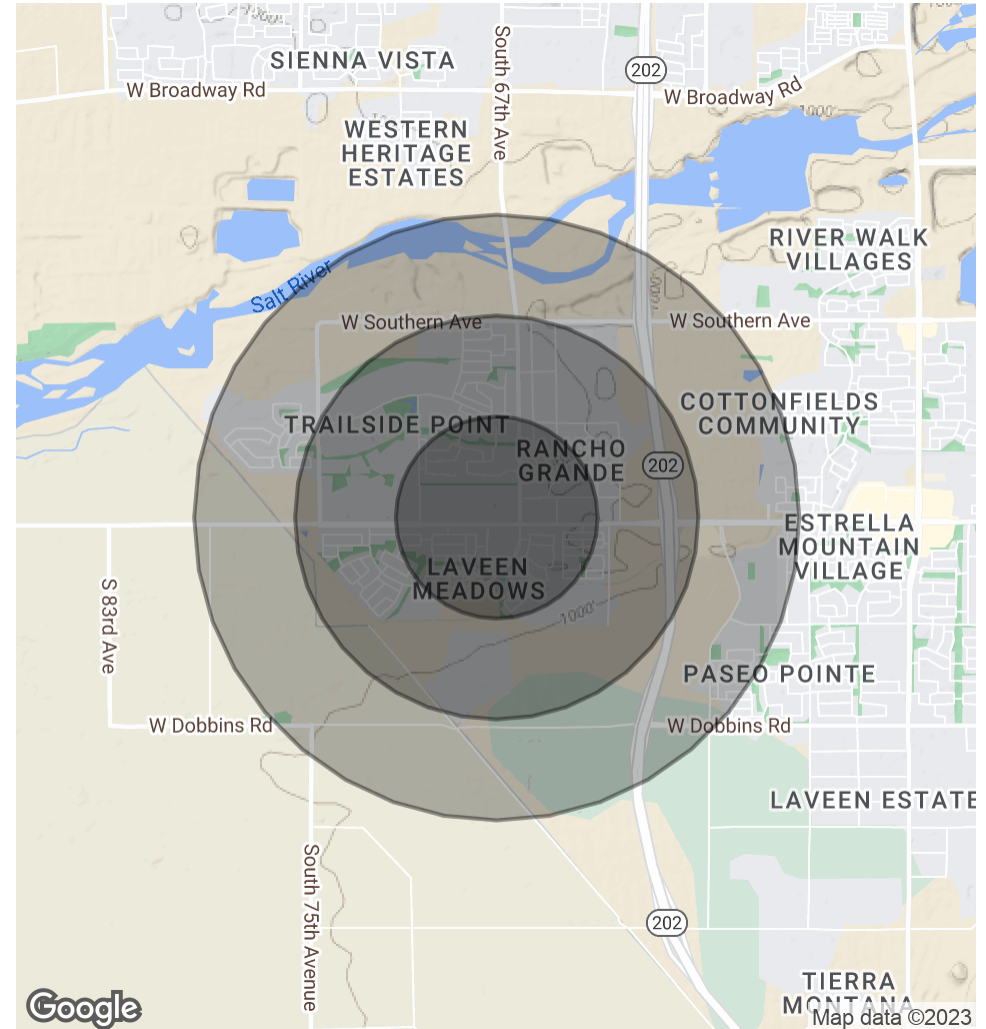
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,952	10,564	15,828
Average Age	32.8	30.3	30.5
Average Age (Male)	29.2	25.4	26.7
Average Age (Female)	35.1	32.8	32.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	958	3,227	4,733
# of Persons per HH	3.1	3.3	3.3
Average HH Income	\$117,965	\$94,406	\$90,607
Average House Value	\$243,547	\$247,788	\$250,343

\* Demographic data derived from 2020 ACS - US Census



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