

NATHAN & ASSOCIATES, INC.  
EXCLUSIVELY PRESENTS

# 10TH STREET AND BASELINE NORTHWEST CORNER CITY OF PHOENIX, ARIZONA



PHOENIX SOUTH MOUNTAIN REGIONAL PARK

Subject Site  
Looking Southeast



**NATHAN & ASSOCIATES, INC.**  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150  
SCOTTSDALE • ARIZONA • 85258-2156  
OFFICE: 480.367.0700 • FAX: 480.367.8341  
[WWW.NATHANANDASSOCIATESINC.COM](http://WWW.NATHANANDASSOCIATESINC.COM)



# 10TH STREET AND BASELINE

## CITY OF PHOENIX, ARIZONA

**LOCATION:**

Located at the northwest corner of 10<sup>th</sup> Street and Baseline Road in the City of Phoenix, Arizona.

**SIZE:**

± 4.50 Acres

**ASSESSOR PARCEL NUMBER:**

114-20-005A

**ZONING:**

R1 -10 | City of Phoenix

**GENERAL PLAN:**

City of Phoenix South Mountain Village General Plan shows: 5 to 10 DU/Acre, Traditional Lot

**PRICE:**

\$225,000 per Acre or \$1,012,500

**TERMS:**

Cash

**PROPERTY TAXES:**

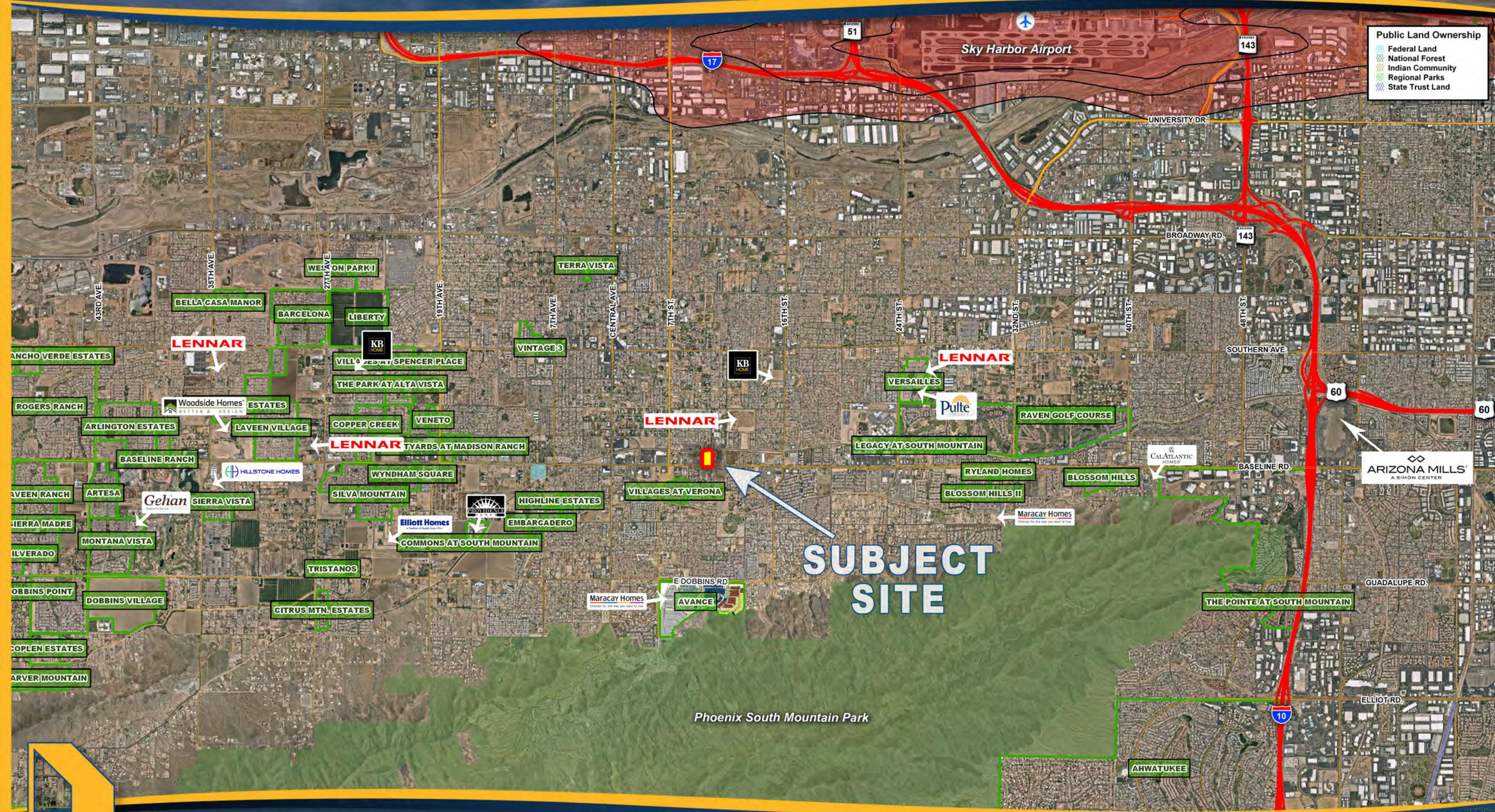
2018 Assessment: \$3,134.80

**COMMENTS:**

The subject property is well located within the newly enhanced Baseline Road corridor. The property is well suited for a small residential subdivision or charter school. Seller will give buyer adequate time to complete any necessary entitlement work.

# SOUTHWEST VALLEY SUBMARKET

## SOUTH PHOENIX SUBMARKET



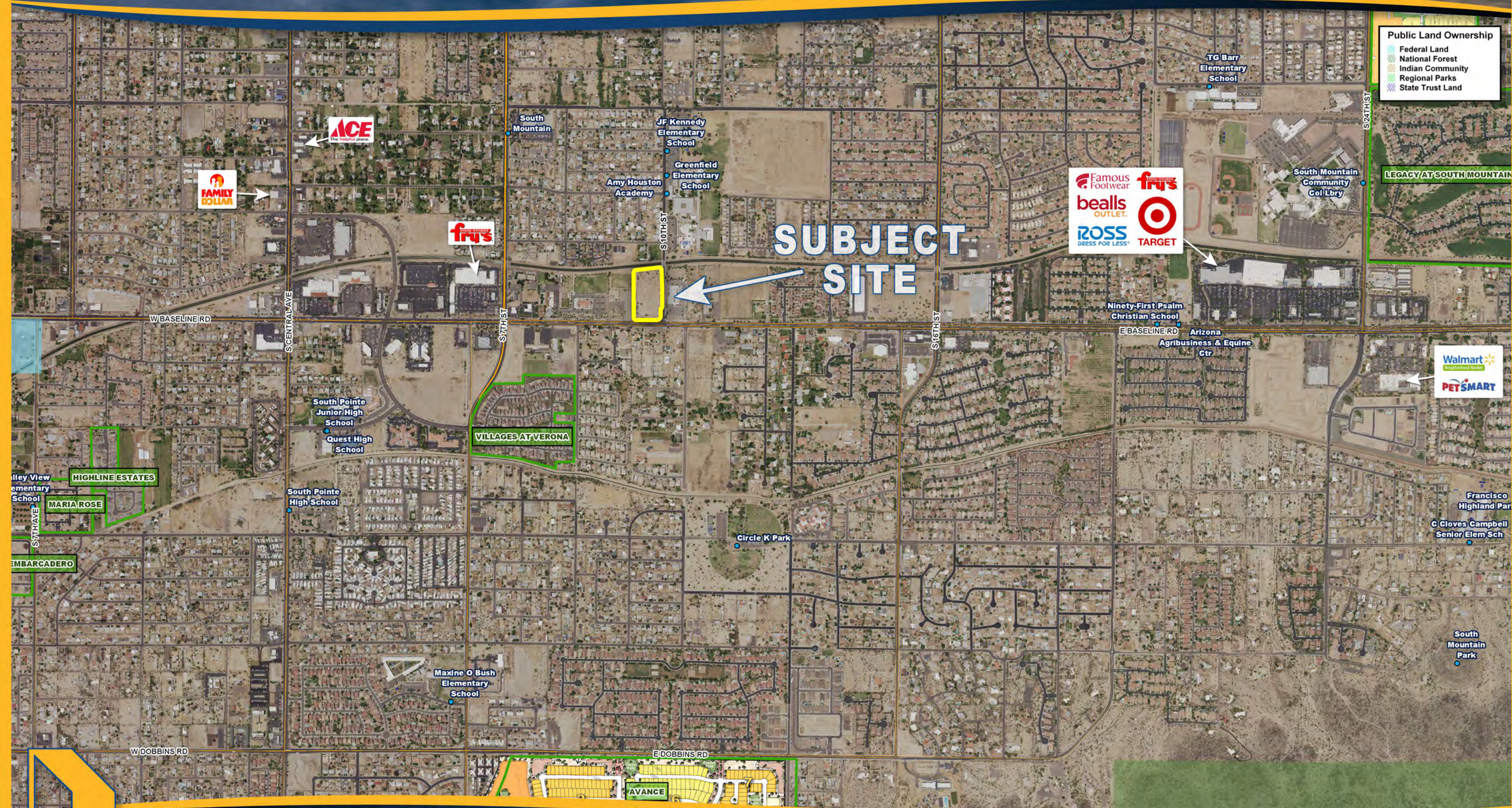
**Public Land Ownership**

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

**SUBJECT SITE**

# 10TH STREET AND BASELINE

CITY OF PHOENIX, ARIZONA



# 10TH STREET AND BASELINE

CITY OF PHOENIX, ARIZONA



Maricopa County Assessor  
Paul D. Petersen

Zoning Category	
Green	AGRICULTURAL
Red	COMMERCIAL
Blue	ENTERTAINMENT
Orange	INDUSTRIAL
Purple	MISC
Light Blue	PAD
Light Green	RESIDENTIAL

**SUBJECT SITE** →

114-20-006E

114-20-005A

114-20-003H

114-20-003F

114-20-006C

S 10TH ST

S 10TH ST

S 10TH ST

E BASELINE RD

E BASELINE RD

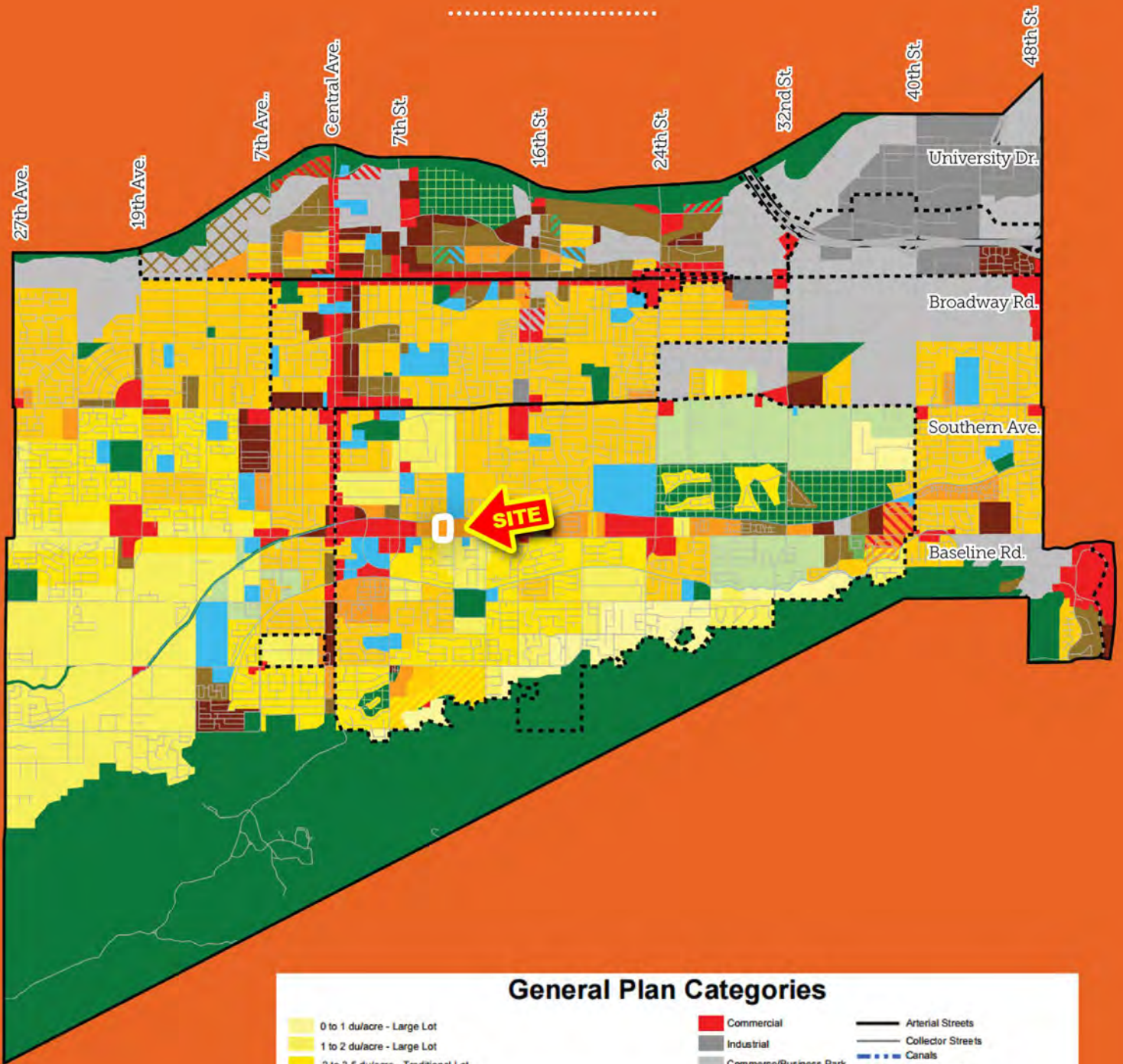
E BASELINE RD

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# SOUTH MOUNTAIN VILLAGE



## General Plan Categories

- |  |  |                         |
|--|--|-------------------------|
| 0 to 1 du/acre - Large Lot   | Commercial   | Arterial Streets        |
| 1 to 2 du/acre - Large Lot   | Industrial   | Collector Streets       |
| 2 to 3.5 du/acre - Traditional Lot   | Commerce/Business Park   | Canals                  |
| 3.5 to 5 du/acre - Traditional Lot   | Public/Quasi-Public  | Primary Core            |
| 5 to 10 du/acre - Traditional Lot  | Transportation   | Proposed Park in Area   |
| 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments | Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre   | Proposed School in Area |
| 15+ du/acre - Higher density attached townhouses, condos, or apartments      | Mixed Use Transition - Color in crosshatch is the color to, color between the crosshatch is the color from   |                         |
| Parks/Open Space - Publicly Owned  | Mixed Use (Striped)  |                         |
| Parks/Open Space - Privately Owned   | Two color stripes indicate that either land use in any quantity is appropriate. Can be any combination i.e., commercial/industrial, or residential/residential, or industrial/residential specific density, etc. |                         |
| Mixed Use Agricultural   |  |                         |

