

FOR SALE Phoenix • Arizona
Vacant Parcel
Approximately 7.06 acres

202

51

1112
East Roeser Road

17

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

143

1112
EAST ROESER ROAD

Broadway Road

Roeser Road

Southern Avenue

Baseline Road

16th Avenue

7th Avenue

Central Avenue

7th Street

16th Street

24th Street

36th Street

40th Street

48th Street

60

10

N

Offering Highlights

- Price: \$680,000
- Project: Vacant Land
- Location: Mid-block on Roeser Road (inbetween 7th and 16th Streets, Roeser is South of Broadway, North of Southern) Phoenix, AZ 85040
- Size: Approximately 7.06 Acres (307,708 Square Feet)
- There will be no Zoning Contingencies accepted with offers made on this property. This is an "as-is" sale.
- Zoned: R-3, City of Phoenix
- Parcel Numbers: 113-50-065
- Infill location

For further information contact:

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EAST ROESER ROAD

SNAPPY FAMILY
CONVENIENCE
STORE

SOUTH
MOUNTAIN
HIGH SCHOOL

CONVENIENCE
STORE

SPRINT

Roeser Road

Galaxy Business Park
Black Family & Child
Services
Fashion Outlet

South Mountain Village
Safeway
Arizona Federal Credit
Union
Starbucks
7-Eleven
Discount Fashions
Rent-a-Center

Southern Avenue

2016 Demographics – 3 mile radius

Average Household Income
\$50,547

Population by Age
25 – 34 15.5%
35 – 44 12.9%
45 – 54 11.0%

Vehicles Per Day (2015)
Roeser Road, East/West Bound - 8,600
7th Street, North/South Bound – 23,885

Investment opportunity • Phoenix • Arizona

For further information contact:

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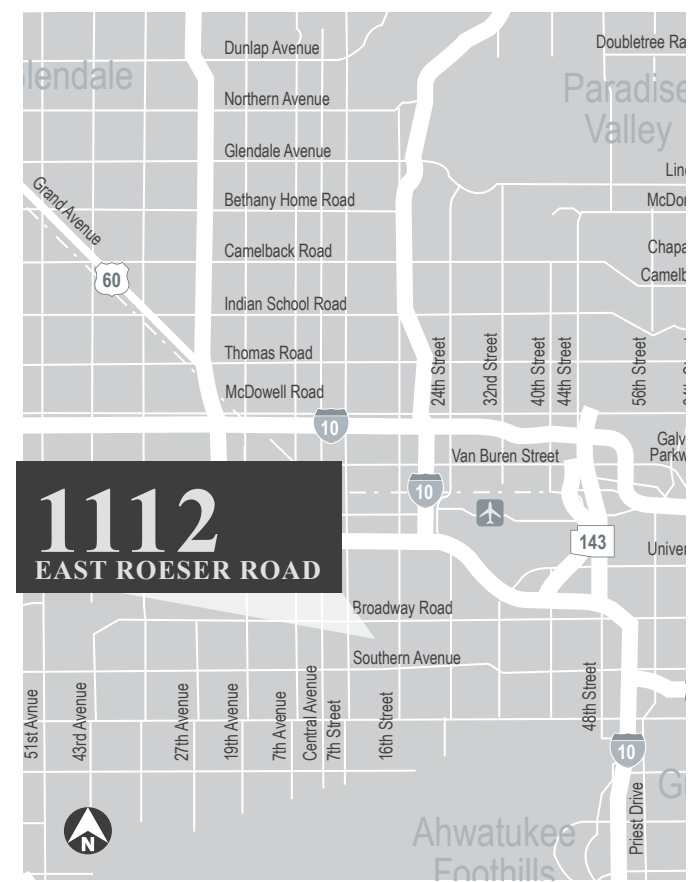
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Location highlights

- The location provides prominent Roeser Road exposure and is mid-block, inbetween 7th Street and 16th Street. Roeser is located inbetween Broadway Road and Southern Avenue in Phoenix.
- Large amenity base due to dense population. Some but not nearly all neighbors in the immediate area include: Safeway, Arizona Federal Credit Union, Starbucks, 7-Eleven and Rent-a-Center.
- This land parcel is conveniently located within minutes of the Interstate 10 (direct connector South to Tucson and North to Metro Phoenix), Interstate 17 (direct connector to North Phoenix), State Route 143 (direct connect to the Sky Harbor International Airport), State Route 51 (direct connector to North Phoenix, Scottsdale and Paradise Valley), Loop 202 and the US 60 (which is a direct connector to the East Valley).
- Also located within minutes to Sky Harbor International Airport.



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