

3.49 ACRES REMAINING: PADS FOR SALE, GROUND LEASE OR RBTS



PROPERTY HIGHLIGHTS

- Located Two Miles from the New Loop-202 Expansion
- Tremendous Housing Growth & Commercial Development in the Area
- Access Along Baseline Road; Premier Commercial Artery Connecting East & West Phoenix
- Laveen area population has grown by over 60% in the last decade, with projections to exceed 55,000 by 2025 in 85339 alone



AVERAGE HH INCOME
\$129,040 (3 mile radius)



POPULATION
82,519 (3 mile radius)

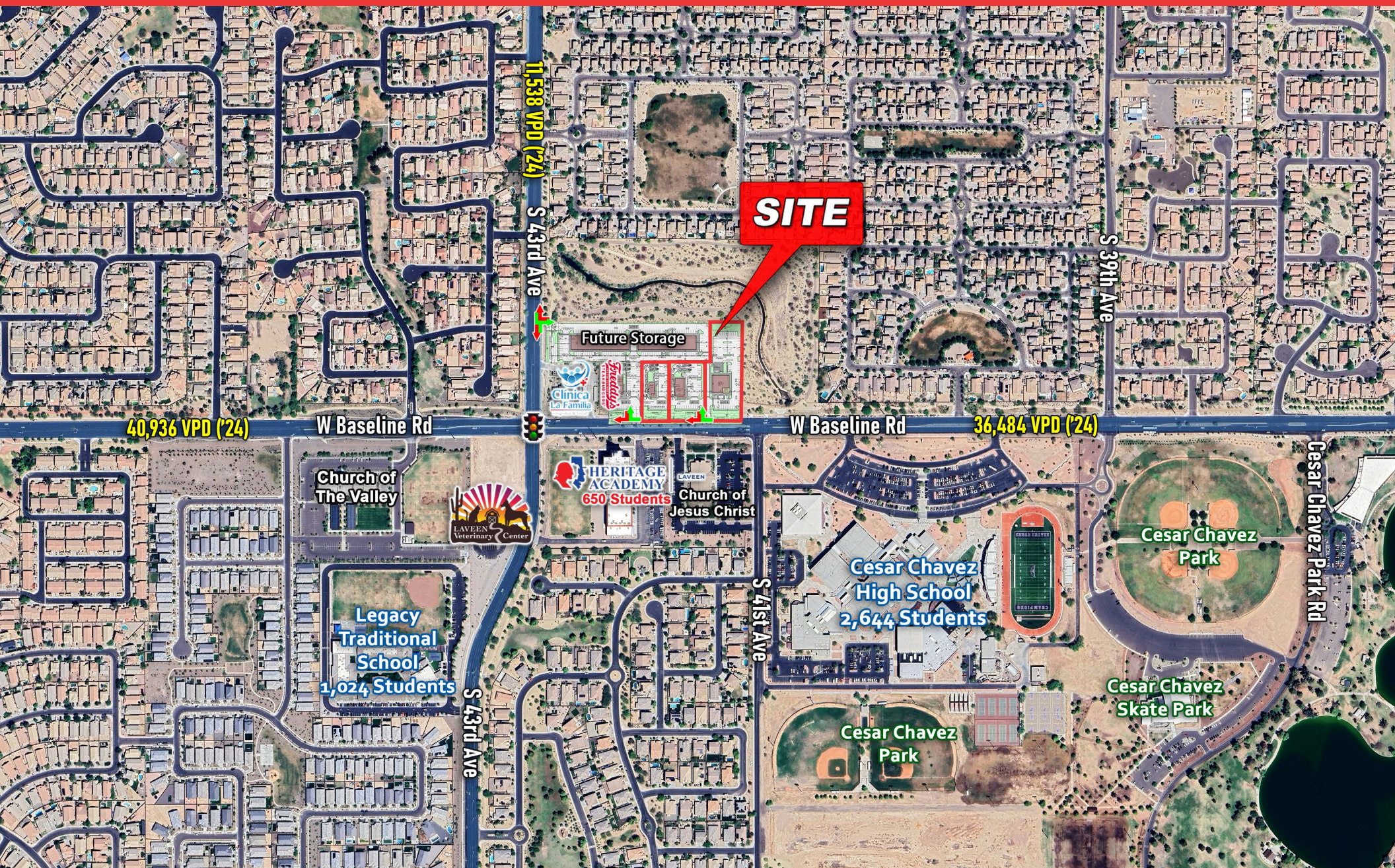


DAYTIME EMPLOYMENT
58,619 (3 mile radius)

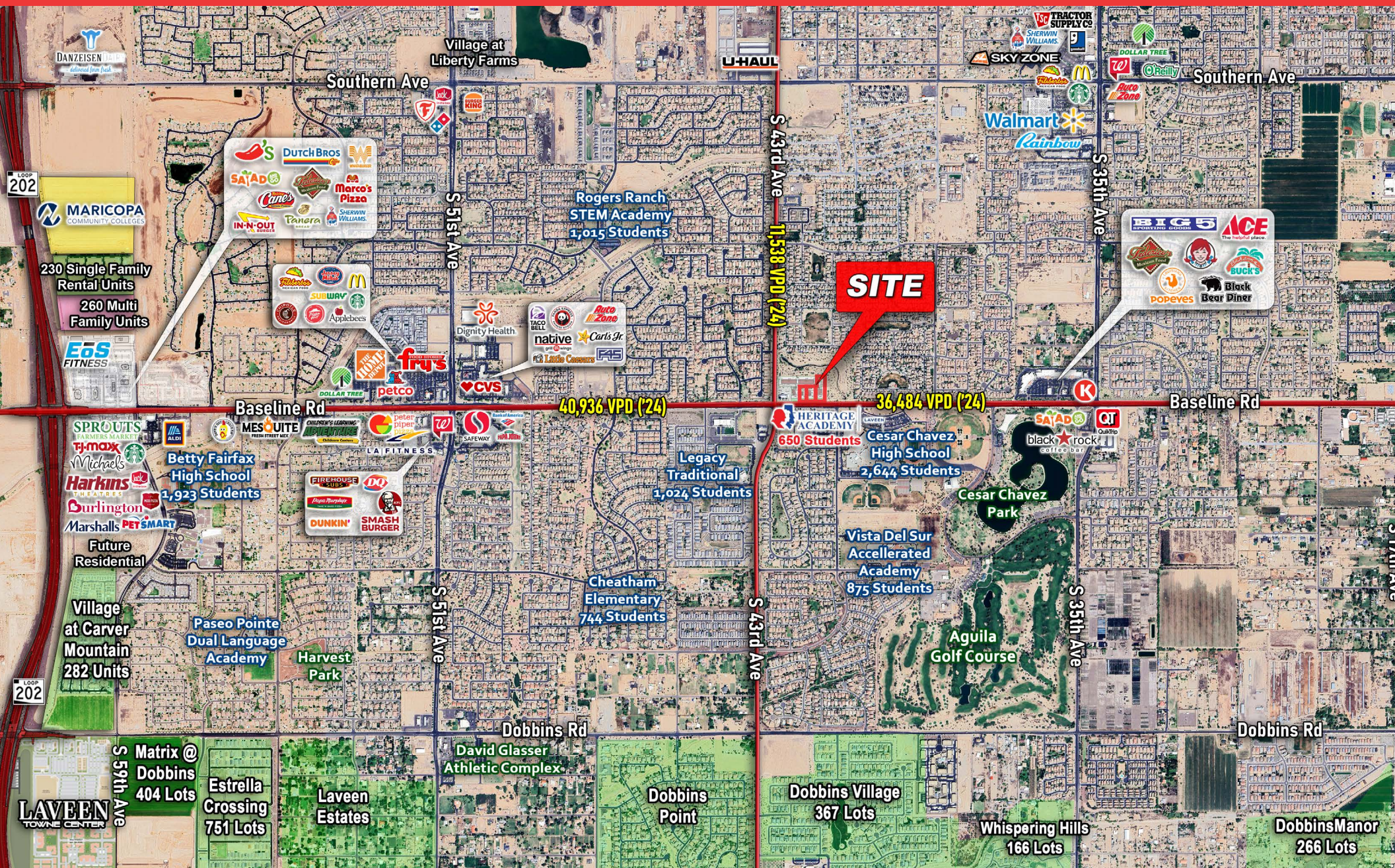


TRAFFIC COUNTS
36,484 VPD on Baseline Rd &
11,538 VPD on 43rd Ave

* Demographics ©ESRI 2025









	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	12,656	50,830	126,198
2020 Total Population	17,490	68,432	152,112
2020 Group Quarters	20	131	5,197
2025 Total Population	18,557	82,519	173,967
2025 Group Quarters	22	143	5,761
2030 Total Population	19,461	94,064	187,642
2025-2030 Annual Rate	0.96%	2.65%	1.52%
2025 Total Daytime Population	12,720	58,619	149,329
Workers	3,257	16,730	59,769
Residents	9,463	41,889	89,560
Household Summary			
2010 Households	3,746	15,107	33,904
2010 Average Household Size	3.38	3.36	3.51
2020 Total Households	4,868	19,255	41,123
2020 Average Household Size	3.59	3.55	3.57
2025 Households	5,212	23,547	48,104
2025 Average Household Size	3.56	3.50	3.50
2030 Households	5,493	27,003	52,465
2030 Average Household Size	3.54	3.48	3.47
2025-2030 Annual Rate	1.06%	2.78%	1.75%
2010 Families	2,977	11,885	26,789
2010 Average Family Size	3.71	3.72	3.88
2025 Families	4,210	18,881	37,783
2025 Average Family Size	3.90	3.83	3.86
2030 Families	4,430	21,637	41,192
2030 Average Family Size	3.88	3.80	3.82
2025-2030 Annual Rate	1.02%	2.76%	1.74%
Housing Unit Summary			
2020 Housing Units	4,989	19,911	42,846
Owner Occupied Housing Units	70.8%	72.5%	65.8%
Renter Occupied Housing Units	26.8%	24.2%	30.2%
Vacant Housing Units	2.4%	3.2%	4.1%
2025 Housing Units	5,306	24,538	49,978
Owner Occupied Housing Units	76.4%	76.4%	71.2%
Renter Occupied Housing Units	21.8%	19.5%	25.0%
Vacant Housing Units	1.8%	4.0%	3.7%
2030 Housing Units	5,620	27,911	54,296
Owner Occupied Housing Units	77.3%	72.7%	70.9%
Renter Occupied Housing Units	20.5%	24.0%	25.7%
Vacant Housing Units	2.3%	3.3%	3.4%
2025 Households by Income			
Household Income Base	5,212	23,547	48,098
<\$15,000	3.9%	4.0%	7.4%
\$15,000 - \$24,999	1.7%	2.1%	2.9%
\$25,000 - \$34,999	3.6%	3.1%	4.9%
\$35,000 - \$49,999	6.4%	7.2%	9.6%
\$50,000 - \$74,999	16.7%	15.4%	16.9%
\$75,000 - \$99,999	18.2%	14.1%	13.0%
\$100,000 - \$149,999	28.2%	24.4%	21.3%
\$150,000 - \$199,999	11.7%	14.1%	12.1%
\$200,000+	9.5%	15.7%	11.8%
Average Household Income	\$111,383	\$129,040	\$111,442

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