



LAND | FOR SALE

# 28TH STREET & BASELINE ROAD

PHOENIX, AZ 85042

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## PROPERTY DESCRIPTION

This prime 4± acre infill site located at the southeast corner of 28th Street and Baseline Road in South Phoenix. The property is highly visible, and positioned along the established Baseline corridor. The property is ideally suited for a range of residential or commercial developments. From small-lot single-family or townhomes to neighborhood retail, medical/office, or mixed-use. The current zoning is R1-14, but it is in the General Plan as MU AG (Mixed Use Agricultural) which allows a variety of uses.

## LOCATION DESCRIPTION

The site sits in the heart of South Phoenix's rapidly developing Baseline corridor, an area experiencing strong population and housing growth. Within a short drive, residents enjoy convenient access to local schools, grocery stores, dining, and employment hubs. South Mountain Park/Preserve, one of the nation's largest municipal parks is only minutes away, offering hiking, biking, and outdoor recreation. The property benefits from proximity to the Loop 202 South Mountain Freeway and I-10, providing direct connectivity to Downtown Phoenix, Tempe, and the East Valley. Sky Harbor International Airport is approximately 12 minutes north, making this location attractive for both residential buyers and commercial tenants seeking easy regional

## OFFERING SUMMARY

Sale Price:	\$2,900,000
Price/SF:	\$16.65/SF
Lot Size:	4 Acres (174,223 SF)
Zoning:	R1-14
General Plan:	MU AG

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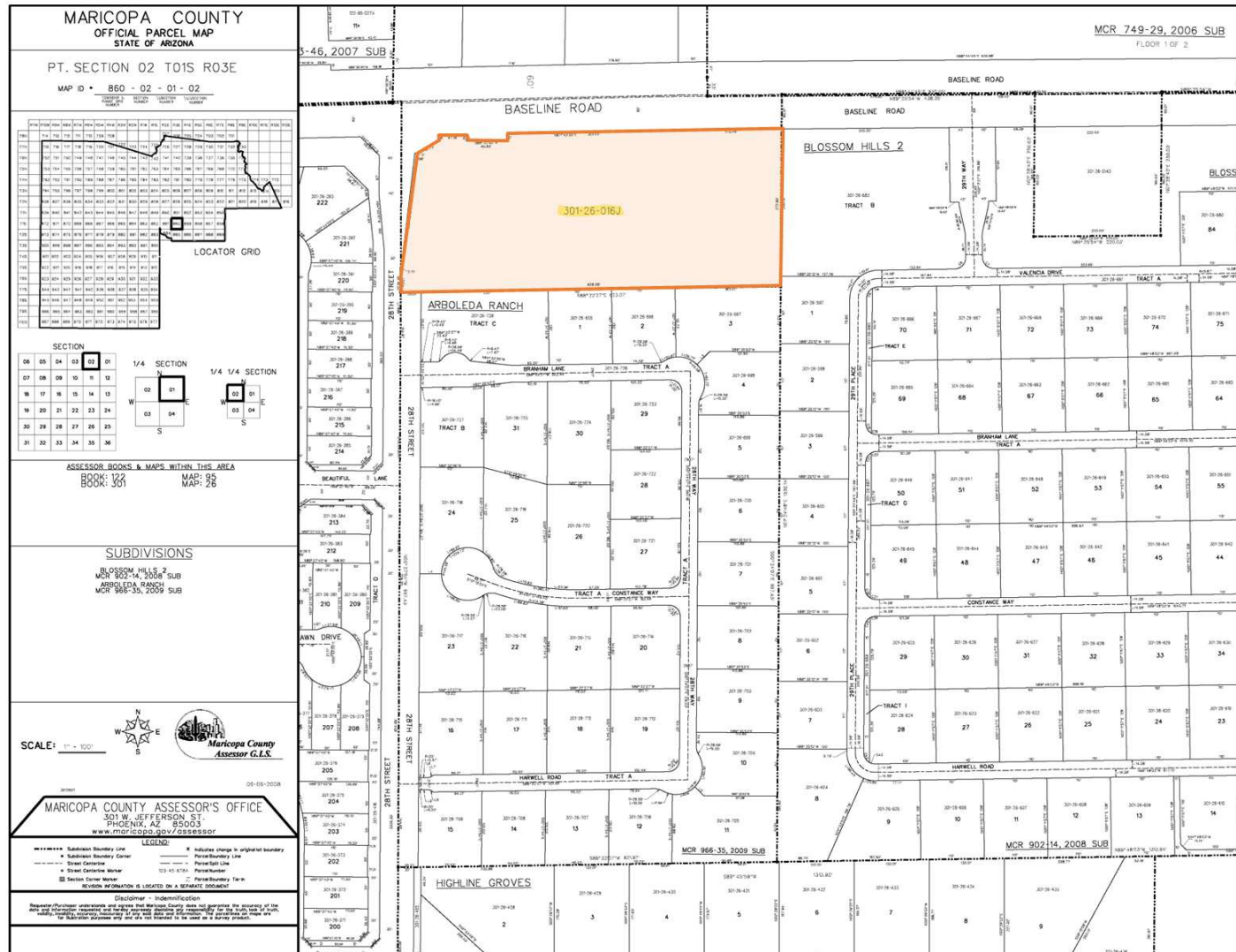
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# LOCATION MAP

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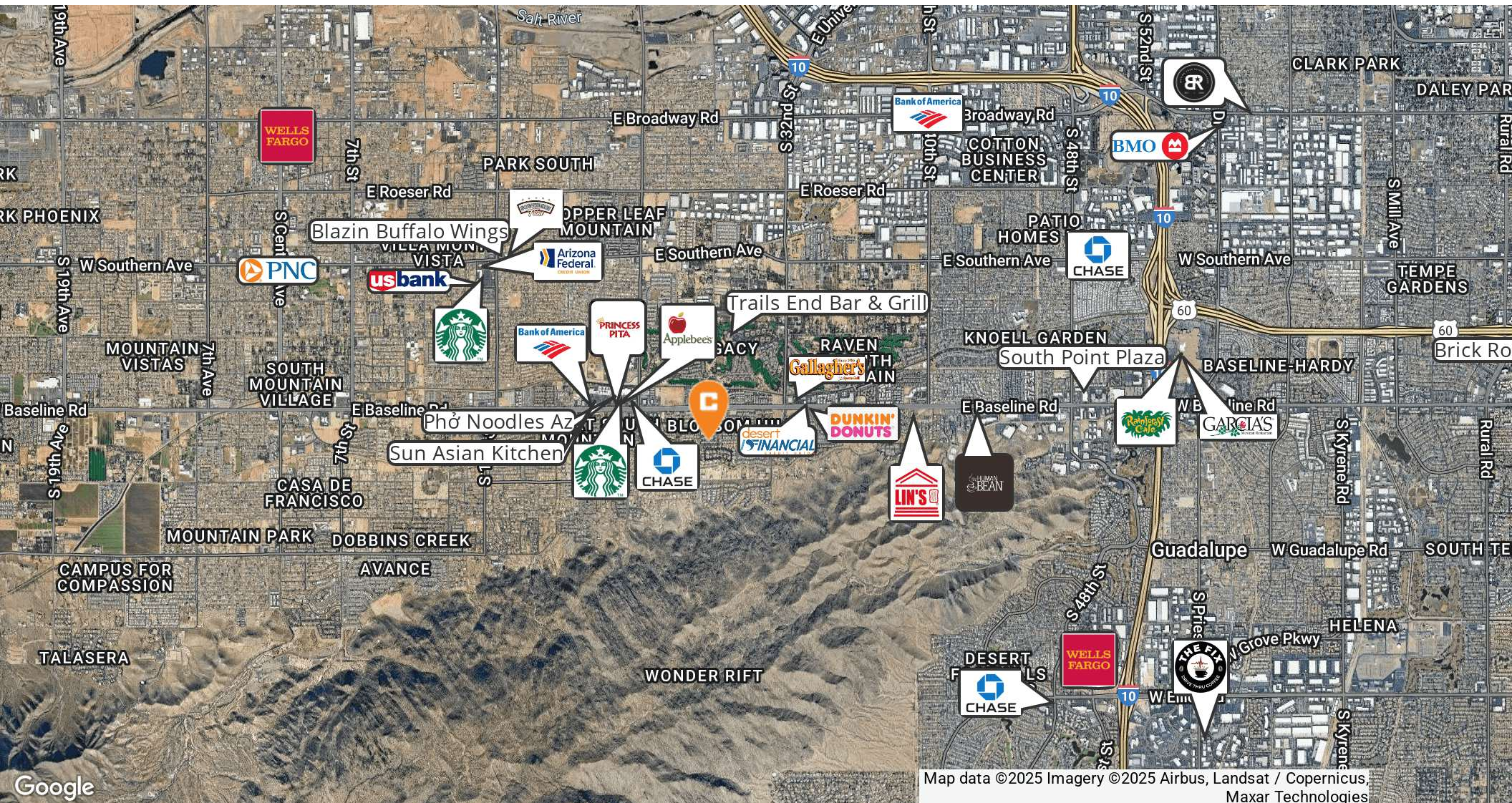
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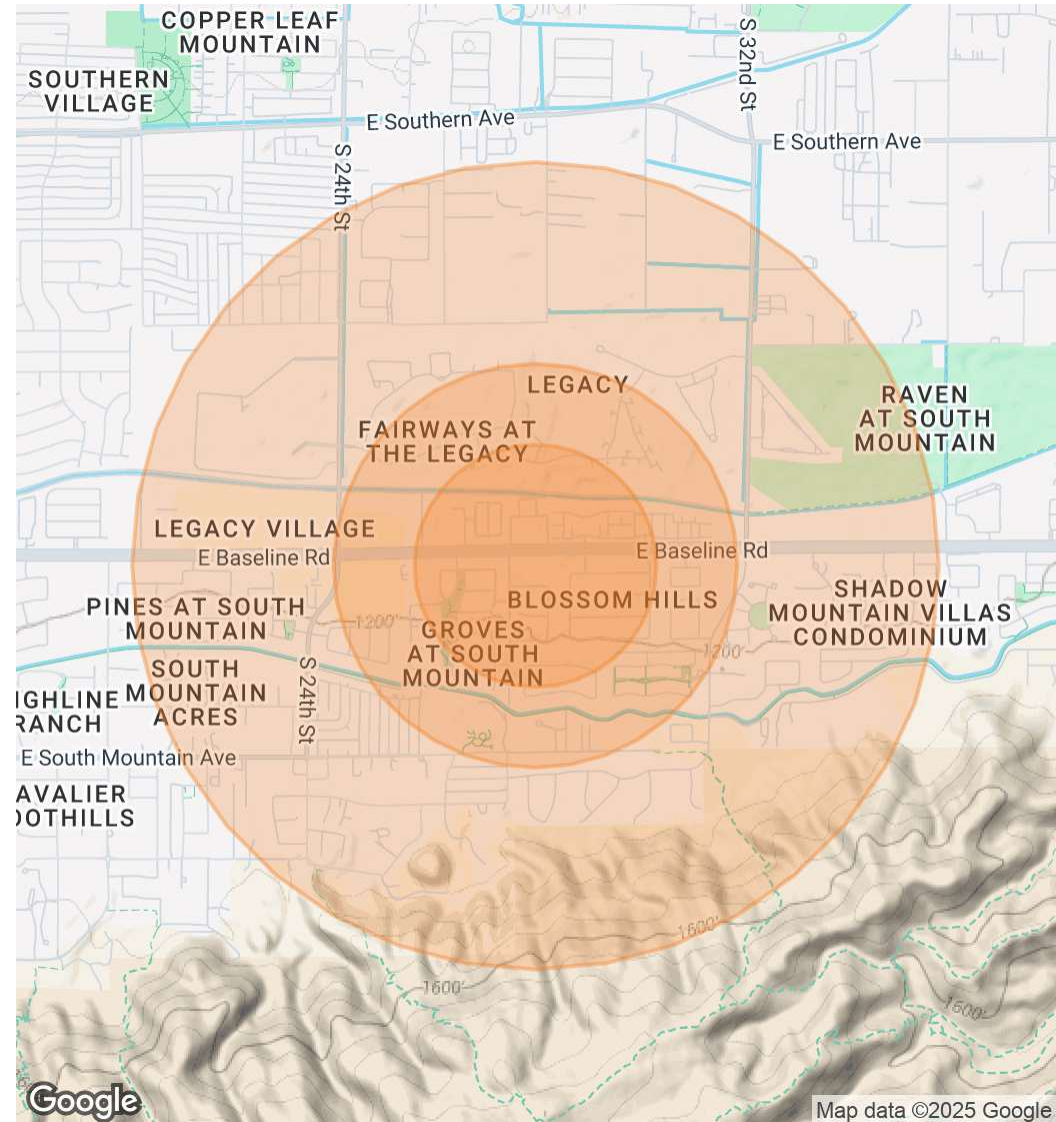
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,371	3,077	8,348
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	40	40	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	501	1,128	3,046
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$139,009	\$138,477	\$126,521
Average House Value	\$617,394	\$613,231	\$548,941

Demographics data derived from AlphaMap



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