



LAND FOR SALE

7th Street & Baseline Road, Phoenix, AZ 85042



TRANSWESTERN

REAL ESTATE
SERVICES

EXCLUSIVE ADVISORS



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Transwestern (the “Agent”) has been exclusively engaged as the sales representative for the offering of **7th Street & Baseline Road** (the “Property”) on behalf of the Owner (the “Seller”). This Offering Memorandum is provided for information purposes only and does not represent that the operations or condition of the Property or Seller have remained unchanged since its preparation. It is the sole responsibility of prospective purchasers to independently verify and analyze all information contained herein.

Additional details and an opportunity to tour the Property will be made available to qualified and interested parties upon written request. Both the Seller and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and to terminate discussions with any party at any time, with or without notice. The Seller further reserves the right to modify the timing or procedures for this Offering at its sole discretion. No legal obligation shall arise on the part of the Seller or Agent unless and until a written purchase agreement has been fully negotiated, executed, and delivered by all required parties.

This Memorandum and its contents, except for information that is publicly available, are strictly confidential. By accepting this Memorandum, you agree to treat all information herein with the utmost confidentiality, refrain from reproducing or distributing it, and not disclose any of its contents to any other party except your advisors who need to review it for your potential interest in the Property—and who have agreed to maintain this same level of confidentiality. You further agree not to use this Memorandum or its contents in any manner that could be detrimental to the interests of the Seller or Agent, without prior written consent from either.

EXECUTIVE SUMMARY

Transwestern is pleased to present the exclusive opportunity to acquire the fee-simple interest in a **±15.32-acre** infill site at 7th Street and Baseline Road in Phoenix, Arizona (the “Property”). Situated in one of Metro Phoenix’s most supply-constrained submarkets, the Property offers an outstanding development opportunity for multifamily, assisted living, or residential home-builders to deliver a best-in-class project.

Currently vacant and free of improvements, the Property is **zoned C-2** by the City of Phoenix, permitting a wide range of uses including medical, retail, office, multifamily, housing, and assisted living facilities. The seller is willing to provide a buyer with the necessary timeline to secure entitlements for their proposed development.



OFFERING DETAILS

SALE PRICE Call For Pricing

TOTAL LAND SIZE ±15.32 AC (±667,554 SF)

SQUARE FEET
Parcel 1: ±542,232 SF
Parcel 2: ±10,193 SF
Parcel 3: ±10,193 SF
Parcel 4: ±104,936 SF

PARCELS
Parcel 1: 300-43-019Q
Parcel 2: 300-43-006E
Parcel 3: 300-43-006D
Parcel 4: 300-43-023

ZONING C-2, Phoenix

HIGHLIGHTS

LOCATION:

Located directly next to Mountain Park Health Center

VISIBILITY:

Directly off Baseline Road with ±53,900 VPD with visibility from 7th Street with ±11,955 VPD

FREEWAY ACCESS:

6 miles to I-10 Freeway; 5.5 miles to I-60 Freeway.

UTILITIES:

City of Phoenix water & sewer, SRP electric, CenturyLink/Cox telephone, cable & internet.



AutoZone

planet fitness

NFL
YET
COLLEGE PREP ACADEMY

ARIZONA
DEPARTMENT OF TRANSPORTATION
MOTOR VEHICLE DIVISION

MOUNTAIN PARK
HEALTH CENTER

300-43-023

SOUTH MOUNTAIN
POST ACUTE
OUTPATIENT THERAPY

300-43-006E

300-43-006D

300-43-19Q

E BASELINE ROAD

Walgreens

S 7TH STREET

TRANSWESTERN REAL ESTATE SERVICES



LOCATION HIGHLIGHTS

STRATEGIC INFILL LOCATION IN SOUTH PHOENIX

Positioned just southwest of 7th Street and Baseline Road, this ±15.32-acre site sits at the crossroads of two major arterial roadways in a rapidly growing submarket of Metro Phoenix. The immediate area is home to a diverse mix of established neighborhoods, schools, and community services, with an expanding base of retail, dining, and healthcare amenities along Baseline Road to both the east and west. This highly visible infill location offers an ideal platform for a transformative development project in one of Phoenix's most supply-constrained corridors.

UNMATCHED REGIONAL CONNECTIVITY

The Property offers excellent access to multiple Valley freeways, with I-17 approximately 3.5 miles to the north and I-10 approximately 5.5 miles to the east, providing direct routes to all parts of Greater Phoenix. The site's central location ensures convenient accessibility for residents, employees, and visitors alike, connecting seamlessly to Downtown Phoenix, Tempe, and surrounding employment hubs.

PROXIMITY TO SKY HARBOR INTERNATIONAL AIRPORT

Located less than 10 minutes from Phoenix Sky Harbor International Airport — one of the busiest airports in the U.S. — the Property provides exceptional connectivity for regional and national travel. This strategic proximity enhances the site's appeal for multifamily, assisted living, and other residential or commercial uses.

7TH STREET & BASELINE - PRELIMINARY LOT COVERAGES

300-43-019Q, 300-43-006E, 300-43-006D (92 LOTS)

AREA	SF	ACRES
GROSS	544625	12.50
OPEN SPACE	199023	4.57
TRACT (PRIVATE STREET)	85231	1.96
LOTS (30x92)	260371	5.98

300-43-023 (16 LOTS)

AREA	SF	ACRES
GROSS	104714	2.40
OPEN SPACE	37668	0.86
TRACT (PRIVATE STREET)	18405	0.42
LOTS (30x92)	48641	1.12

AMENITIES MAP

PHX

PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



SEPHORA

S 19TH AVENUE

S 7TH STREET

E SOUTHERN AVENUE

S 16TH STREET

S 24TH STREET

S 40TH STREET

SITE

E BASELINE ROAD



E SOUTH MOUNTAIN AVENUE

SOUTH MOUNTAIN

EoS FITNESS
TODAY, NOT SOMEDAY.

Lowe's
Home Improvement Warehouse



ULTA
BEAUTY

ROSS
DRESS FOR LESS

Applebee's
GRILL + BAR

TARGET

the HUMAN BEAN

WING STOP

Walgreens

fray's
FOOD STORES

ARIZONA GRAND
RESORT & SPA

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SOUTH PHOENIX SUBMARKET OVERVIEW (10 MILE RADIUS)



917,751

POPULATION



1.7%

ANNUAL POPULATION GROWTH
2024-2029



\$368,232

MEDIAN HOME VALUE



33.5

MEDIAN AGE



\$88,273

HH INCOME



31%

RESIDENTS WITH
COLLEGE EDUCATION



339,067

HOUSEHOLDS

South Phoenix, Arizona is quickly emerging as a growing submarket on the southern edge of the city. Centered around Baseline Road and South Mountain, the area has long been known for its cultural diversity, strong community ties, and proximity to both downtown Phoenix and major freeways. Today, it is attracting new residents and businesses with its affordable housing, transit improvements, and redevelopment momentum.

Public and private investments are driving change. The newly opened Baseline/Central light-rail station connects South Phoenix directly to downtown, spurring interest in residential and mixed-use projects nearby. The area is also benefiting from broader economic growth in Phoenix, with rising demand for housing and services. Long a family-centered community, South Phoenix offers larger homes and access to outdoor amenities such as South Mountain Park, making it appealing for professionals and households alike.

The job market for South Phoenix residents is supported by the greater metro economy, with many employed in healthcare, education, technology, and construction. The median household income in the 85042 zip code is about \$86,800, above the city average, while the population reflects a diverse mix of Hispanic, African-American, and White residents. Continued investment in transit and housing is strengthening the area's long-term potential.

With its strategic location, cultural identity, and expanding infrastructure, South Phoenix is positioned as a community on the rise, offering both opportunity and stability in the heart of the Valley.



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