

# NEW RIVER RESIDENTIAL LAND ± 29.6 Acres

SEC 16th Street & E. Mariola Way  
Phoenix, Arizona 85086



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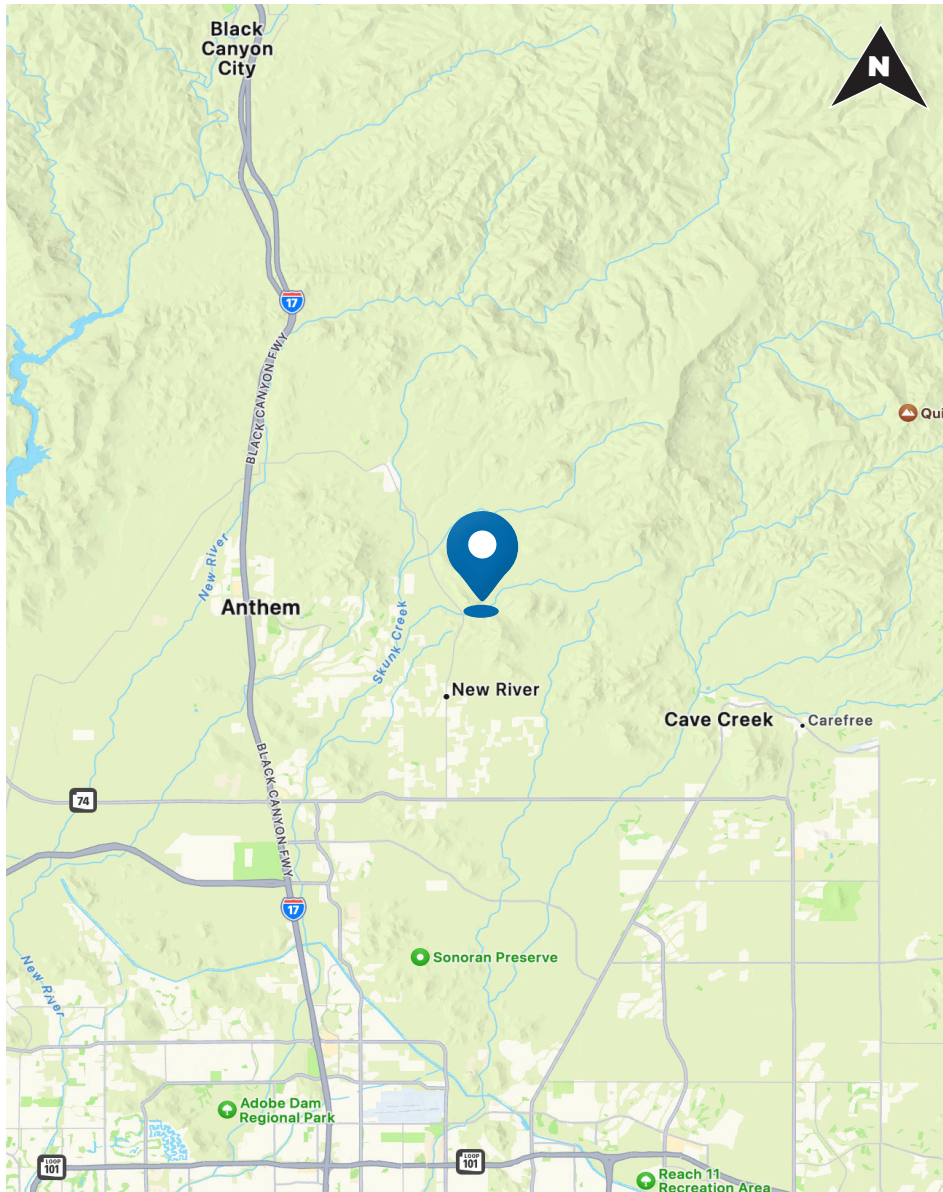
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Sale Price:	<b>\$5,920,000</b>
Price Per SF:	<b>\$4.59 PSF</b>
Price Per Acres	<b>\$200,000</b>
Size:	<b>29.57 Acres (1,288,049 SF)</b>
Zoning:	<b>R-43 Residential with 43,000 SF Minimum</b>
Parcel/APN:	<b>211-21-006D &amp; 211-21-006R</b>

## HIGHLIGHTS

**Expansive Space:** Over 1.2 million square feet (+/- 29.57 acres) providing ample room for various development projects.

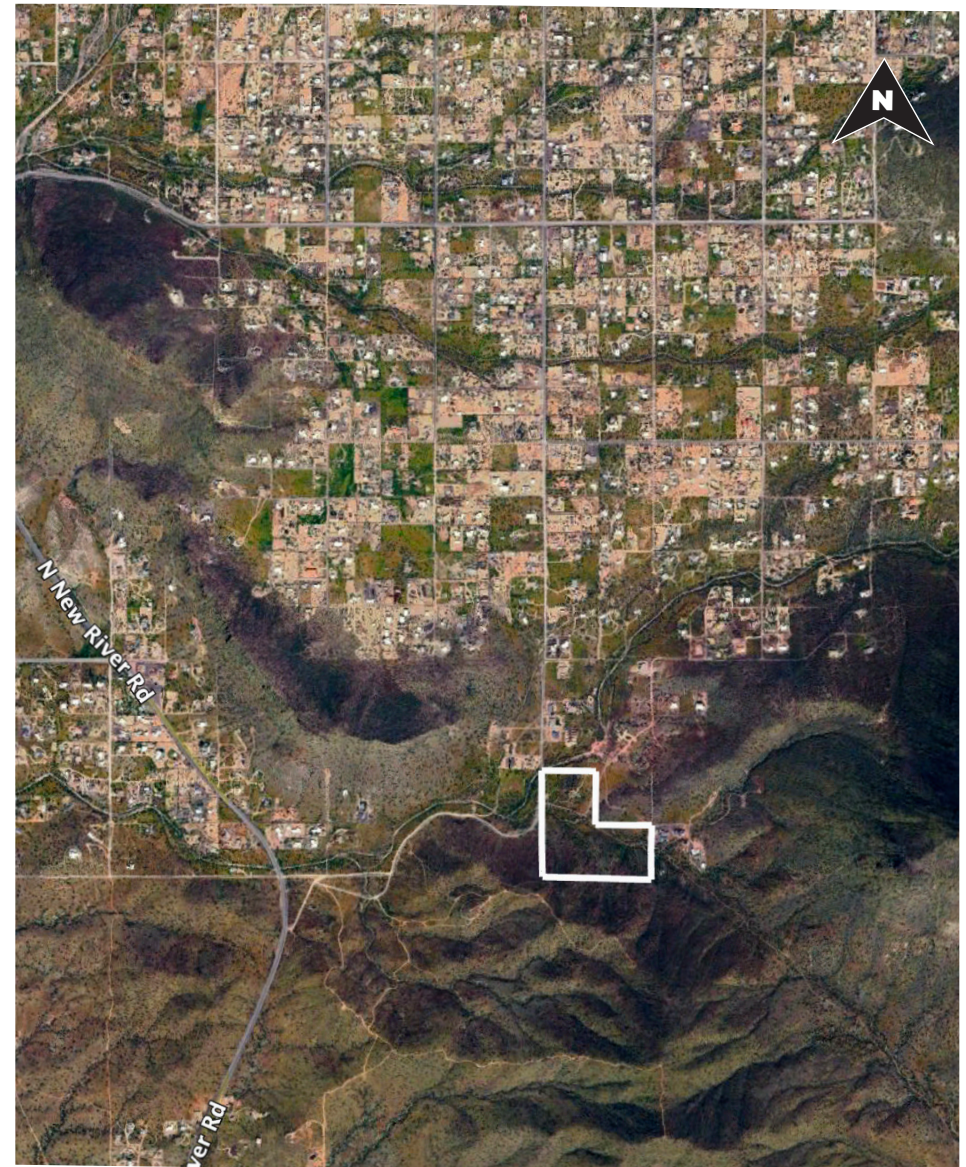
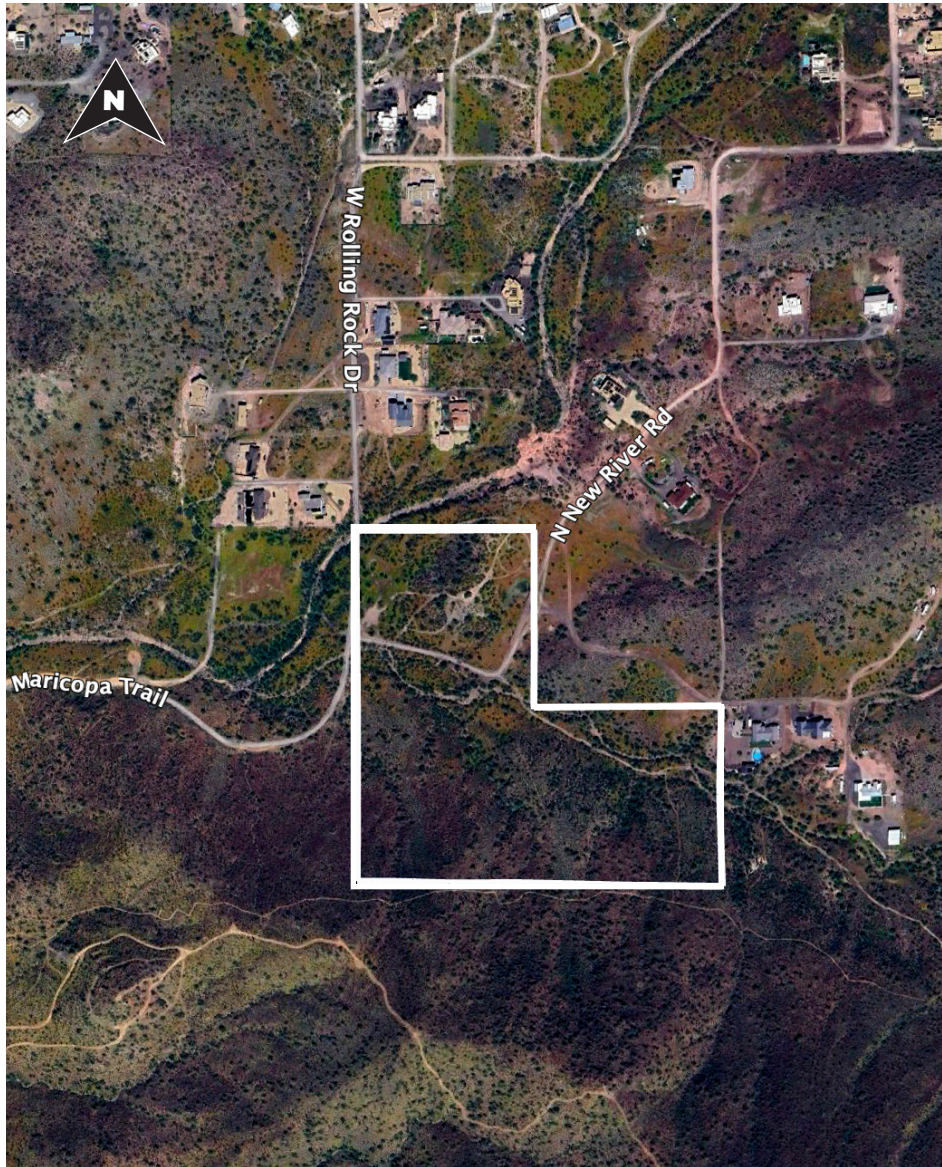
**Scenic Area:** Nestled in a beautiful, serene area, offering picturesque views and a desirable living environment.

**Favorable Zoning:** Zoned for residential development, perfect for single-family homes.

**Development Potential:** Ideal for building a new housing community or luxury estates.

**Growing Community:** Located in an area with increasing demand for residential properties.





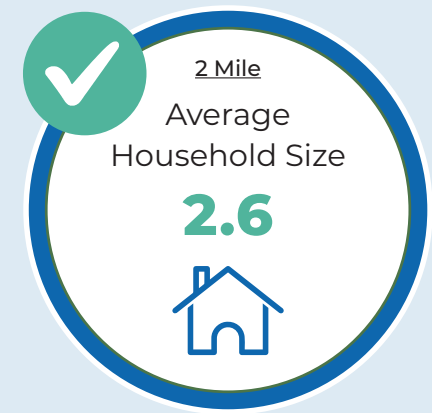
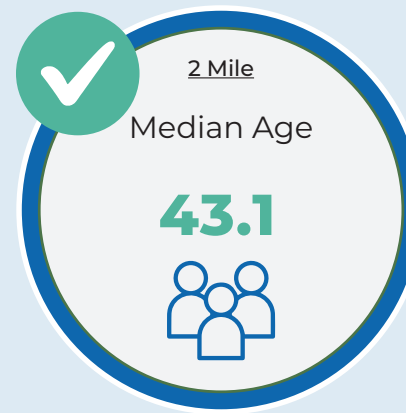


# DISTANT AERIAL VIEW





# AREA DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	2 Mile	5 Mile	10 Mile
Daytime Population:	4,305	35,946	<b>145,767</b>
Estimated Population:	3,894	31,272	121,370
2029 Proj. Residential Population:	4,034	31,791	125,412
Average Household Income:	\$147,316	<b>\$175,935</b>	\$169,620
Median Age:	<b>43.1</b>	45.4	44.1
Average Household Size:	<b>2.6</b>	2.6	2.5
Housing Units:	1,634	13,035	51,562
Total Households:	1,495	11,959	47,060
Total Household Expenditure:	\$140.92 M	\$1.28 B	\$4.89 B

