



LAND | FOR SALE

19TH AVE & THUNDERBIRD RD

PHOENIX, AZ 85023

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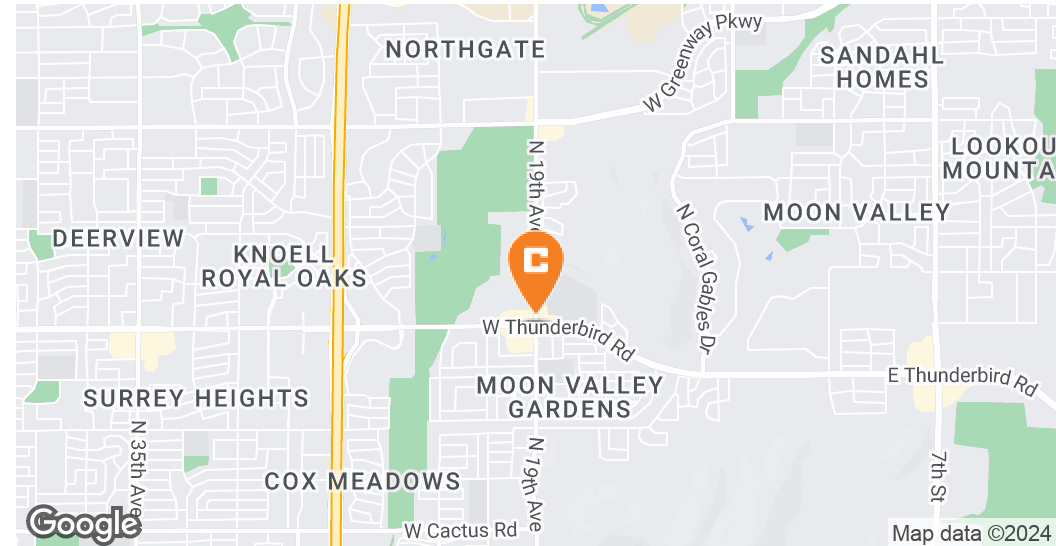
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PROPERTY DESCRIPTION

27 acres on the south side of Moon Mountain. Consists of 3 parcels: 208-16-005T, 208-16-005V, and 208-16-005W. A unique development opportunity in the great central Phoenix location of Moon Valley. Hillside ordinance applies. Based on engineers estimates a total of 6 lots can be developed based on the current zoning.

OFFERING SUMMARY

Sale Price:	\$999,000
Lot Size:	26.25 Acres
APNs:	208-16-005T
	208-16-005V
	208-16-005W
Zoning:	PAD-2
General:	Hillside

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V	208-16-005V
W	208-16-005W
T	208-16-005T



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AREA MAP

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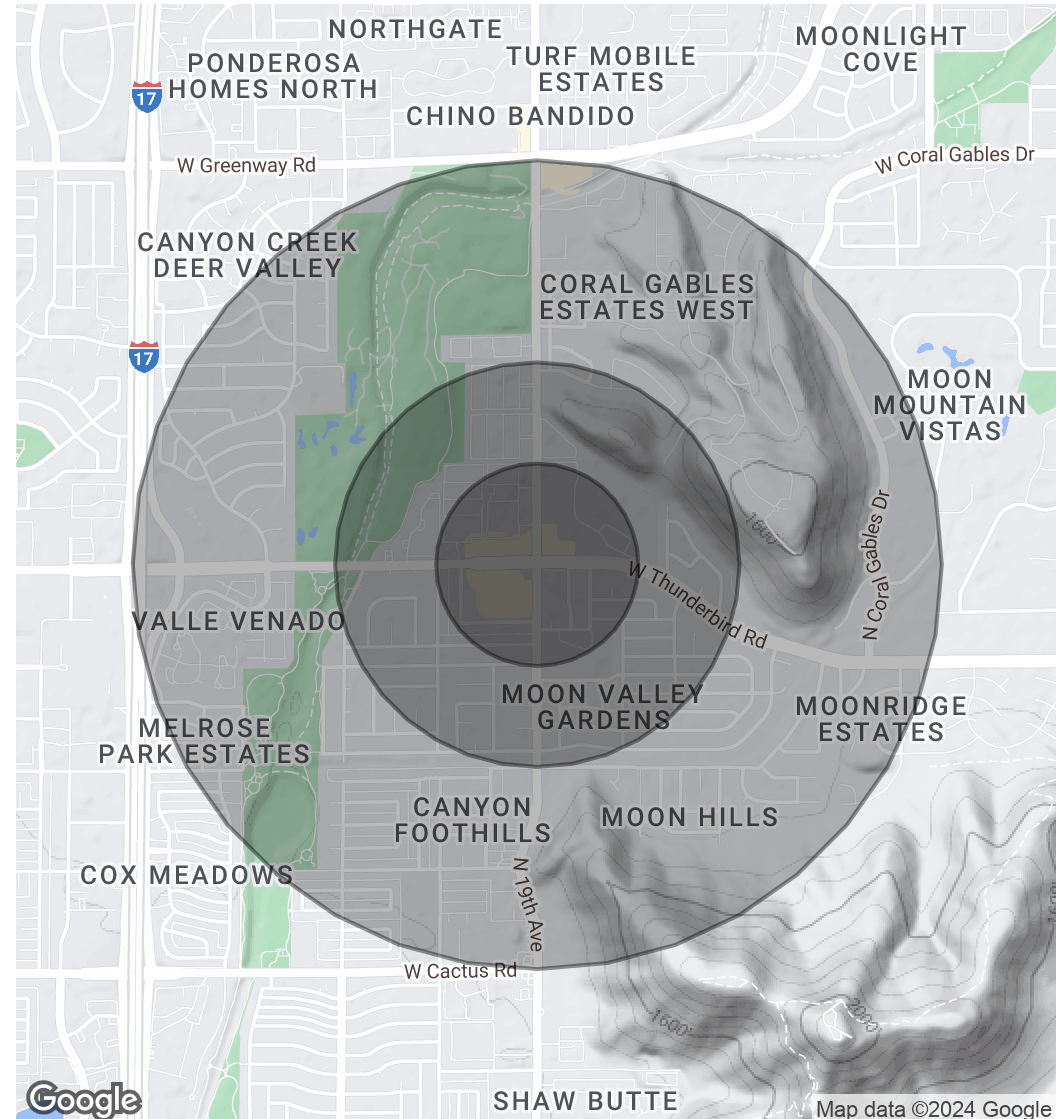
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,435	4,228	14,815
Average Age	35.7	37.9	36.6
Average Age (Male)	37.6	39.7	36.1
Average Age (Female)	34.8	38.1	38.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	759	2,062	6,111
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$53,470	\$60,751	\$65,526
Average House Value	\$83,903	\$121,158	\$170,195

2020 American Community Survey (ACS)



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