

LAND ZONED & ENTITLED FOR MULTIFAMILY



FOR SALE 20.9 ACRES | APPROVED FOR 528 UNITS



LOOP 202 & BASELINE RD

LAVEEN VILLAGE, AZ



PhoenixCommercialAdvisors.com

property summary

PRICING	±20.9 Acres CALL FOR PRICING	ZONING	C-2 HGT/WVR DNS/WVR (intermediate commercial, height waiver and density waiver to allow multifamily residential)
		MULTI-FAMILY	Approved Site Plan & Elevations (±528 units)

PROPERTY HIGHLIGHTS

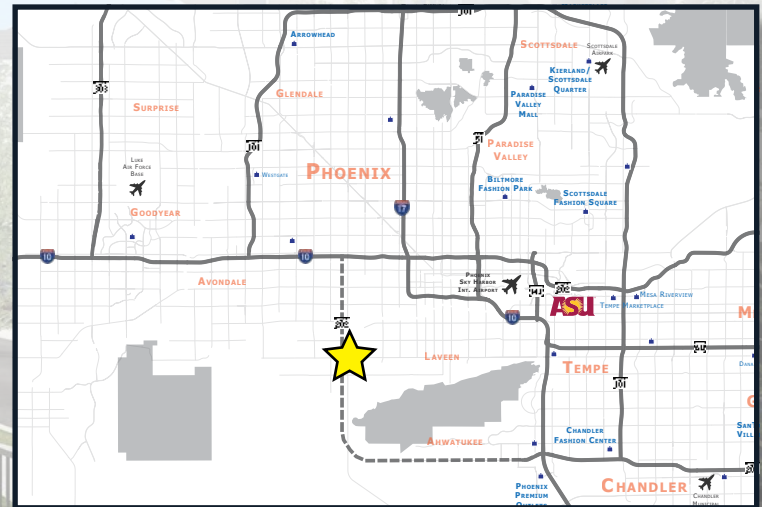
- » Adjacent to the South Mountain Loop 202 Freeway with a full-diamond interchange on Baseline Road and nearly 146,000 vehicles per day.
- » Zoning permits multifamily using the pre-approved site plan and elevations.
- » Just across the Loop 202 freeway from strong retail, including Sprouts Farmers Market, T.J. Maxx, Michaels, ALDI, a planned Harkins Theatres, and numerous other shops & restaurants.
- » Banner Health has recently purchased land just north of the site with prospects for a new hospital campus.
- » Over 200,000 employees within 10 miles.*
- » Median HH incomes that exceed \$76,000.
- » Other future developments for retail and employment are planned for the immediate area which will increase the daytime employment and demand for future growth in housing and multifamily.
- » Strong barrier to entry, little to no future multifamily zoning available.

*2022 AZ COG/MPO EMPLOYEE DATABASE

TRAFFIC COUNT

Loop 202	Baseline Rd
N: ±89,651 VPD (NB/SB)	E: ±39,277 VPD (EB/WB)
S: ±75,659 VPD (NB/SB)	W: ±25,210 VPD (EB/WB)

INRIX 2022

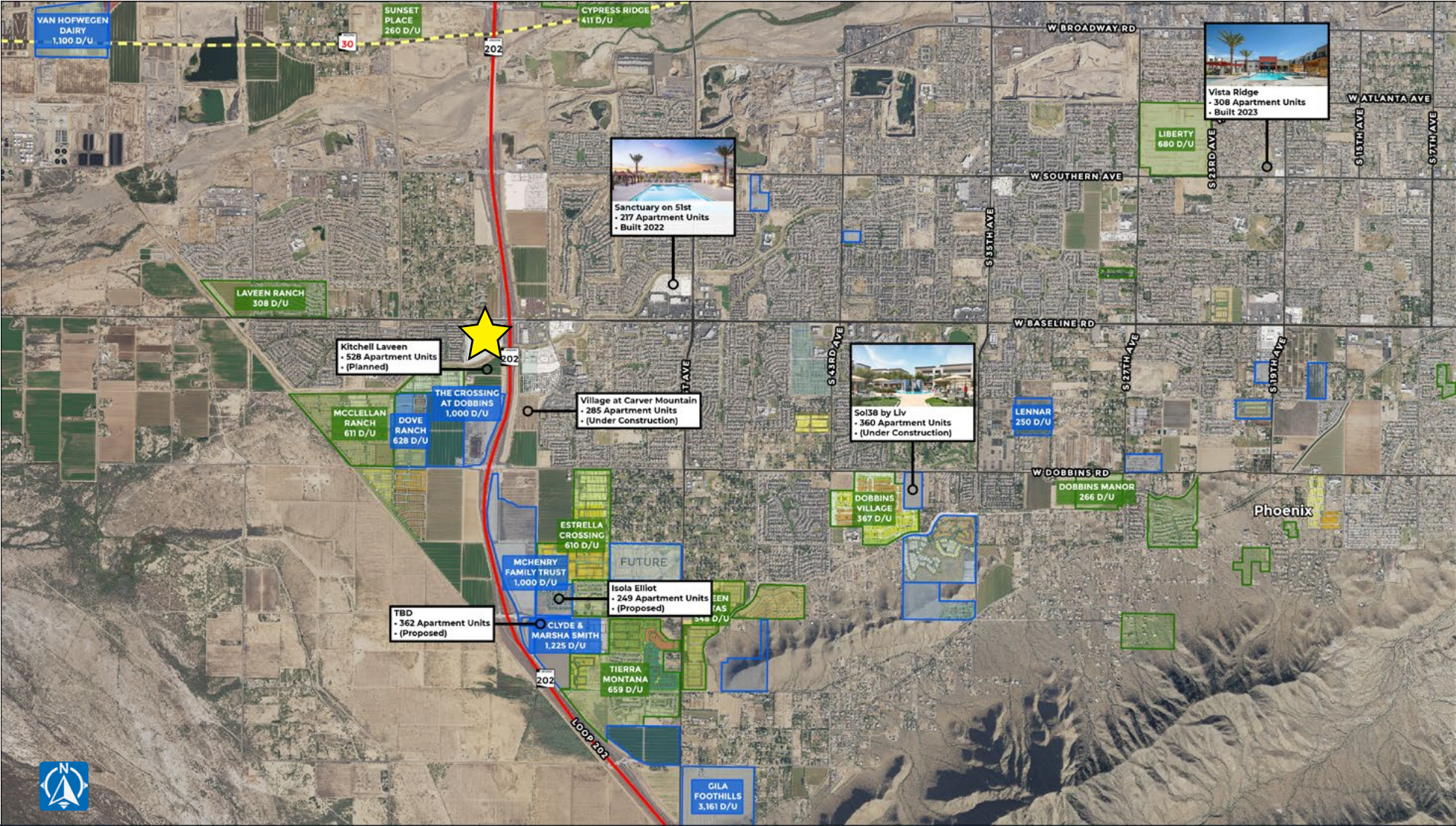


LAVEEN MULTIFAMILY SITE

LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ



wide aerial



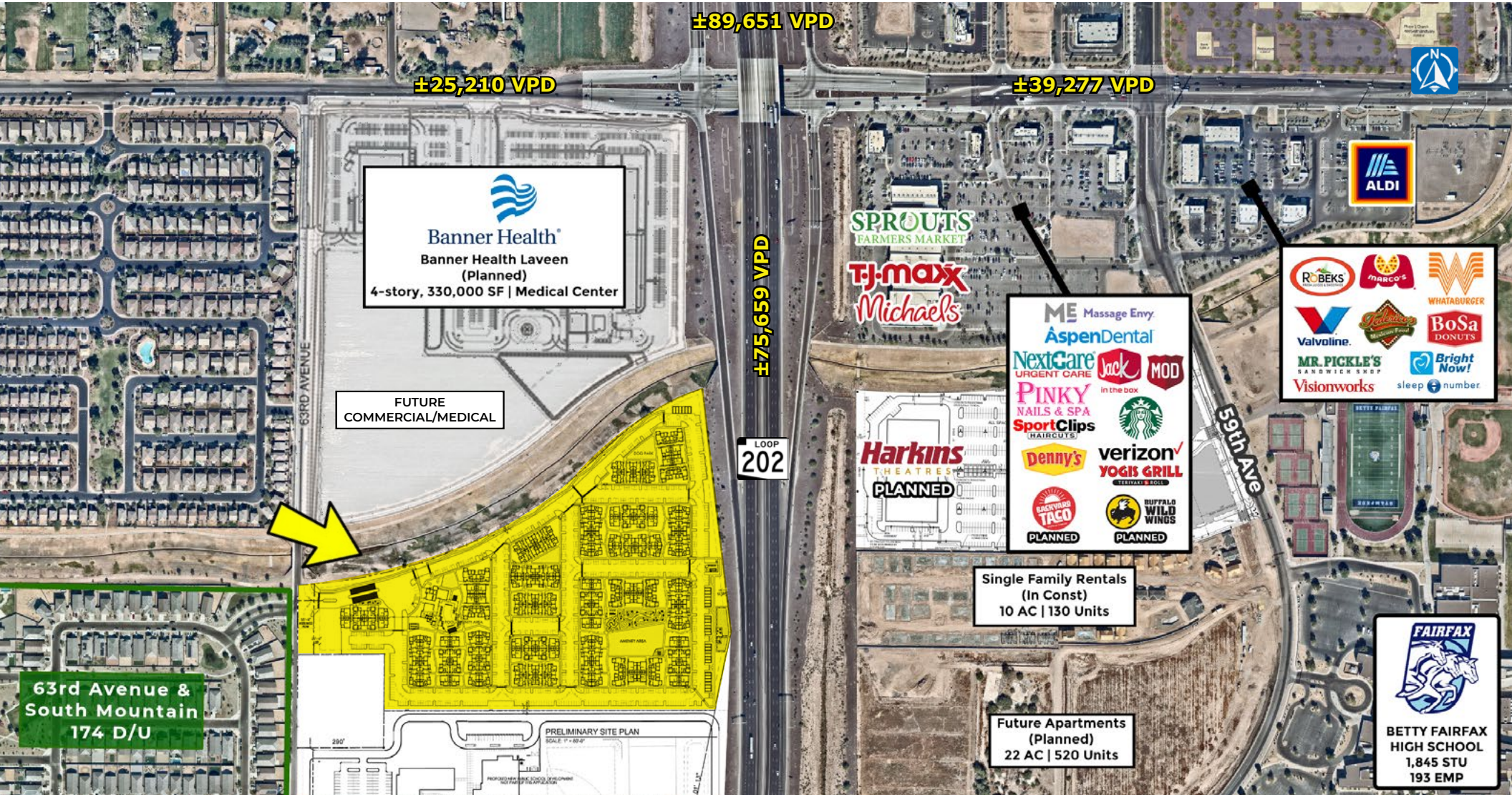
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LAVEEN MULTIFAMILY SITE

LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ



zoom aerial



S/SWC

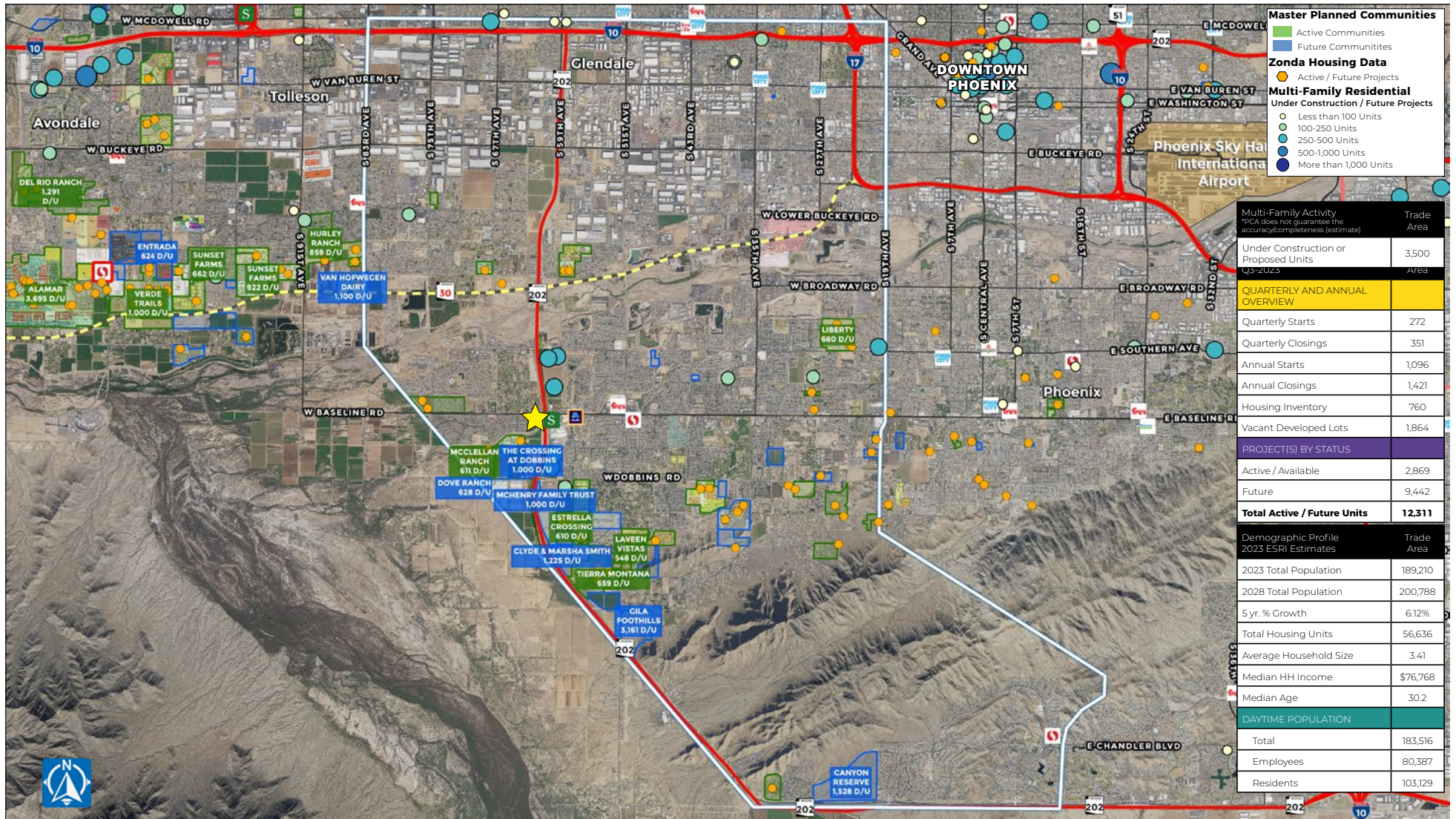
LAVEEN MULTIFAMILY SITE

LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ



PHOENIX COMMERCIAL ADVISORS

housing aerial



LAVEEN MULTIFAMILY SITE

LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ



approved site plan



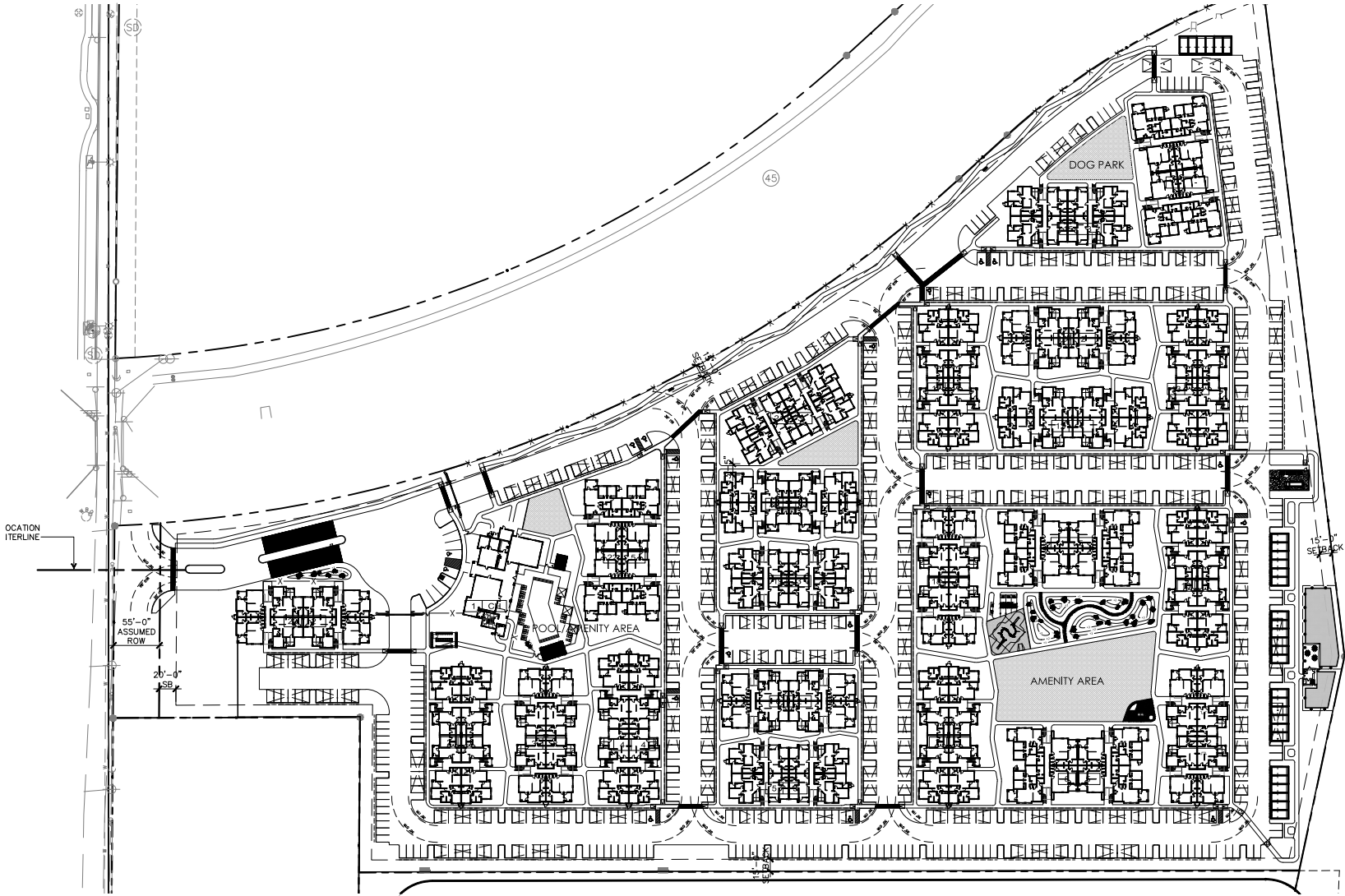
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LAVEEN MULTIFAMILY SITE

LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ



approved site plan



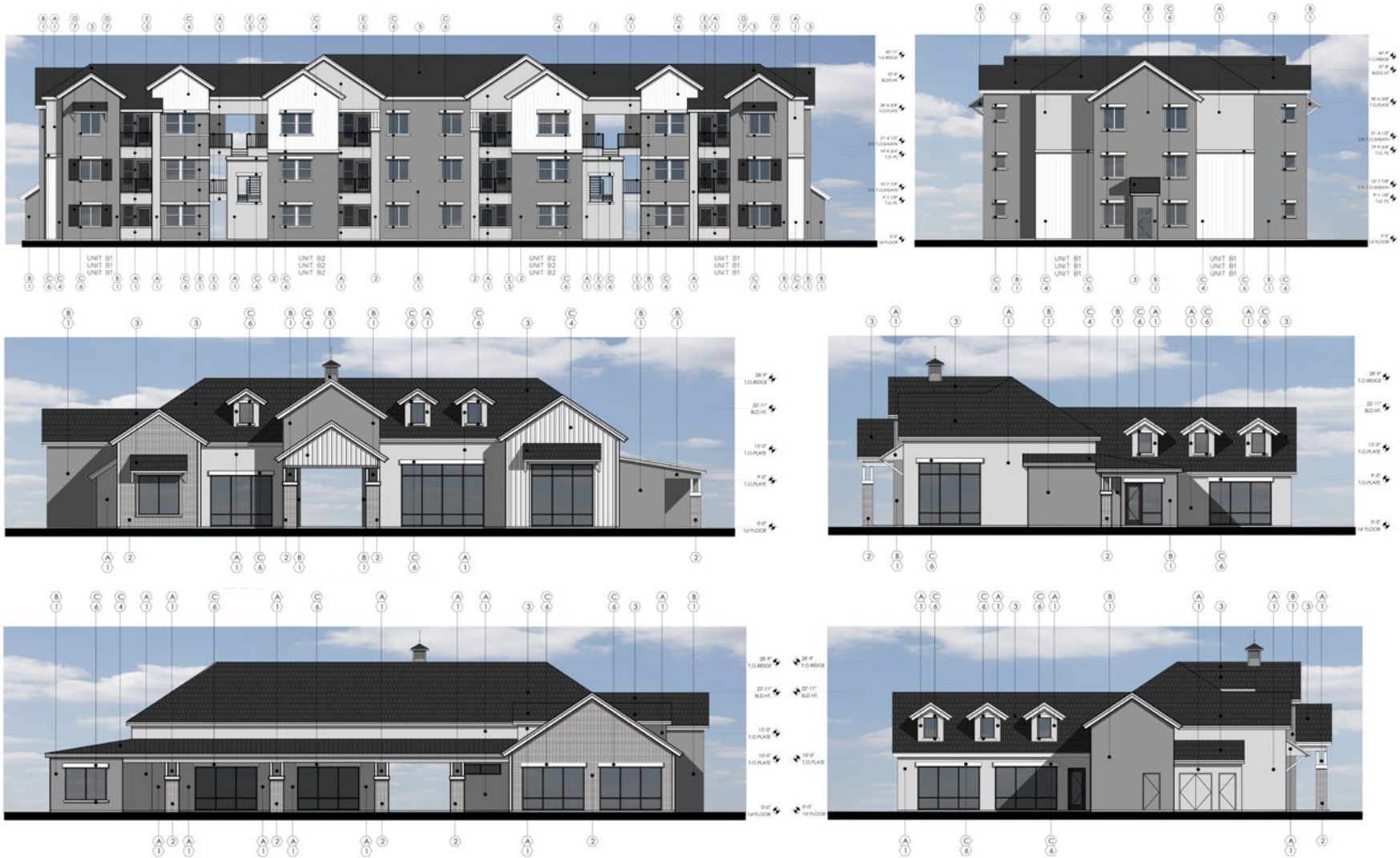
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LAVEEN MULTIFAMILY SITE

LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ



approved elevations



S/SWC

LAVEEN MULTIFAMILY SITE

LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ



trade area demos



POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Population	10,083	65,562	132,399
2028 Total Population	12,401	71,764	144,548



HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2023 Housing Units	2,931	18,272	36,199
Owner Occupied	71.4%	73.7%	71.7%
Renter Occupied	27.5%	24.3%	25.6%



DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Daytime Pop	6,515	44,381	109,939
Workers	1,163	8,903	39,568
Residents	5,352	35,478	70,371



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2023 Households	2,899	17,904	35,226
2028 Households	3,587	19,734	38,923



2023 INCOMES

	1-Mile	3-Mile	5-Mile
Average HH Income	\$118,121	\$109,464	\$106,936
Median HH Income	\$94,852	\$87,421	\$84,713
Per Capita Income	\$32,556	\$29,912	\$28,624



BUSINESSES

	1-Mile	3-Mile	5-Mile
2023 Businesses	48	443	1,467

2023 ESRI ESTIMATES

exclusively listed by

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