

6900 W Southern Ave | Lot For Sale \$3,000,000
Excellent Loop 202 Access | ±5.48 Acres

Laveen, AZ 85339 | IND-3 Industrial Zoned Lot Along W Southern Avenue



Anna Sepic, MRED/CAM
602 393 6617 | anna.sepic@naihonorizon.com

While we strive to provide accurate information, all data presented is obtained from third-party sources and has not been independently verified by our brokerage. Buyers and/or their agents should always conduct their own due diligence and verify all information before relying on it in any transaction.

NAIHorizon

Offering Property Information

Empty Industrial Lot in a Central, Easy-Access Location



Features

- IND-3 Industrial Zoned Lot
- Easy Access to Loop 202 and I-10
- Future SR30 will connect Loops 202 & 303, providing better west bound route
- 16.5 Miles to Phoenix Sky Harbor International Airport
- Located in Phoenix but jurisdiction is Maricopa County

Address: 6900 West Southern Avenue,
Laveen, AZ 85339

Sale: \$3,000,000

RBA: 238,709 SF

Lot: ±5.48 Acres (± 238,709 SF)

Zoning: IND-3 Maricopa County

Primary Use: Industrial

Parcel: 104-71-009

Anna Sepic, MRED/CAM

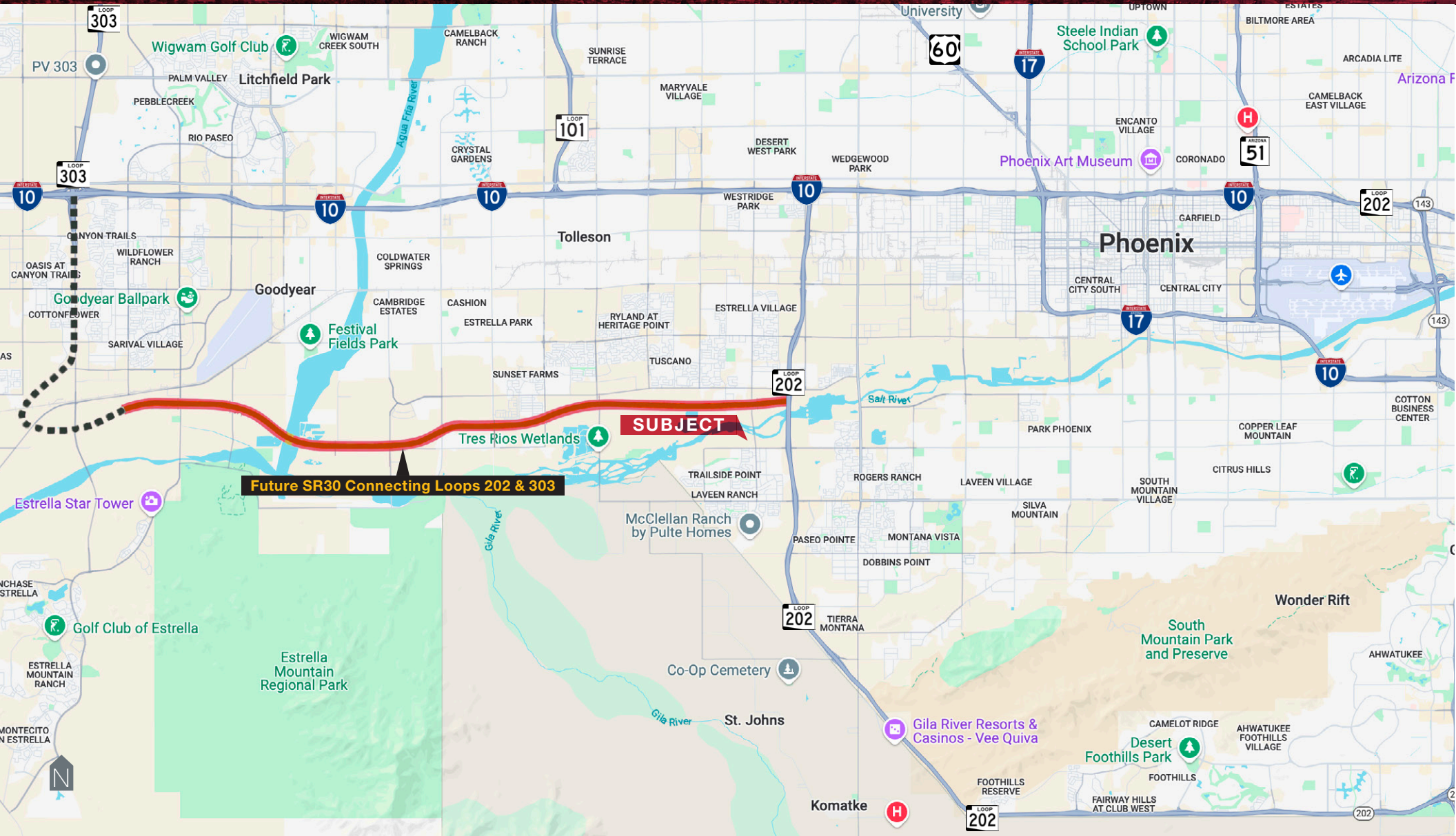
602 393 6617

anna.sepic@naihorizon.com

|2|

NAIHorizon

Location Map



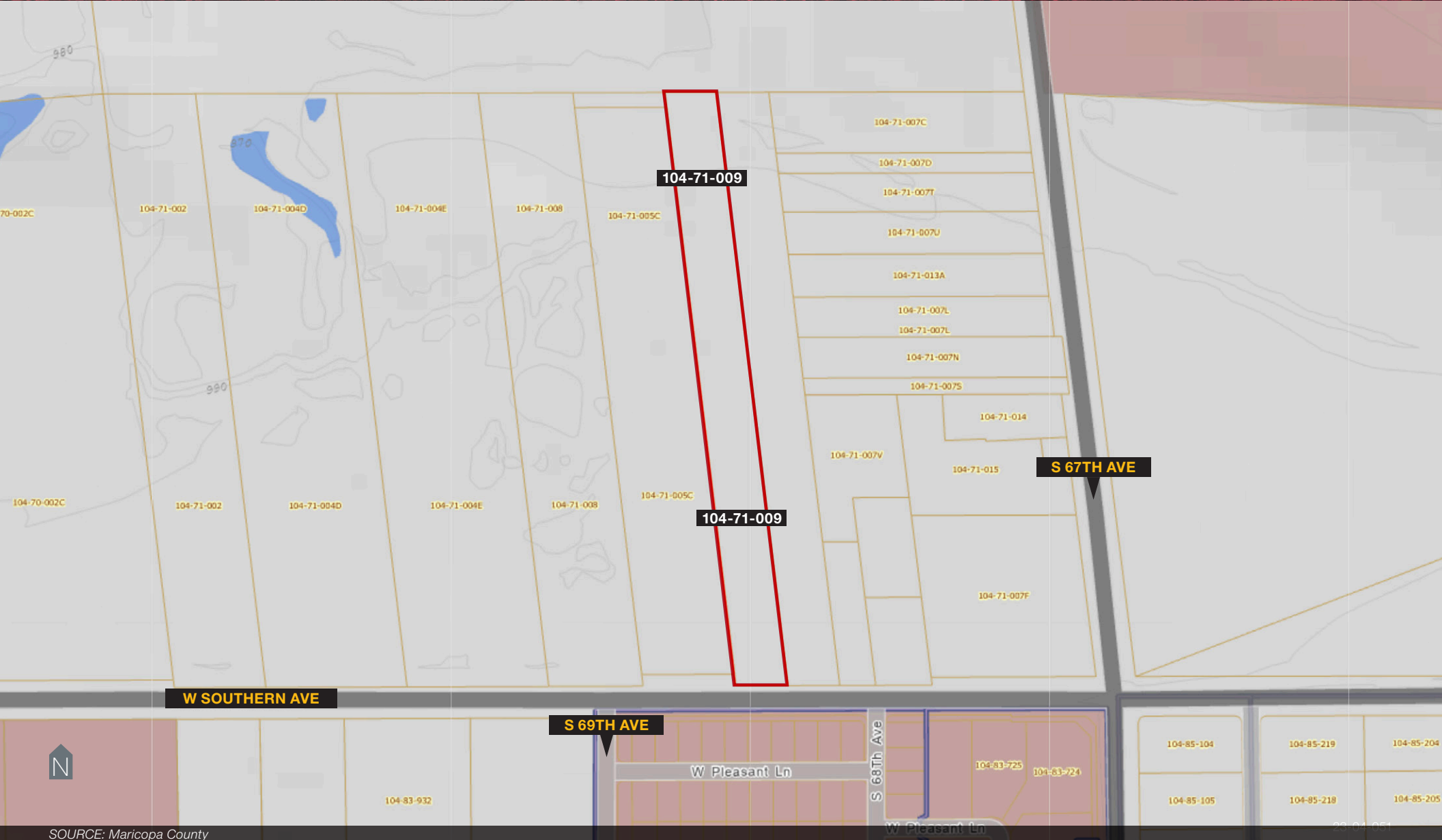
Anna Sepic, MRED/CAM

602 393 6617

anna.sepic@naihhorizon.com

|3|

Parcels Map



SOURCE: Maricopa County

Zoning Aerial



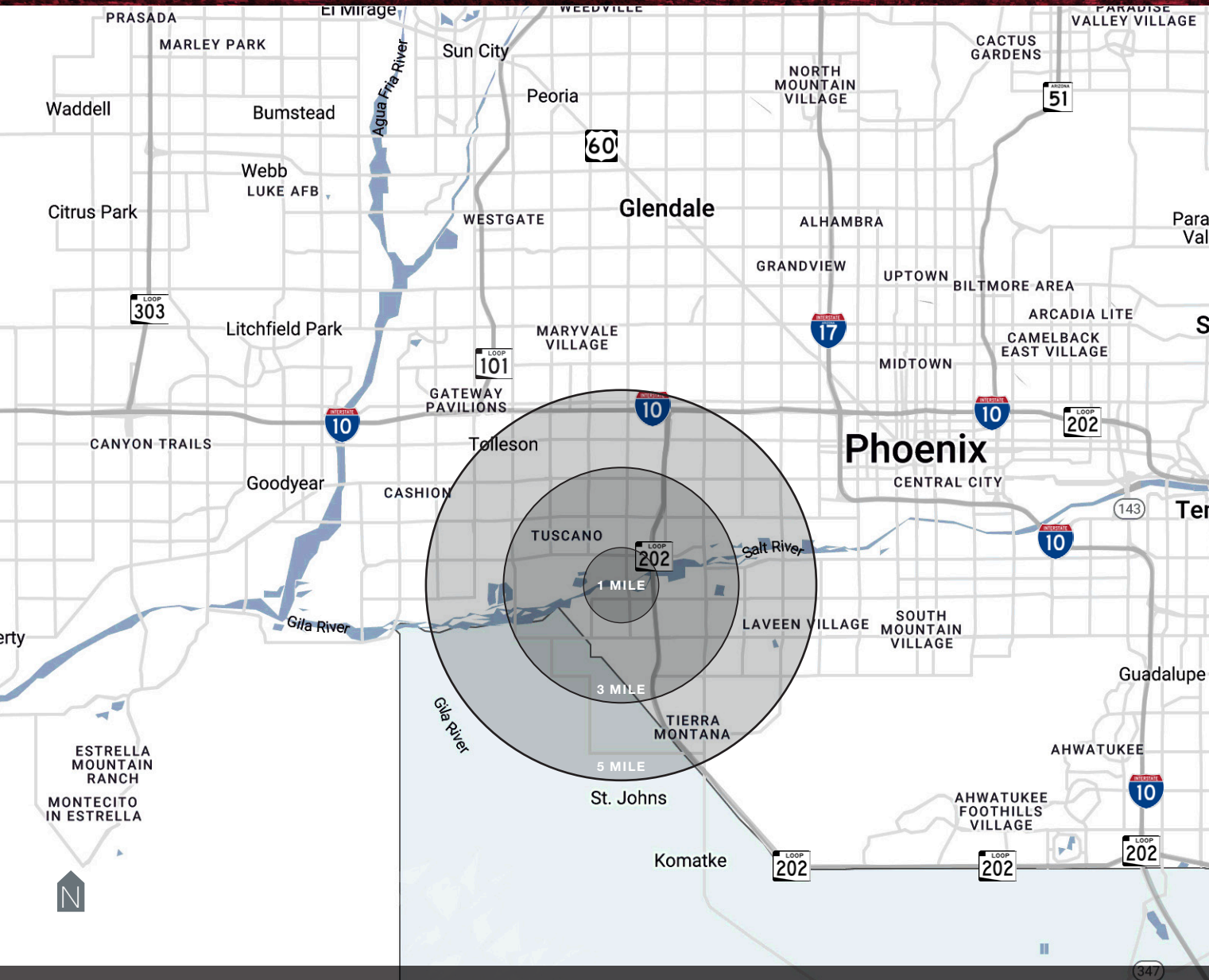
IND-3 Zoning

SOURCE: PHOENIX MUNICIPAL CODES ZONING IND-3

Anna Sepic, MRED/CAM
602 393 6617
anna.sepic@naihorizon.com
|5|

NAIHorizon

Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2024	6,454	71,474	153,947
2029	6,425	76,302	166,614



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	2,728	35,509	76,187



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	1,578	19,232	41,671
2029	1,588	20,873	45,768



HOUSING UNITS

	1 MILE	3 MILES	5 MILES
2024	1,621	19,936	43,529



AVERAGE HH INCOME

	1 MILE	3 MILES	5 MILES
2024	\$116,606	\$115,713	\$110,646
2029	\$136,629	\$137,683	\$131,255

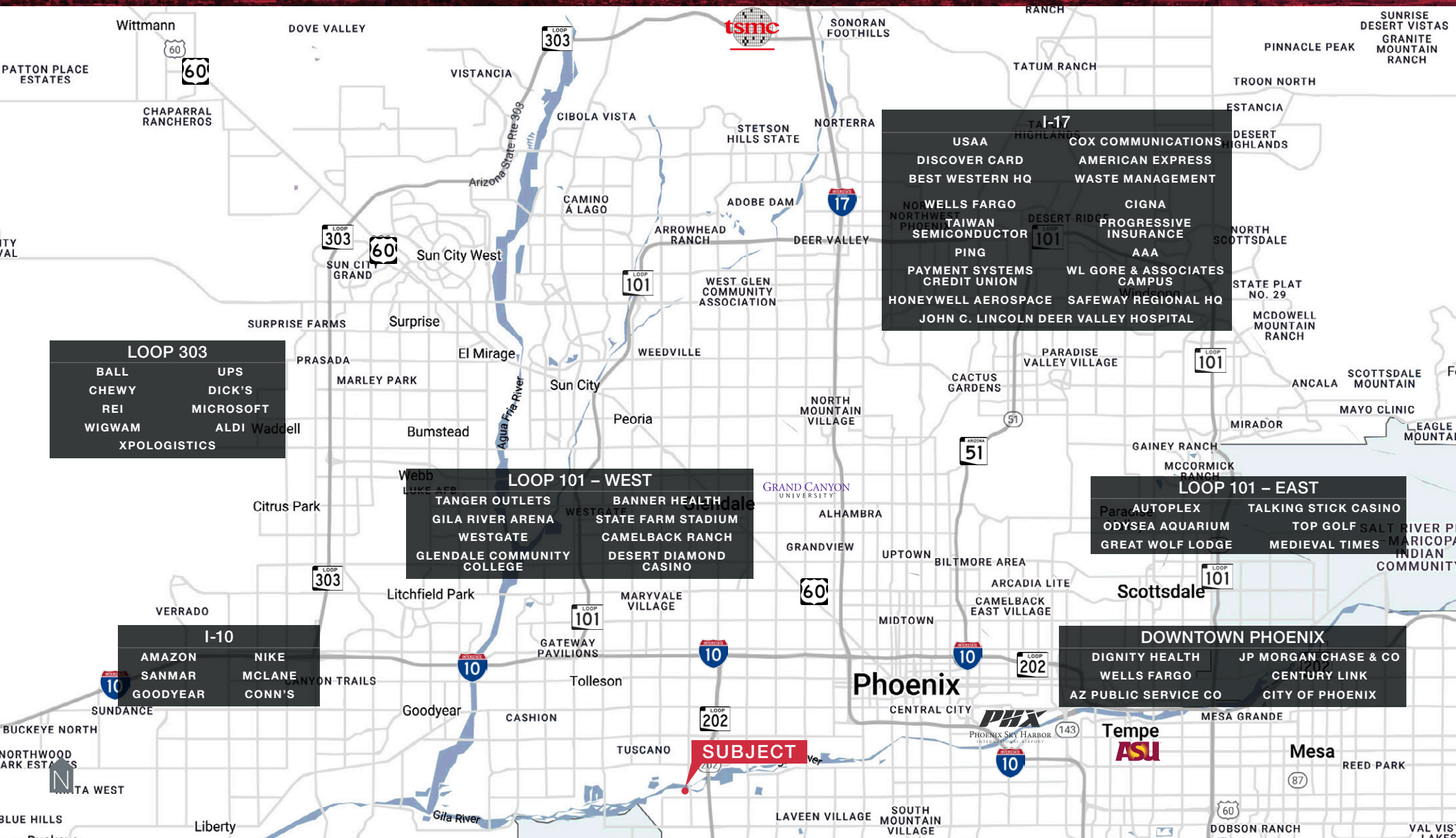


MEDIAN HH INCOME

	1 MILE	3 MILES	5 MILES
2024	\$88,900	\$93,816	\$90,369
2029	\$103,656	\$108,669	\$105,305

SOURCE: ESRI

Phoenix Employers



SOURCE: ESRI

Anna Sepic, MRED/CAM
602 393 6617
anna.sepic@naihorizon.com



Phoenix

Phoenix-Mesa-Chandler Metro Area

5,070,110

Total Population

14,568.7 square miles | 348 people per square mile

\$85,700

Median Household Income (\pm \$1,382)

About 10 percent higher than the amount in United States: \$77,719 \pm \$186

Source: Census data: ACS 2023

The Phoenix metropolitan area is the largest metropolitan statistical area in the Southwestern United States, with its largest principal city being the city of Phoenix.

Phoenix's job market has been growing at nearly twice the national average, driven by expansion in sectors such as technology, healthcare, finance, and manufacturing

The Phoenix metro area has a robust GDP growth rate, outperforming many other U.S. metros. It contributes significantly to Arizona's GDP, showcasing its role as an economic powerhouse within the state. The gross domestic product of the Phoenix metropolitan area was \$362 billion in 2022, 14th highest amongst metro areas in the United States.

The population of the Phoenix metropolitan area increased by 45.3% from 1990 through 2000, compared to the overall U.S. rate of 13.2%, helping

make Arizona the second-fastest growing state in the nation in the 1990s behind Nevada.

Phoenix is increasingly becoming a hub for technology and innovation, with major investments in data centers, electric vehicle manufacturing, and semiconductor production.

Known throughout the world for the best in desert golf, the area boasts 185 public, private, resort, municipal, and executive golf course destinations. It offers 23 luxury resorts and more than 50 miles of hiking, biking and horseback riding trails as well as 11 lakes within 55 miles for aquatic recreation.

Sky Harbor International Airport, ranked among the busiest airports globally, is a mere 10-minute drive away, offering flights on over 20 major airlines with non-stop routes to more than 100 cities worldwide.

Anna Sepic, MRED/CAM

602 393 6617

anna.sepic@naihizon.com

|8|

NAIHorizon

6900 W Southern Ave | Lot For Sale \$3,000,000

Represented by:

Anna Sepic, MRED/CAM
602 393 6617 | anna.sepic@naihorizon.com

NAI Horizon

2944 N 44th St, Suite 200,
Phoenix, AZ 85018 | 602 955 4000
naihorizon.com

25-04-001

While we strive to provide accurate information, all data presented is obtained from third-party sources and has not been independently verified by our brokerage. Buyers and/or their agents should always conduct their own due diligence and verify all information before relying on it in any transaction.