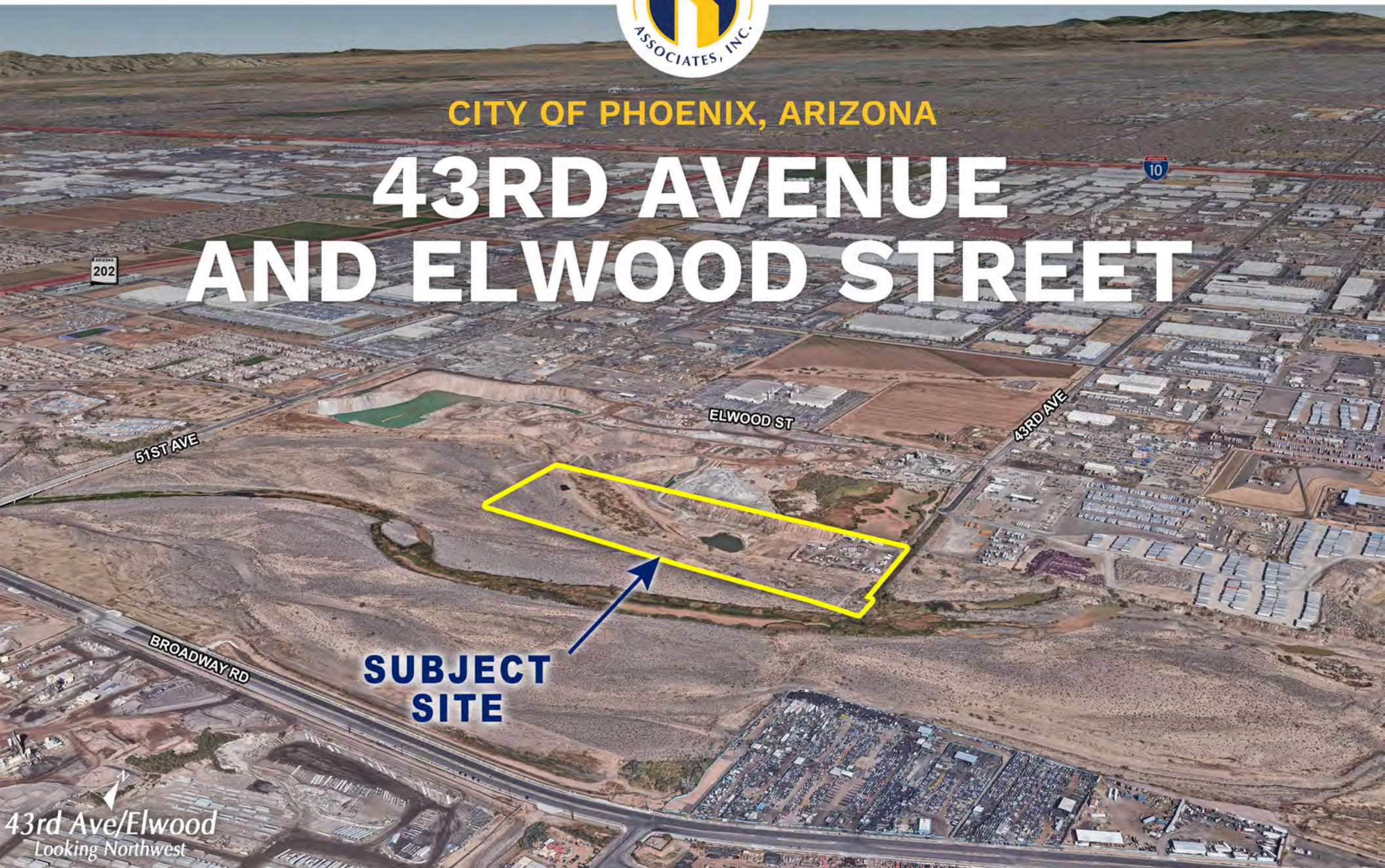




CITY OF PHOENIX, ARIZONA

43RD AVENUE AND ELWOOD STREET



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
MAX NATHAN / max@nathanlandaz.com

CITY OF PHOENIX, ARIZONA

43RD AVENUE AND ELWOOD

LOCATION

Located south of the southwest corner of 43rd Avenue and Elwood Street in the City of Phoenix, Arizona.

SIZE

±44.57 Acres (1,941,426 SF)

ASSESSOR PARCEL NUMBER

104-61-003

ZONING

[A-1 \(Light Industrial\)](#) | City of Phoenix

PRICE

Submit

TERMS

Cash

UTILITIES

- Water and Sewer: City of Phoenix
- Telecom: Cox/CenturyLink
- Electric: APS
- Gas: Southwest Gas

PROPERTY TAXES

2021 Assessment: \$29,417.94



PHOENIX QUICK FACTS



POPULATION

2021 population: **1,618,506**
Population growth annually: **1.31%**
Median age of **34**



GROWTH

Population estimate 2025: **1,738,046**
Number of households: **585,371**



RANKING

10th most populated metro area in U.S.
#17 best city in the U.S. for jobs
The **11th** in best big cities to live in the U.S.



ECONOMICS

Phoenix is emerging in the **new economy** with strength in high technology, manufacturing, bioscience research and advanced business services.



PHOENIX'S LARGE EMPLOYERS

Banner Health **10,754**
American Express **6,602**
Honeywell **6,067**
Amazon **5,607**
Fry's Food Store **5,358**
Dignity Health **5,284**
Chase **5,274**
Bank of America **5,274**
U Haul **4,954**
Phoenix Children's Hospital **4,826**



EDUCATION

Phoenix is home to the strongest academic institutions available in the region.

Arizona State University **119,951**
University of Arizona - Phoenix **45,918**
Northern Arizona University- Phoenix **30,736**
Grand Canyon University **102,000**
Maricopa Community College **114,775**

