

PHOENIX  
DEVELOPMENT SITE

FOR  
SALE

NEC 17 AVE & HADLEY ST  
PHOENIX, AZ 85007

CONTACT INFORMATION

GUNNAR SINNETT  
VICE PRESIDENT  
gsinnett@levrose.com  
314.651.0322



# EXECUTIVE SUMMARY

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Positioned just minutes from Downtown Phoenix, this ±1-acre infill site offers a rare opportunity within the I-17/I-10 corridor, one of the city's most dynamic growth areas. The property's zoning supports both commercial and high-density multi-family uses, allowing investors to capitalize on strong demand drivers in the surrounding market. With its corner location and flexible development potential, this asset is ideal for a range of value-add or ground-up projects. Seller financing further enhances the attractiveness of this offering.



# PROPERTY DETAILS

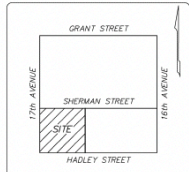
LOCATION	NEC 17th Ave & Hadley St Phoenix, AZ 85007
SALE PRICE	\$635,000 (\$15.52/SF)
SITE AREA	±0.94 AC (±40,926 SF)
ZONING	R-5: 72%, C-2: 28% (Phoenix)
PARCEL	112-14-003-A

# PROPERTY HIGHLIGHTS

- ±1 AC Vacant Land near Downtown Phoenix
- Zoning allows for Commercial & Multi-Family
- Inside the I-17/I-10 Corridor
- Seller Financing Available



# ALTA SURVEY



**VICINITY MAP**  
NOT TO SCALE

## LAND DIVISION SURVEY

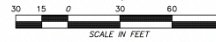
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### SURVEY NOTES

- This survey has been prepared without the benefit of a title report, and is subject to all easements of record. The description used for this survey is per Deed No. 2007-1084294, M.C.R. & Deed No. 2007-1084295, M.C.R.
- BASIS OF BEARING:** The monument line of Sherman Street, using a bearing of South 89 degrees 56 minutes 30 seconds East, per the Plat of ORER PLACE, recorded in Book 24, Page 27, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- This Land Division Survey was submitted to the City of Phoenix under PRVD 15067, and was given conditional approval on October 5, 2015.

### SITE INFORMATION

ADDRESS: 801 S. 17th AVENUE, PHOENIX, ARIZONA  
OWNERSHIP: A.P.N.: 112-14-001-A & 112-14-003-A  
OWNER: AMO, LLC  
DEED: 2007-1084294, M.C.R. & 2007-1084295, M.C.R.



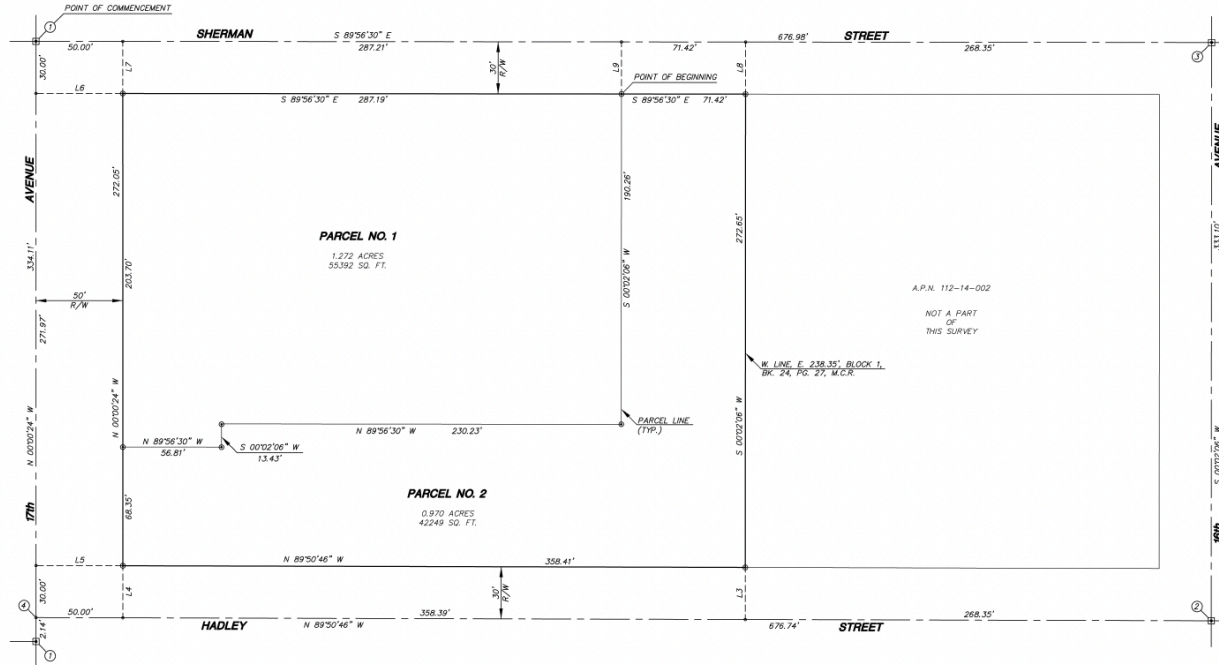
SCALE IN FEET  
1" = 30'

### LEGEND

- Set 1/2" Rebar W/ Cap L.S. 31020
- Property Line
- Find Survey monument (See Monument Table)

### REFERENCE DOCUMENTS

PLAT PER BOOK 24, PAGE 27, M.C.R.



### PARCEL DESCRIPTION

**Parcel No. 1:**  
A portion of the Block 1 of EAST ORER PLACE, a subdivision recorded in Book 24 of Maps, Page 27, records of Maricopa County, Arizona, being located in the Southwest quarter of Section 7, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:  
**COMMENCING** at the intersection of 17th Avenue and Sherman Street, monumented with a stone in handhole, which bears North 89 degrees 56 minutes 30 seconds West, 676.98 feet from the intersection of 16th Avenue and Sherman Street, monumented with a brass cap flush;  
Thence along the monument line of Sherman Street, South 89 degrees 56 minutes 30 seconds East 337.21 feet;  
Thence South 00 degrees 02 minutes 06 seconds West 30.00 feet to a point on a line 30.00 feet South of and parallel with the monument line of Sherman Street said point also being on the North line of said Block 1, said point also being the POINT OF BEGINNING;  
Thence along a line 309.77 feet West of and parallel with the East line of said Block 1, South 00 degrees 02 minutes 06 seconds West 190.26 feet to a point on a line 190.26 feet South of and parallel with the North line of said Block 1;  
Thence along said parallel line, North 89 degrees 56 minutes 30 seconds West 230.23 feet to a point on a line 540.00 feet West of and parallel with the East line of said Block 1;  
Thence along said parallel line, South 00 degrees 02 minutes 06 seconds West 13.43 feet to a point on a line 203.70 feet South of and parallel with the North line of said Block 1;  
Thence along said parallel line, North 89 degrees 56 minutes 30 seconds West 56.81 feet to a point on the West line of said Block 1;  
Thence along said West line, North 00 degrees 00 minutes 24 seconds West 203.70 feet to the Northwest corner of said Block 1;  
Thence along the North line of said Block 1, South 89 degrees 56 minutes 30 seconds East 287.15 feet to the POINT OF BEGINNING.

**Parcel No. 2:**  
A portion of the Block 1 of EAST ORER PLACE, a subdivision recorded in Book 24 of Maps, Page 27, records of Maricopa County, Arizona, being located in the Southwest quarter of Section 7, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:  
**COMMENCING** at the intersection of 17th Avenue and Sherman Street, monumented with a stone in handhole, which bears North 89 degrees 56 minutes 30 seconds West, 676.98 feet from the intersection of 16th Avenue and Sherman Street, monumented with a brass cap flush;  
Thence along the monument line of Sherman Street, South 89 degrees 56 minutes 30 seconds East 337.21 feet;  
Thence South 00 degrees 02 minutes 06 seconds West 30.00 feet to a point on a line 30.00 feet South of and parallel with the monument line of Sherman Street said point also being on the North line of said Block 1, said point also being the POINT OF BEGINNING;  
Thence along the North line of said Block 1, South 89 degrees 56 minutes 30 seconds East 71.42 feet to a point on a line 238.35 feet West of and parallel with the East line of said Block 1;  
Thence along said parallel line, South 00 degrees 02 minutes 06 seconds West 272.65 feet to a point on the South line of said Block 1;  
Thence along said South line, North 89 degrees 50 minutes 46 seconds West 358.41 feet to the Southwest corner of said Block 1;  
Thence along the West line of said Block 1, North 00 degrees 00 minutes 24 seconds West 68.35 feet to a point on a line 203.70 feet South of and parallel with the North line of said Block 1;  
Thence along said parallel line, South 89 degrees 56 minutes 30 seconds East 56.81 feet to a point on a line 540.00 feet West of and parallel with the East line of said Block 1;  
Thence along said parallel line, North 00 degrees 02 minutes 06 seconds East 13.43 feet to a point on a line 190.26 feet South of and parallel with the North line of said Block 1;  
Thence along said parallel line, South 89 degrees 56 minutes 30 seconds East 230.23 feet to a point on a line 309.77 feet West of and parallel with the East line of said Block 1;  
Thence along said parallel line, North 00 degrees 02 minutes 06 seconds East 190.26 feet to the POINT OF BEGINNING.

### SURVEYOR'S STATEMENT

I, G. Bryan Goetzberger, hereby state that I am a registered land surveyor in the State of Arizona and that the survey shown herein was completed under my direct supervision during the month of January, 2016, and is correct to the best of my knowledge and the monuments shown actually exist.

G. Bryan Goetzberger  
R.L.S. #31020



LINE	BEARING	DISTANCE
L1	S 0°02'06" W	17.50'
L2	N 89°56'30" W	56.81'
L3	S 0°02'06" W	30.00'
L4	S 0°00'24" E	30.00'
L5	N 89°50'46" W	50.00'
L6	N 89°58'50" W	50.00'
L7	N 0°00'24" W	30.00'
L8	N 0°02'06" E	30.00'
L9	S 0°02'06" W	30.00'

MONUMENT TABLE	
①	FIND STONE IN HANDHOLE
②	FIND BRASS CAP FLUSH
③	FIND BRASS CAP FLUSH - ALSO FIND BRASS CAP FLUSH, WEST 7.25'
④	NO MONUMENT FIND OR SET - CALC'D POSITION PER BK. 24, PG. 27, M.C.R.

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
20160014067 01/09/2016 02:25  
BOOK 1255 PAGE 48  
ELECTRONIC RECORDING  
150604R-1-1-1-M-  
Yorkm

LAND DIVISION SURVEY  
801 S. 17th AVENUE, PHOENIX, ARIZONA

STATEWIDE SERVICE IN ARIZONA  
www.alliancelandsurveying.com

7900 N. 70th AVENUE TEL (823) 972-2200  
SUITE 104 FAX (823) 972-1616  
GLENDALE, AZ 85303

SHEET: 1 OF 1 DATE: 1-8-16 JOB NO: 150604



W VAN BUREN ST



S 19TH AVE



W BUCKEYE RD

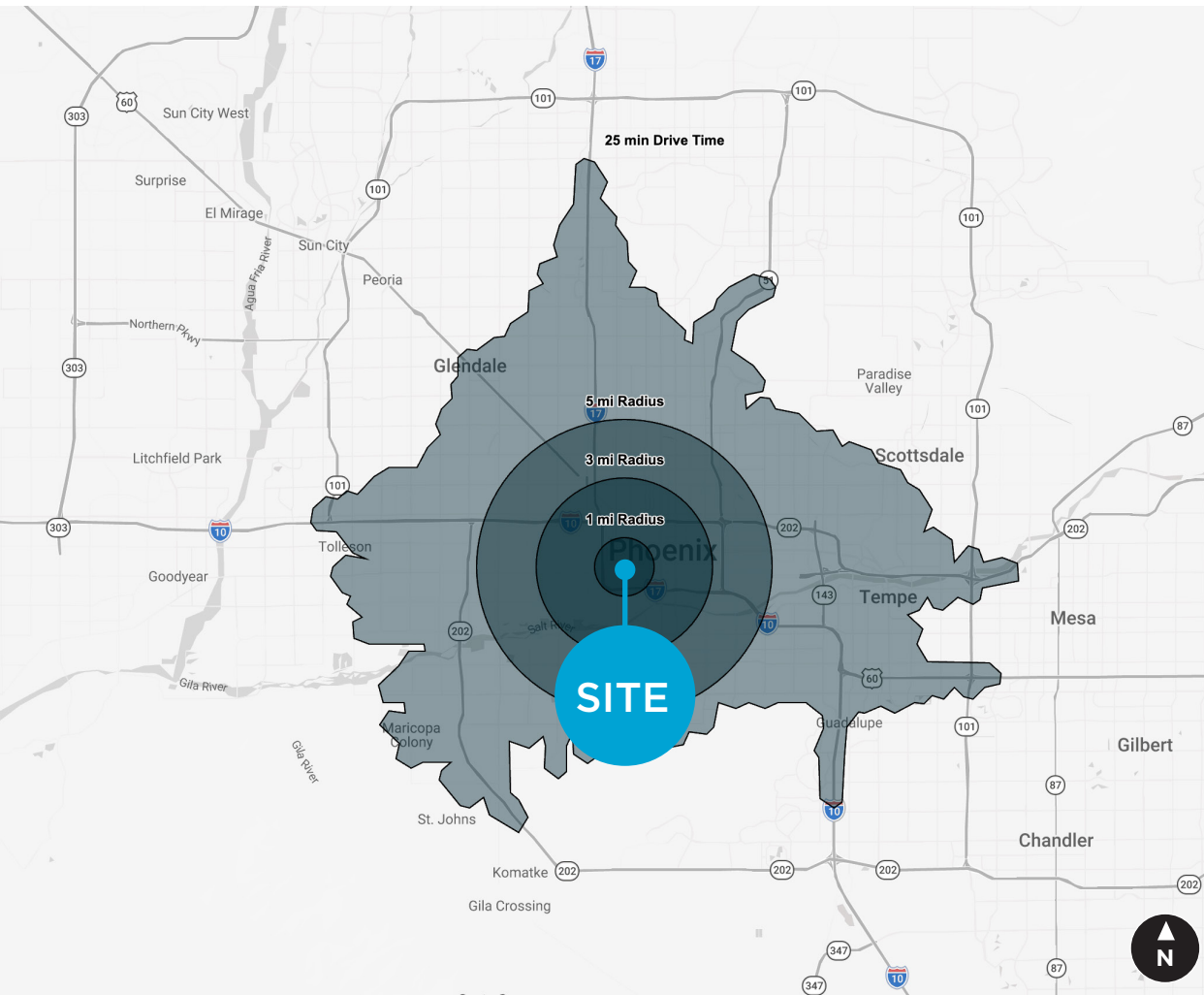
S 7TH AVE



S 7TH ST



# DEMOGRAPHICS



\*2025 Statistics from SitesUSA.com

## POPULATION

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	14,063	49,124	104,001	1.17 M
2030	14,167	53,635	109,518	1.17 M

## HOUSEHOLDS

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	4,758	20,770	40,315	432,853
2030	5,055	25,116	45,614	443,101

## AVERAGE INCOME

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$60,856	\$77,502	\$90,536	\$103,143
2030	\$61,058	\$77,477	\$89,383	\$103,045

## EMPLOYEES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	17,150	60,690	104,054	626,430

## BUSINESSES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	820	4,116	8,077	59,219

# PHOENIX CITY OVERVIEW

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## GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

## BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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# LEVROSE

COMMERCIAL REAL ESTATE

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WORLDWIDE  
REAL ESTATE SERVICES

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← Uptown  
Arts District

Downtown →  
Cultural/Sport Facilities

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