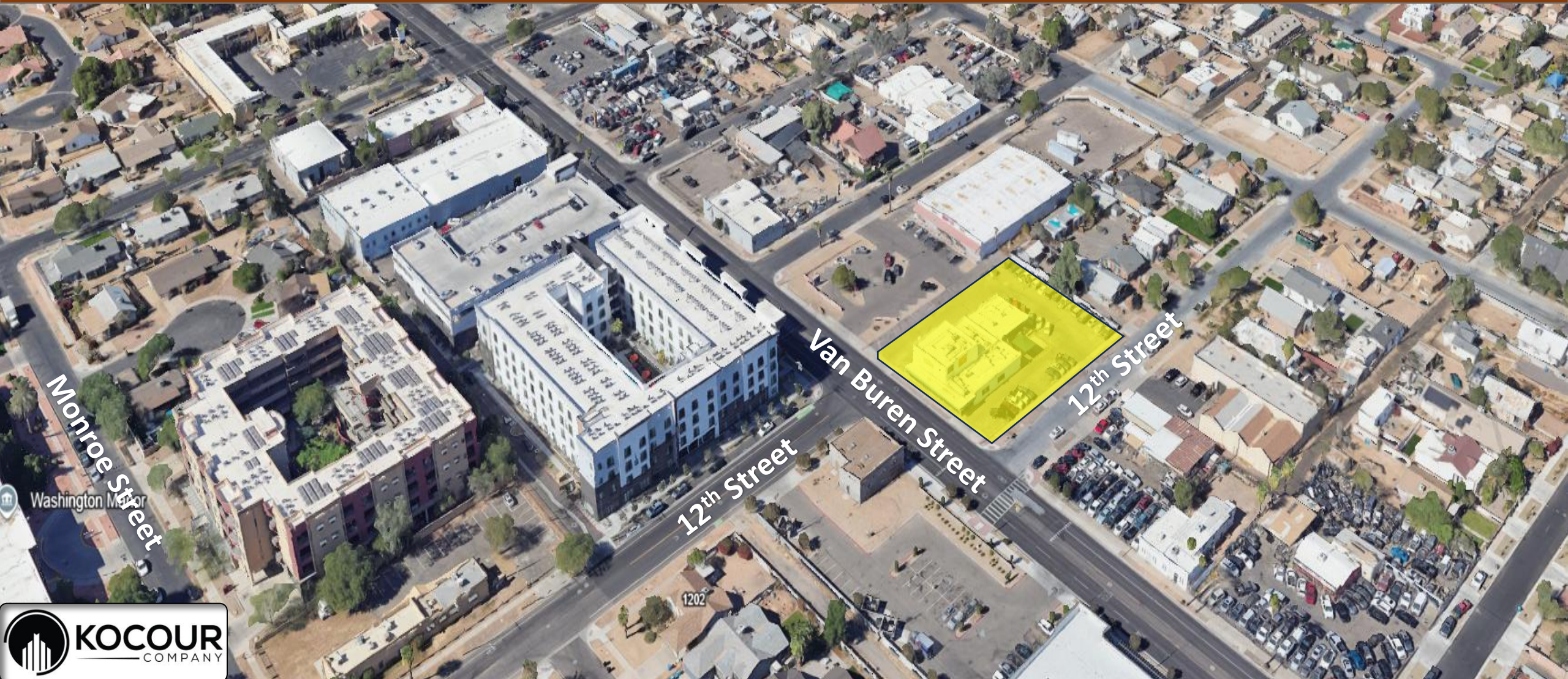


LAND FOR SALE or GROUND LEASE

NWC 12TH STREET AND VAN BUREN STREET, PHOENIX, AZ



Exclusively Listed By: Brian Kocour | 602-757-1319 | Brian@kocourcompany.com | www.KocourCompany.com

LAND FOR SALE or GROUND LEASE

NWC 12TH STREET AND VAN BUREN STREET, PHOENIX, AZ

Property Summary

Site Location:	NWC of 12 th Street and Van Buren, Phoenix, AZ
Gross Land Area:	.74 Acres (32,024SF)
Parcel Number:	116-25-081B
Zoned:	C-2, C-3 within Transit Overlay District (TOD-1)
Offering Price	\$1,450,000

Property Highlights

- Prime Infill Phoenix Development Opportunity
- Location is on a Hard Corner
- Located in the Van Buren Street Enhancement Project (7th Street to 24th Street)
- Existing Improvements Removed- Ready for Redevelopment
- Excellent Visibility Along Van Buren Street
- Strong Access to Downtown Phoenix and Major Transportation Corridors
- Rare Opportunity to Acquire a Development Site in an Urban Phoenix Location



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