



ESTRELLA MOUNTAIN REGIONAL PARK

LAVEEN TOWNE CENTER
 PLANNED 40-AC MIXED-USE DEVELOPMENT
 sam's club WAL-MART
 Vester

SPROUTS FARMERS MARKET
 TJ-MAXX MOD
 Michaels Where Creativity Happens ROBESK'S

EoS FITNESS Cane's
 IN-N-OUT BURGER Panera
 SAJAD CRVFT

Banner Health BANNER HEALTH LAVEEN
 PLANNED 120-BED, 4-STORY MEDICAL CENTER

DOLLAR TREE petco

Betty Fairfax High School

W. BASELINE ROAD

S. 59TH AVENUE

S. 51ST AVENUE

W. SOUTHERN AVENUE: 17,847 VPD

KASA SOUTHERN COMMONS
 PLANNED 80 UNIT BUILD-FOR-RENT COMMUNITY

THE VILLAGE AT LIBERTY FARMS APARTMENTS
 PROPOSED 149 UNITS

S. 51ST AVENUE: 32,138 VPD

SUBJECT
3.45 Acres

LAVEEN LAND FOR SALE

NWC of 51st Avenue & Southern
 Phoenix, Arizona 85339

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LAND FOR SALE - NWC 51ST AVE & SOUTHERN AVE, PHOENIX, AZ



3.45 ACRES ZONED C-2 FOR SALE!

- PADS ranging from 3.45 Acres Available
- Over 49,000 vehicles per day at Intersection
- One Mile Average Household Income over \$130k
- Very Dense Infill Location
- Adjacent Two Separate New Multi-Family Developments
- Immediate Access to New Loop 202 Freeway

TRAFFIC COUNTS

Southern Road:	17,847 VPD
51st Avenue:	32,138 VPD
Total Intersection VPD:	49,985 VPD

DEMOGRAPHICS

	1 MI	3 MI	5 MI
Estimated Population:	12,365	68,097	160,683
Estimated Households:	3,585	19,656	44,208
Avg. Household Income:	\$136,142	\$123,351	\$109,097
Daytime Population:	13,833	80,763	210,872

Nearby Tenants:





SUBJECT
3.45 Acres

FREEWAY COMMERCE PARK @202
±81 ACRES INDUSTRIAL PARK

LAVEEN TOWNE CENTER
PLANNED 40-AC MIXED-USE DEVELOPMENT
sam's club WAL*MART

DOBBINS VILLAGE
367 D/U

STONE VIEW ON DOBBINS
38 Units Built in 2023

LAVEEN MEADOWS
1,600 D/U

DOBBINS POINT
372 D/U

DOBBINS MANOR
266 D/U

STONE VIEW ON CENTRAL
58 Units Built in 2023

TRAILSIDE POINT
1,750 D/U

RIVER WALK VILLAGES
1,630 D/U

LIBERTY FARMS APARTMENTS
PROPOSED 149 UNITS

GRAYSON SQUARE

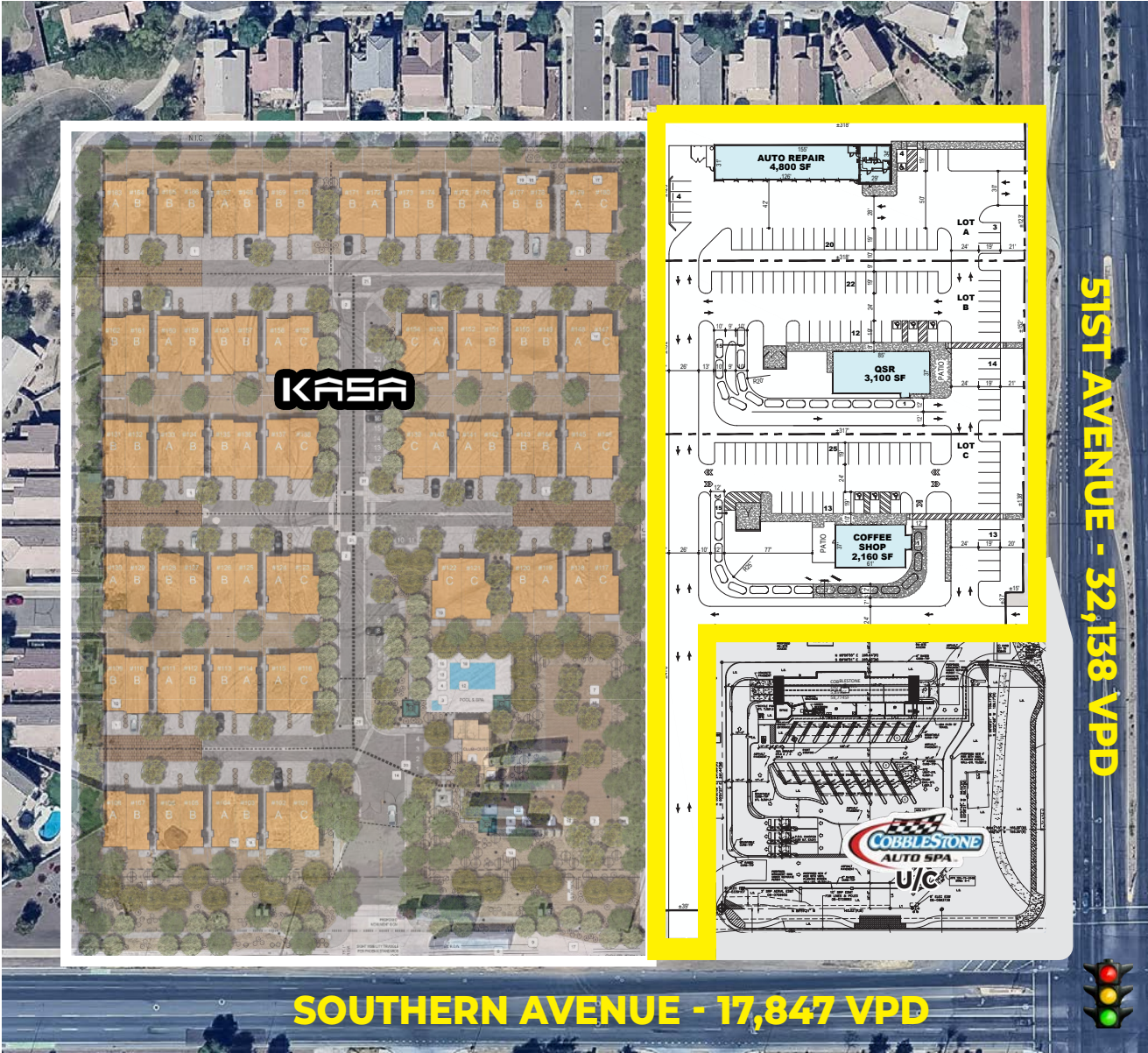
VISTA RIDGE APARTMENTS
308 Units Built in 2023

LIBERTY PRESERVE
680 D/U

SIERRA LINDA HIGH SCHOOL
TOLLESON LINCOLN HIGH SCHOOL DISTRICT

MARICOPA INSTITUTE OF TECHNOLOGY





Lot Size	SIZE
Lot A	0.9 AC
Lot B	1.1 AC
Lot C	1.48 AC





	1 MILE	3 MILE	5 MILE
RESIDENTIAL POPULATION:	12,365	68,097	160,683
DAYTIME POPULATION:	13,833	80,763	210,872
ALL EMPLOYEES:	1,468	12,666	50,189
PROJECTED POPULATION (2028):	13,396	77,236	181,785
AVERAGE HOUSEHOLD INCOME (2023):	\$136,142	\$123,351	\$109,097



LAVEEN LAND AVAILABLE

PLEASE CONTACT FOR MORE INFORMATION:



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