

PRICE REDUCED

24,458 sf of C-1 zoned land for sale

1002 N 27th Ave.
Phoenix AZ

2720 E Camelback Rd, Suite 150 Phoenix, AZ 85016

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**For further
information**

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Features

- Located within Phoenix's Central Industrial District
- 9-miles from Phoenix Sky Harbor Airport
- The land is located just south of Interstate 10 and west of the I-17 freeway

Property overview

Price	\$439,000
Lot size	24,458 sf (0.56 acres)
Cross Streets	NWC 27th Ave & Roosevelt
Zoning	C-1
APN	109-06-069A
Traffic Counts	27th Ave +/-20,752
	Roosevelt +/- 3,096

**New to market land
located near the
Southwest Valley
industrial market**

Property overview



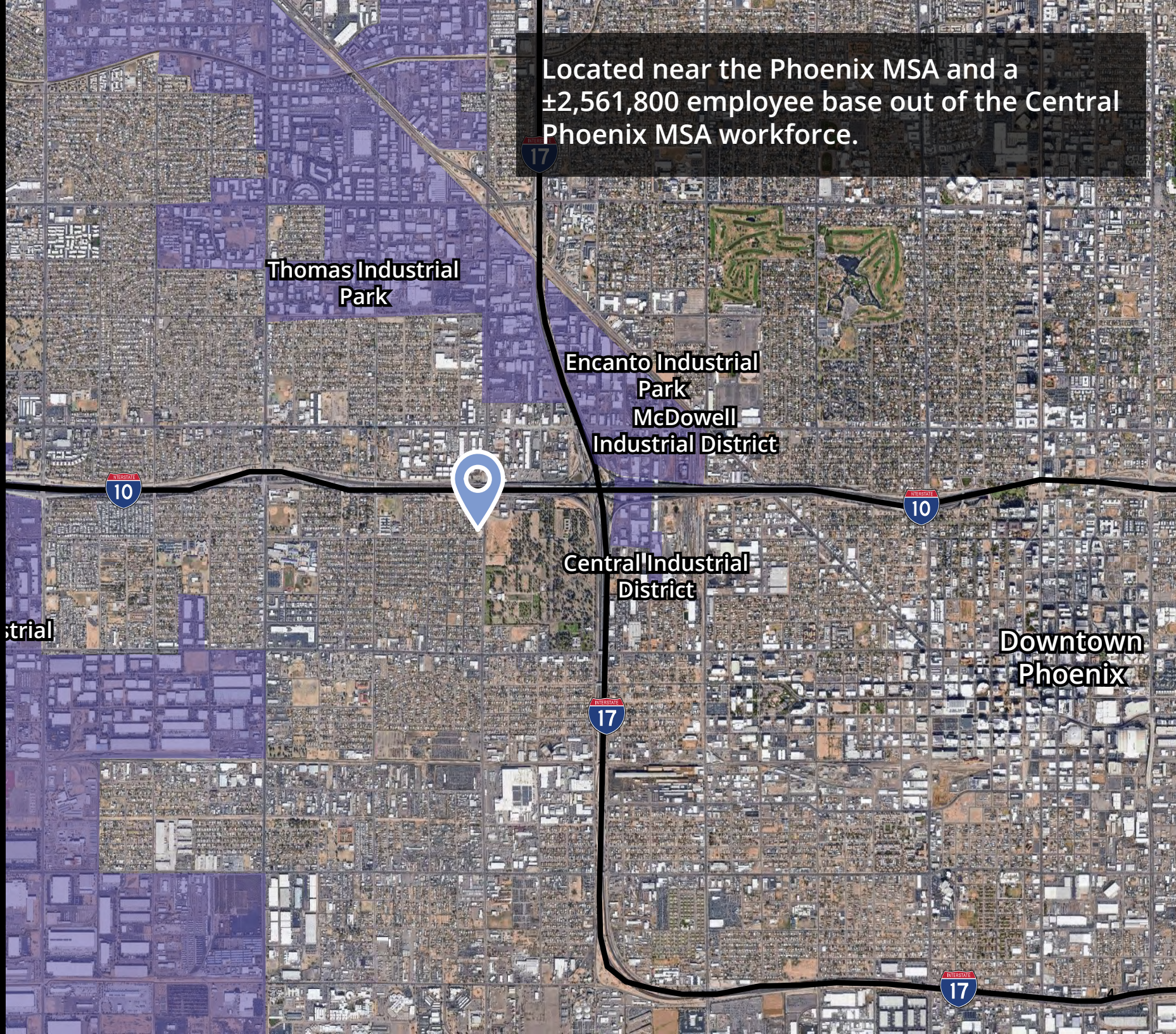
Located near the Phoenix MSA and a
 $\pm 2,561,800$ employee base out of the Central
Phoenix MSA workforce.

Thomas Industrial
Park

Encanto Industrial
Park
McDowell
Industrial District

Central Industrial
District

Downtown
Phoenix





Population

	1-mile	3-miles	5-miles
Population	13,699	139,038	393,835



Total
businesses

	1-mile	3-miles	5-miles
Total businesses	725	8,864	19,446



Daytime
employment

	1-mile	3-miles	5-miles
Daytime employment	7,212	114,766	230,075



Avg. HH
income

	1-mile	3-miles	5-miles
Avg. HH income	\$81,766	\$79,132	\$83,745



HH Units

	1-mile	3-miles	5-miles
HH Units	4,039	51,945	143,098

Travel time



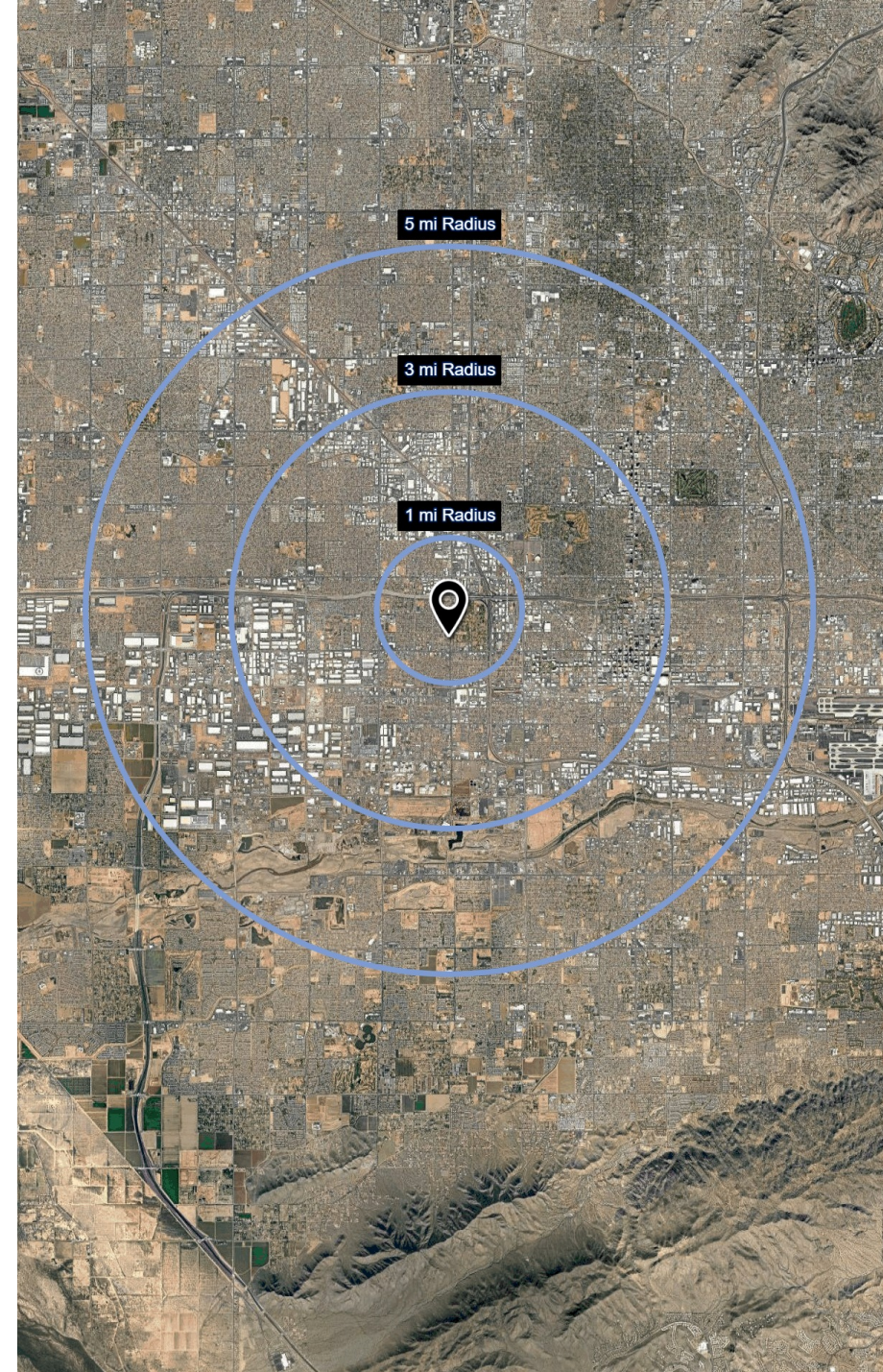
Travel to work in 14
minutes or less

36,638 (18.5%)

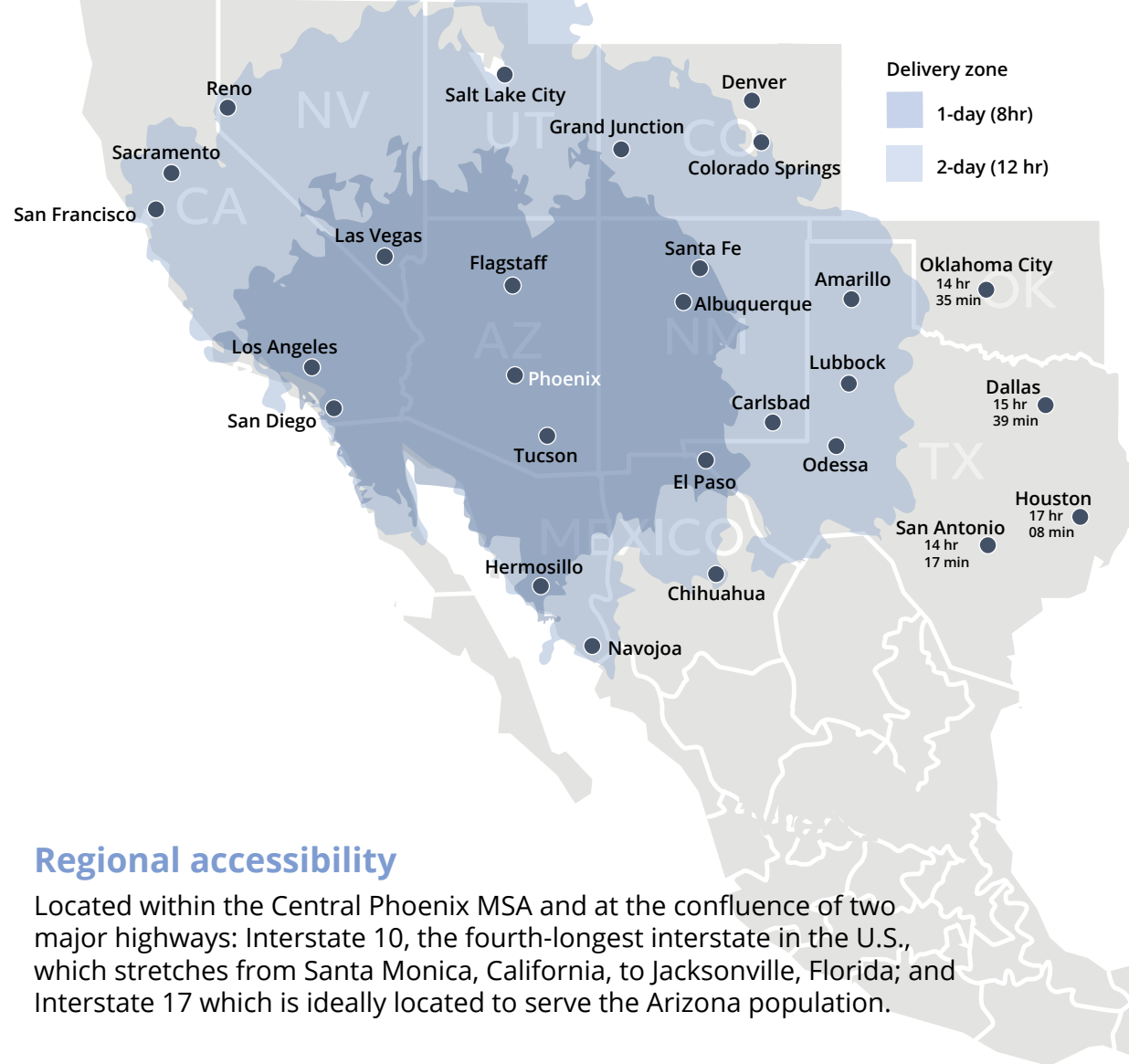
Avg. minutes travel to
work

5-miles

22.4



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Regional accessibility

Located within the Central Phoenix MSA and at the confluence of two major highways: Interstate 10, the fourth-longest interstate in the U.S., which stretches from Santa Monica, California, to Jacksonville, Florida; and Interstate 17 which is ideally located to serve the Arizona population.

Phoenix industrial districts

The property is located near major industrial districts: McDowell Industrial District, Payne Industrial District, Airhaven Industrial District, and Papago Industrial District. Located within the Central Industrial District, the property is situated in the heart of the Phoenix MSA, which is home to an impressive collection of businesses.