



6843992	Land	Active
Apx SqFt: 21,441 Apx SqFt G/N: G Apx Total Acres: 0.49 Apx Total Acres G/N: G Apx Deeded Fee Acres: 0 Apx Leased Acres: 0 Lot Size Dimensions: 150.03x136.98x149.98x136.98 Price Per SqFt: 25.65 Price Per Acre: 1,122,448.98		Subdivision: Tax Municipality: Phoenix Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: Census Tract: 114,800 Zoning: R-3 Flood Zone: No
Ele Sch Dist: Phoenix Elementary District Elementary School: Jr. High School:		High School District: Phoenix Union High School District High School:

Cross Streets: Directions: I-17 Exit 197 go North on 19th Ave, East on Buckeye, South on 16th Ave.

Public Remarks: EXCELLENT ***"OPPORTUNITY ZONE" *** Development opportunity on this .49AC corner lot. Only approximately 2.5 miles to Downtown and Central Phoenix areas with easy freeway access to Sky Harbor Airport. Ideal location offers many attractive uses for this lot to include but not limited to office, retail, restaurant, hospitality, medical, storage, light manufacturing, industrial....whatever your project needs. Currently zoned R-3 Multi-Family. Utilities available at the property line. Don't miss this rare investment opportunity in a high-demand area with excellent business potential.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: .25 - .49 Acres Land Features: Corner Lot; See Remarks Land Configuration: Square Rectangular Elevation: View: None Topography: Level Vegetation: Horses: Special: Existing Land Use: Residential Lot; Commercial Lot; Industrial Lot; RV Lot; Commercial Acreage; Other (See Rmks) Zoned Presently: Multi-Family Potential Use: Single Family; Multi-Family; Commercial; Industrial; Office; Retail; Pad Site; Hotel/Motel; Other; See Remarks Use Restrictions: Freeway/Highway: Up to 1 Mile Traffic Count: Unknown Current Density: Other (See Rmks) Proposed Density: Other (See Rmks)	Development Status: Raw Land; See Remarks Existing Structures: None Fencing: Chain Link Water Source: City Franchise Sewer: Sewer - Public Gas: SW Gas Distance to Cable: On Property Distance to Electric: On Property Distance to Gas: On Property Distance to Phone: On Property Distance to Sewer: On Property Distance to Water: On Property Electric: SRP Roads/Streets: Asphalt; Sidewalk(s) Road Responsibility: City Maintained Road Environmental: None	County Code: Maricopa Legal Description (Abbrev): S2 W2 W2 NE4 NE4 NW4 EX N 150' & EX W 30' & S 30' RDS .46 AC AN: 105-03-082 Lot Number: NA Town-Range-Section: 1N-3E-18 Cty Bk&Pg: Taxes/Yr: \$934/2024 For Sale or Lease?: Sale New Financing: Cash; Conventional; SBA Pmt & Rate Info: Equity: 550,000 Total Owed: 0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Type: Not Applicable Reports/Disclosures: None

Fees & Homeowner Association Information

HOA Y/N: N HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	PAD Fee Y/N: N PAD Fee: PAD Paid (Freq): Assessed Balance: 0 Assessed Yrs Left: 0 Owner Association:
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 0 Status Change Date: 04/01/2025	List Price: \$550,000	Special Listing Cond: N/A

Showing Service: No Showing Service Used

Showing Notification Methods: Showing Service: No Showing Service Used

Lockbox Type: None

Listed by: Tierra Antigua Realty, LLC (tier03)