



C-2 Zoned Lot For Sale

NWC of 202 & Baseline Rd., Laveen, AZ

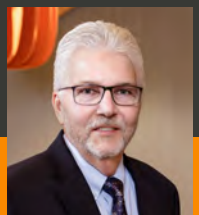
Call for pricing.

+/- 6.5 Acres (owner may split lot in two)

www.DavisCREAZ.com



Andrea Davis, CCIM
480.225.0838
Andrea@DavisCREAZ.com



David Roberson
480.220.7070
drutah@gmail.com



Why this site makes sense – surrounding area:

- High Growth Area
- **NWC** - Fry's and Home Depo
- **SEC** - Sprouts shopping center
- **SWC** - Banner Health owns 25 acres
- Many major retailers are capitalizing on this growing sector of Phoenix.

LOCATION, LOCATION, LOCATION

About the site:

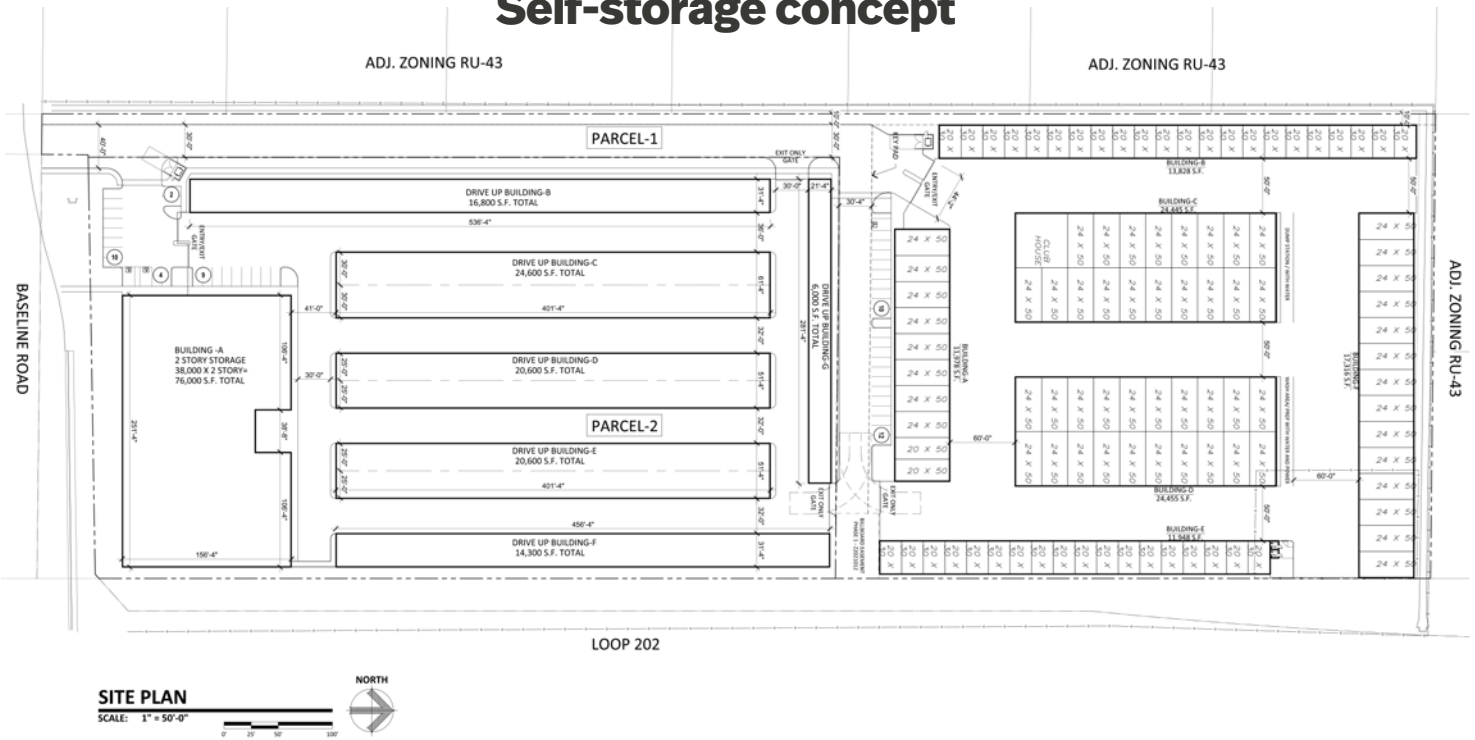
- Major freeway intersection – over 40,000 VPD
- Infill along the new Loop 202 & Baseline
- Size: +/- 6.5 acres
- Zoning: C-2
- Zoning allows for self-storage, multi-family, retail and more
- Parcel Number: 104-86-018
- Owner may split lot in two
- Utilities to Site

Property Details

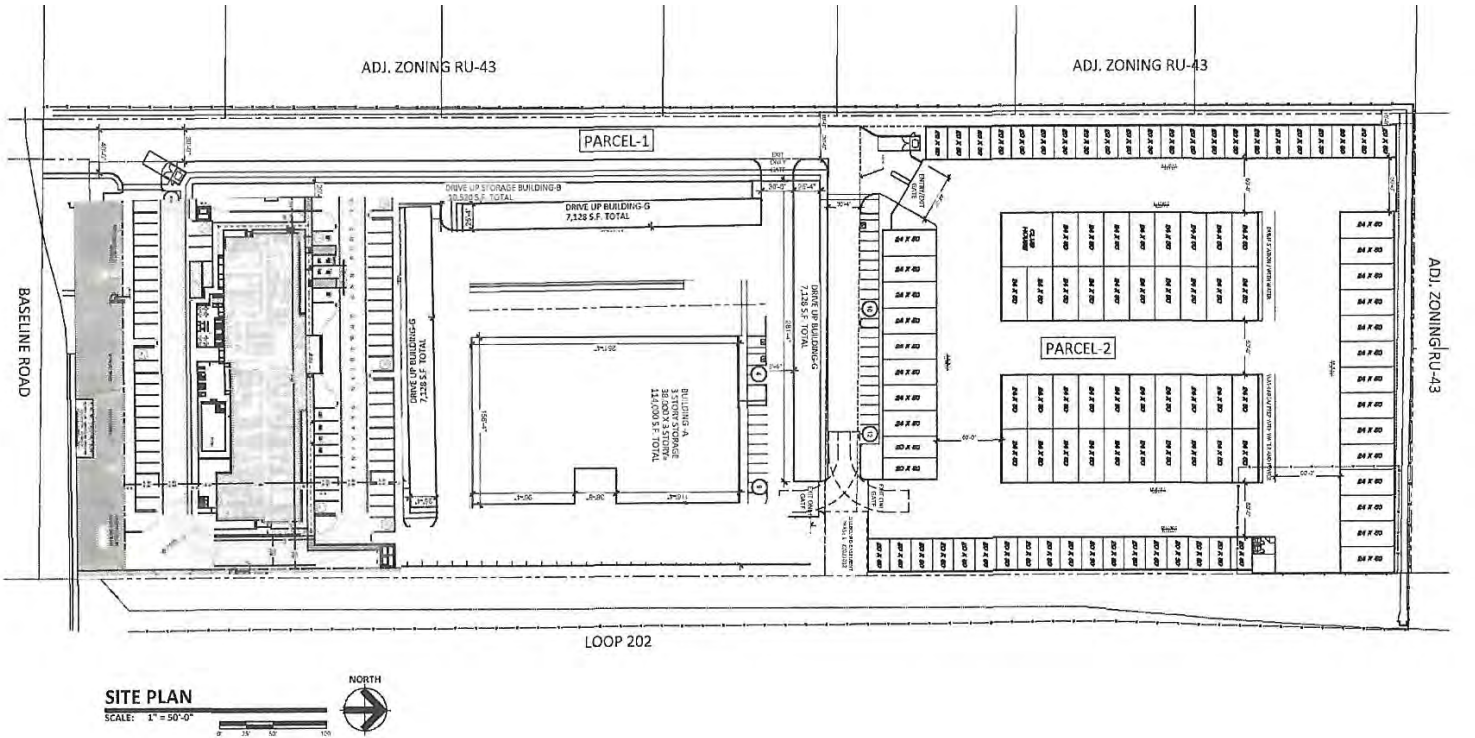
- NWC Baseline and Loop 202 expansion
- Strong intersection in trade area
- Next to Loop 202 Freeway and the full-diamond interchange with Baseline Road
- Premier Commercial Artery Connecting East & West Phoenix
- Across from future Banner Health 23-acre site dedicated for a hospital
- Diagonal Laveen retail hub includes Harkins Theatres, Home Depot, Fry's, Sprouts, essential drive-thru's and other retailers
- Betty Fairfax and Cesar Chavez High Schools with over 4,000 students
- Tremendous housing growth
 - 2,886 houses under way
 - 750 multi-family units)

Conceptual Site Plan: Options

Self-storage concept

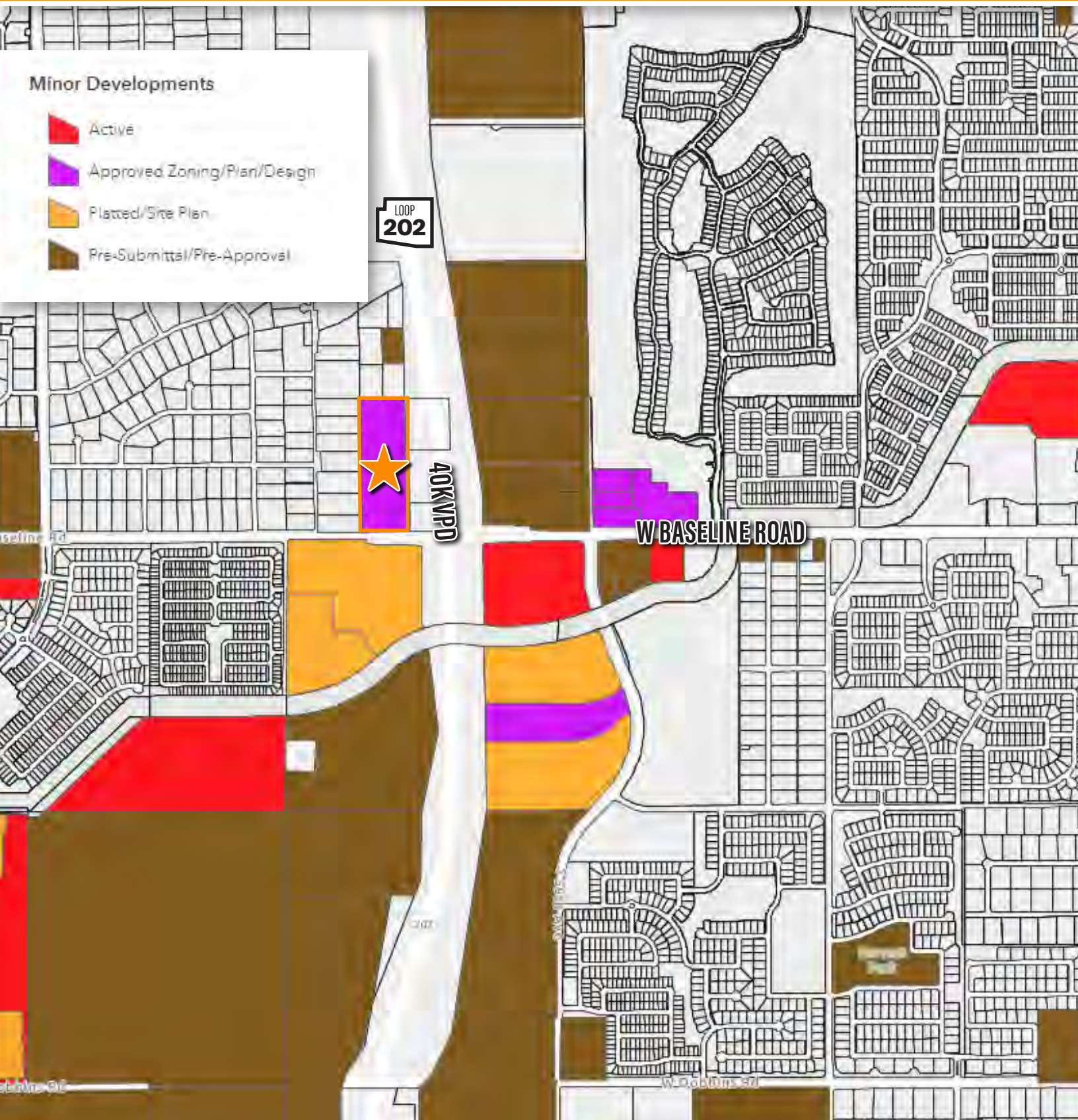


Mixed-use concept: Hotel - Office - Storage



Development Status Map

NWC Baseline & Loop 202, Laveen, AZ



LAVEEN, AZ DEMOGRAPHICS



48,021

**2023
Population**



\$95,459

**Avg. Household
Income**



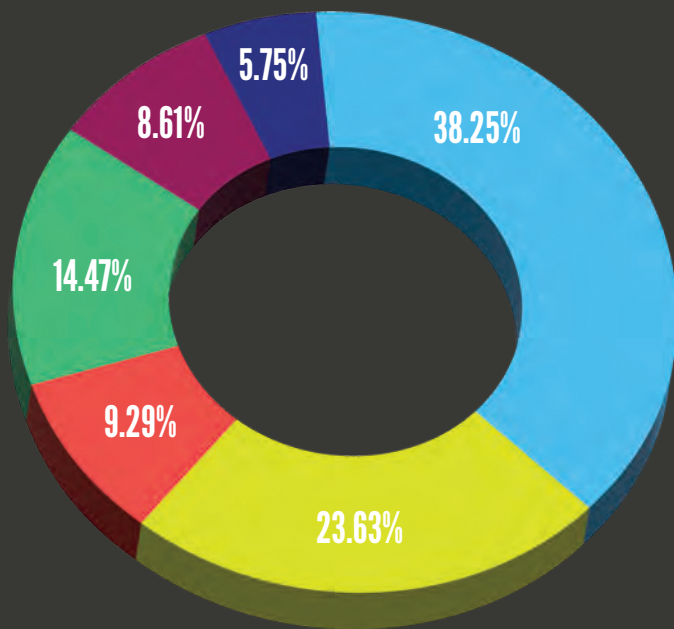
31 Years

**Median
Age**



\$496,990

**Median Home
Price**



No High School - 5.75%
Some High School - 38.25%
Some College - 23.6%

Associates Degree - 9.29%
Bachelor's Degree - 14.47%
Graduate Degree - 8.61%

AREA DEMOGRAPHICS

MILES	1	5	10
Population	6,978	110,897	711,629
Homes	2,102	31,255	210,657
Income (avg.)	\$89,752	\$90,342	\$73,282



480.435.9777 www.DavisCREAZ.com 8160 E. Butherus Dr., Suite 2, Scottsdale, AZ 85260

Davis Commercial AZ is committed to helping our clients realize their commercial real estate vision. Our dedication to clients is the center of everything we do. With more than 70 years of accumulated experience, Davis Commercial personalizes each transaction. We are experts in the varied Phoenix Metropolitan commercial real estate market. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Initial and repeat clients of Davis Commercial gain from our undivided support, attention, and effort.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ's prestigious Office Brokerage top-ten list and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos, and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

Sign up for news and updates at www.daviscreaz.com.



Proud supporter of  Orphanages Worldwide
www.200orphanagesworldwide.org



Dana McDonald — 480.387.0106
Business Development Officer / Residential & Commercial Services
Stewart Title - Arizona
dana.mcdonald@stewart.com
www.stewart.com/phoenix

Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice.