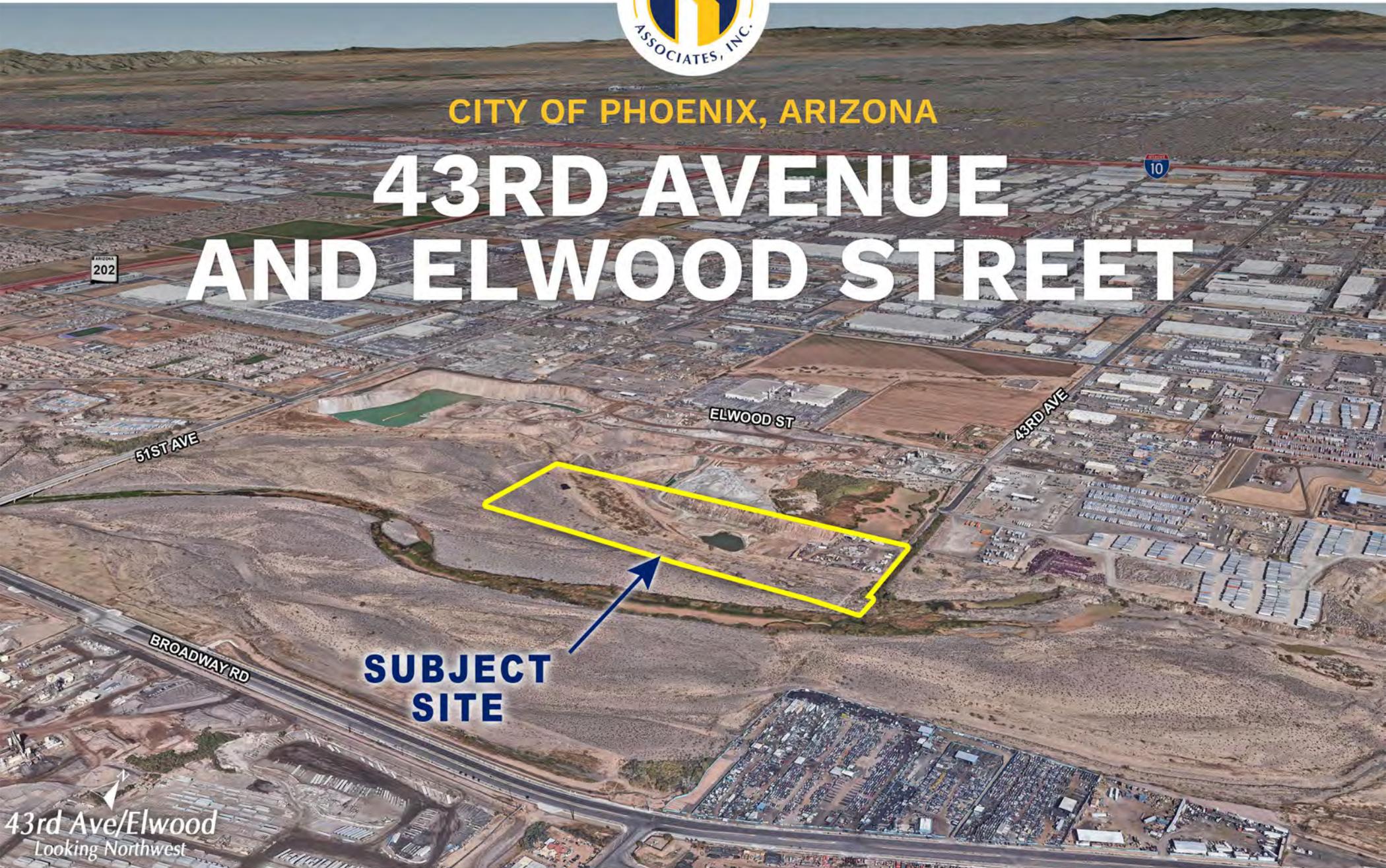




CITY OF PHOENIX, ARIZONA

# 43RD AVENUE AND ELWOOD STREET



**SUBJECT  
SITE**

43rd Ave/Elwood  
Looking Northwest



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

# 43<sup>RD</sup> AVENUE AND ELWOOD

### LOCATION

Located south of the southwest corner of 43<sup>rd</sup> 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

### DUE DILIGENCE

*Please click to view*

-

### COMMENTS

-



## 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**

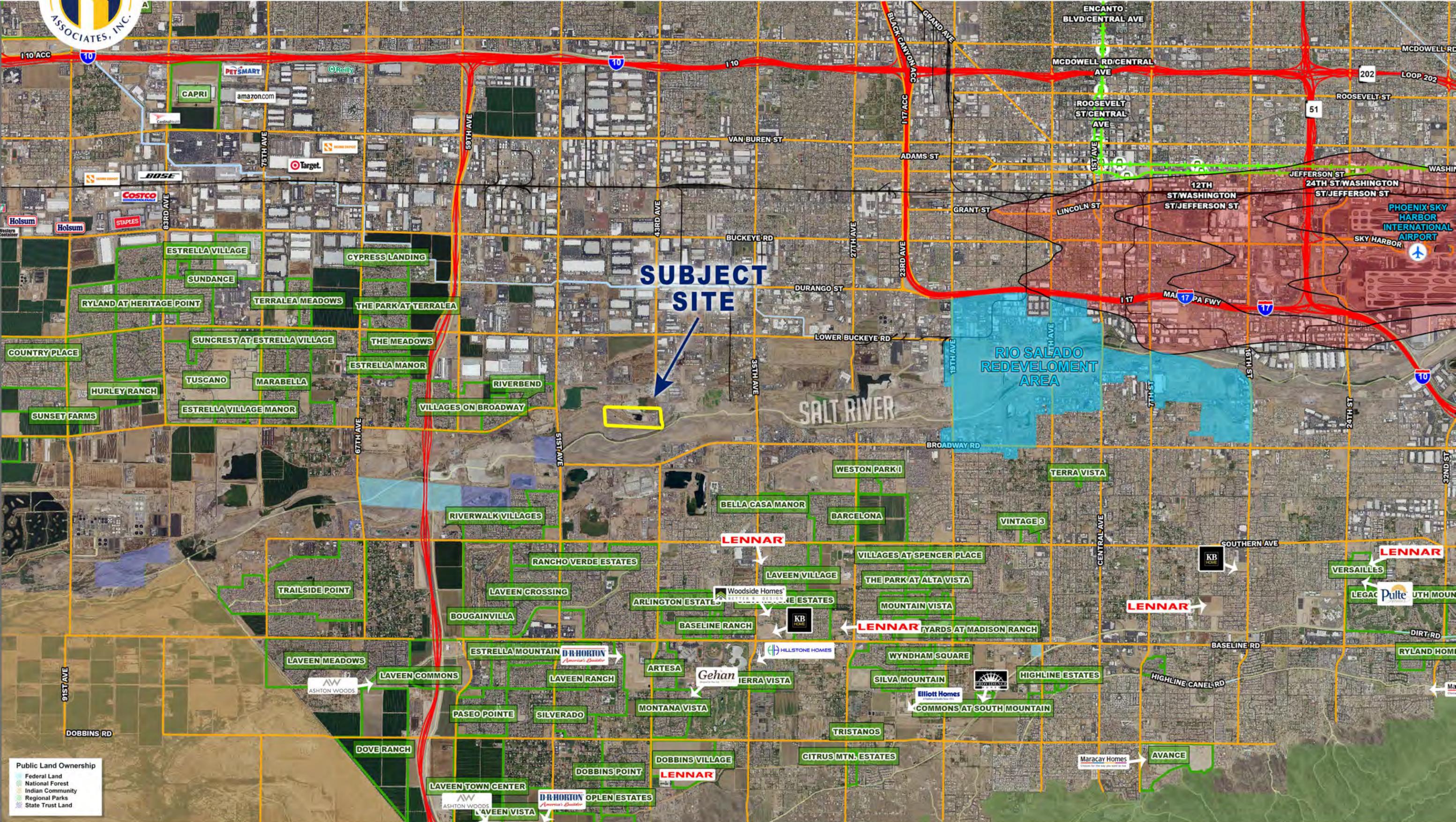


### EDUCATION

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**





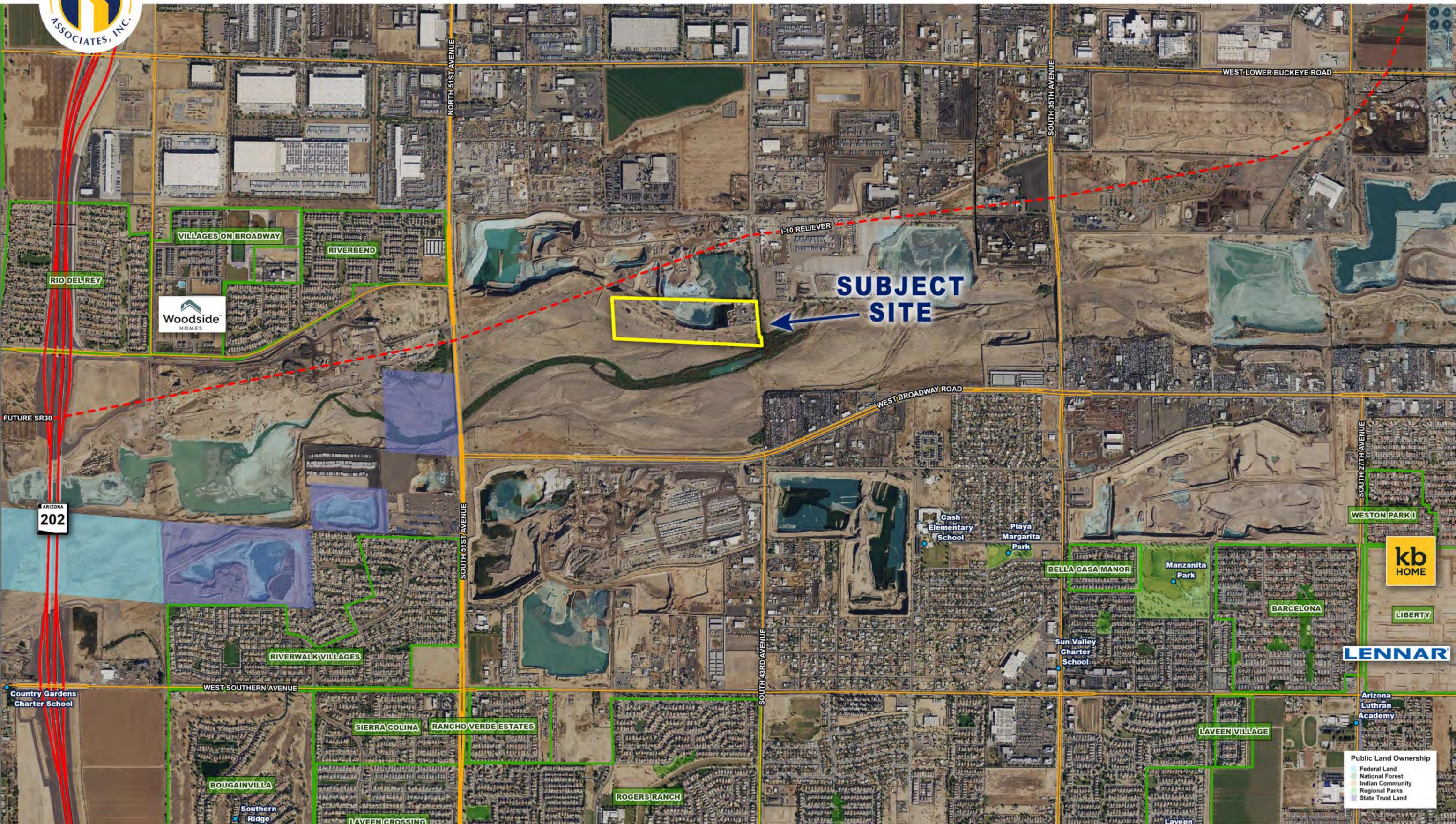
**SUBJECT SITE**

**RIO SALADO REDEVELOPMENT AREA**

**SALT RIVER**

**Public Land Ownership**

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





**SUBJECT SITE**

104-61-003

Zoning Category	
<span style="color: green;">■</span>	AGRICULTURAL
<span style="color: red;">■</span>	COMMERCIAL
<span style="color: blue;">■</span>	ENTERTAINMENT
<span style="color: orange;">■</span>	INDUSTRIAL
<span style="color: purple;">■</span>	MISC
<span style="color: grey;">■</span>	PAD
<span style="color: lightgreen;">■</span>	RESIDENTIAL



# 43RD AVENUE AND ELWOOD / ZONING MAP

