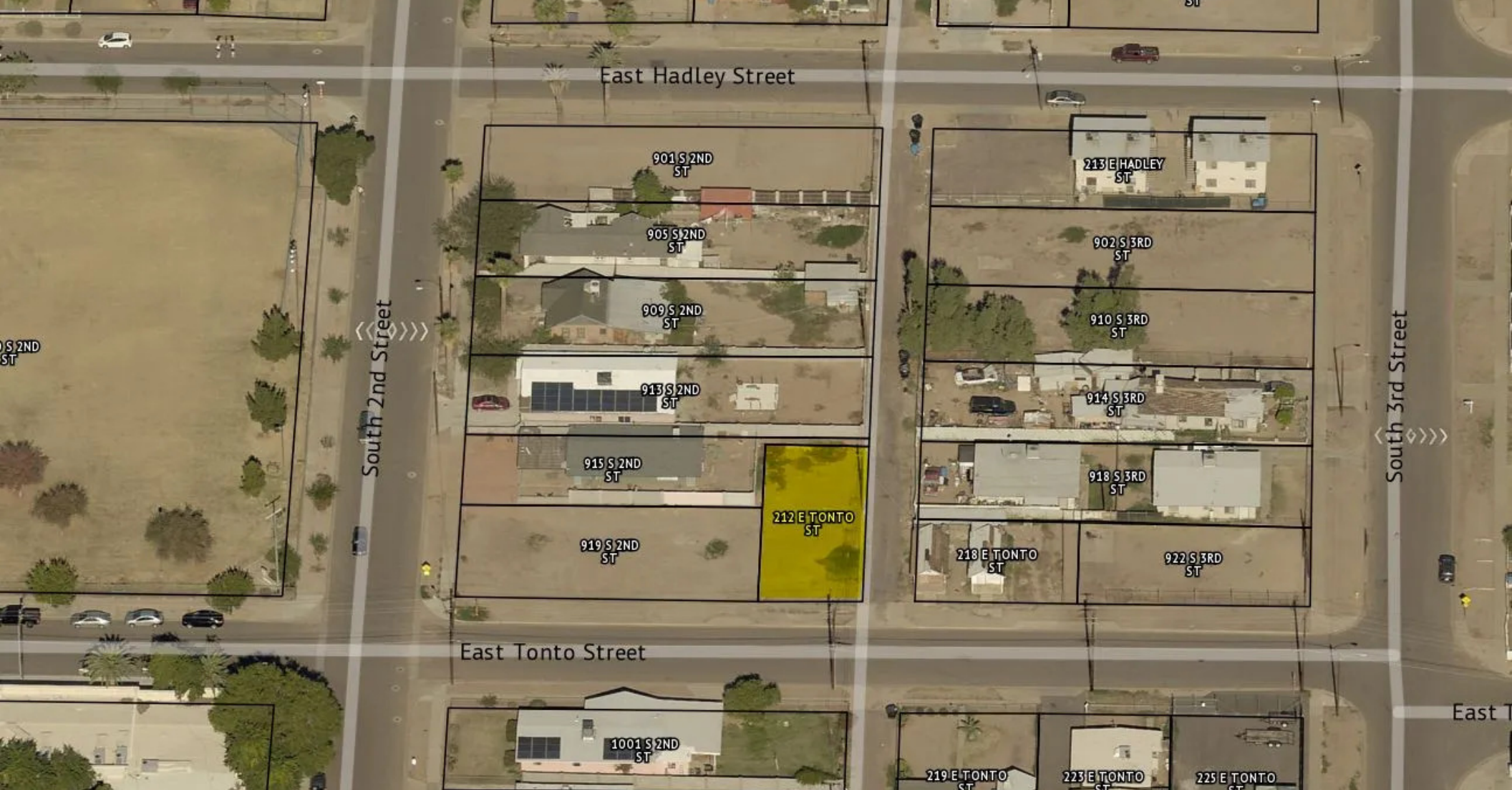




FOR SALE | LAND

Vacant Lot In Warehouse District

212 E Tonto St | Phoenix, AZ 85004

PRESENTED BY:

Bryan Watkins Associate Broker | 480.734.7878 | bryan@lraphx.com



Vacant Lot In Warehouse District

212 E Tonto St | Phoenix, AZ 85004



PROPERTY SUMMARY

Sale Price:	\$90,000
Lot Size:	0.09 Acres
APN #:	112-25-081
Zoning:	C-DT, Commercial Downtown
Market:	Phoenix Central
Sub Market:	South Phoenix Warehouse District
Cross Streets:	E Tonto St & 2nd St

PROPERTY OVERVIEW

Small vacant commercial lot South of the Downtown Entertainment District and Diamondback baseball stadium. Consider assembling with neighbors for a larger opportunity.

LOCATION OVERVIEW

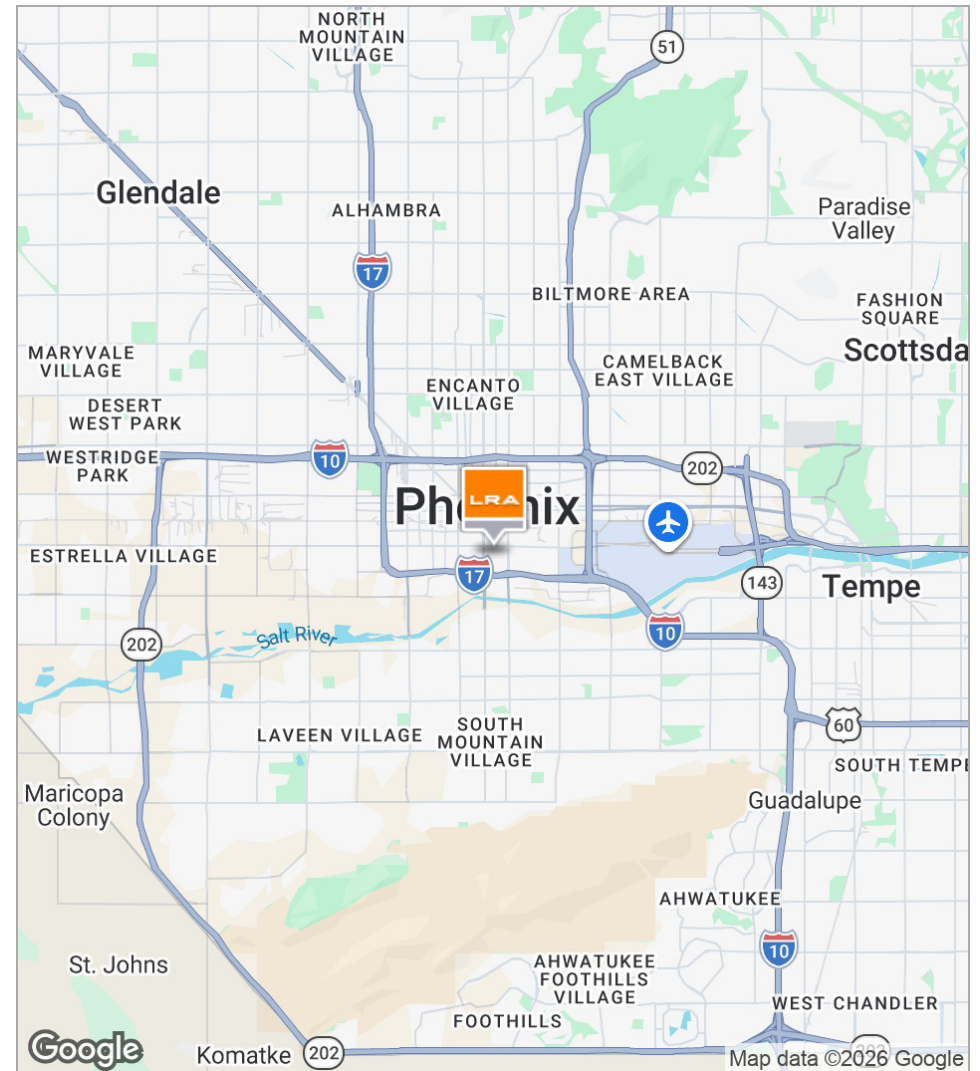
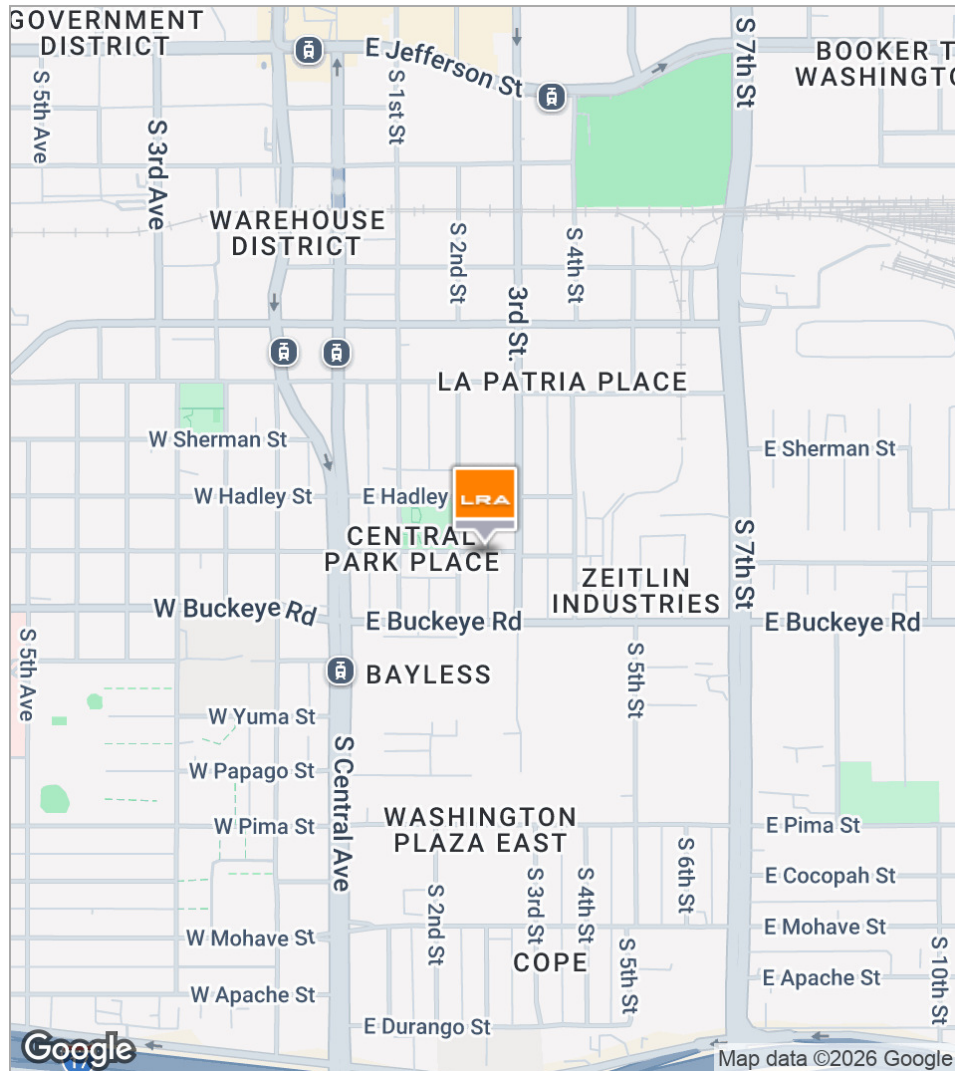
The subject property is located at 212 E Tonto Street in the City of Phoenix, Maricopa County, Arizona. The subject property is in the City Downtown Warehouse District and is in a fair location with respect to commercial services, public transportation and community services. Appeal of the area is currently fair and in redevelopment phase in terms of retail, commercial and residential use. The area is anticipated to experience growth in the foreseeable future due to its location to the Phoenix Downtown Entertainment District. The Diamondback baseball Stadium is approx. 4 blocks distance.

City of Phoenix Location

The City of Phoenix is among the fastest-growing metropolitan areas in the country with an estimated 4.3 million residents. It has an accessible location, excellent lifestyle amenities, a pro-business Governor with a growing business and entrepreneurial climate. The area has a predictable 320+ days of sunshine each year with mild winter temps and summer months of dry heat. Phoenix is the epicenter of the Southwest and proves to be particularly desirable to aerospace, nanotechnology, bioscience, advanced business services, high-tech and healthcare. Phoenix is home to major sports franchises: Arizona Diamondback baseball, Phoenix SUNS basketball, and Arizona Cardinals football and Arizona Coyotes hockey.

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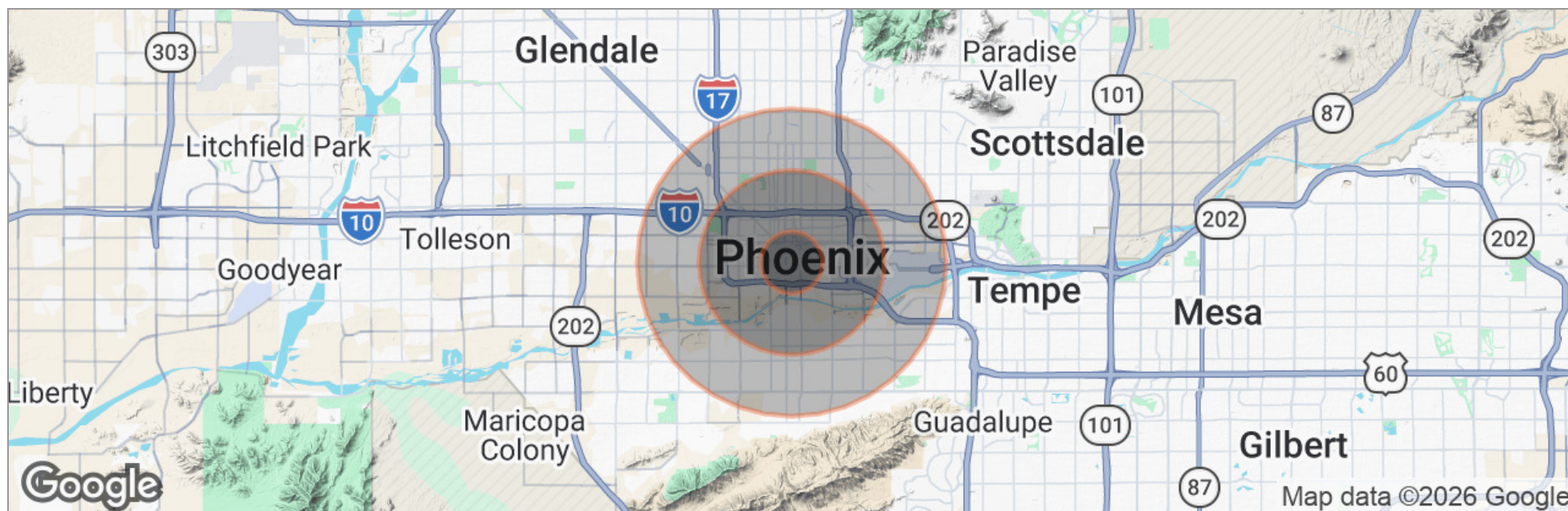
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Vacant Lot In Warehouse District

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	1 Mile	3 Miles	5 Miles
Total Population	7,804	82,387	301,935
Population Density	2,484	2,914	3,844
Median Age	28.1	30.2	29.2
Median Age (Male)	27.5	30.0	29.2
Median Age (Female)	29.3	30.5	29.3
Total Households	2,331	28,911	98,979
# of Persons Per HH	3.3	2.8	3.1
Average HH Income	\$28,992	\$40,733	\$44,892
Average House Value		\$300,871	\$225,836

* Demographic data derived from 2020 ACS - US Census