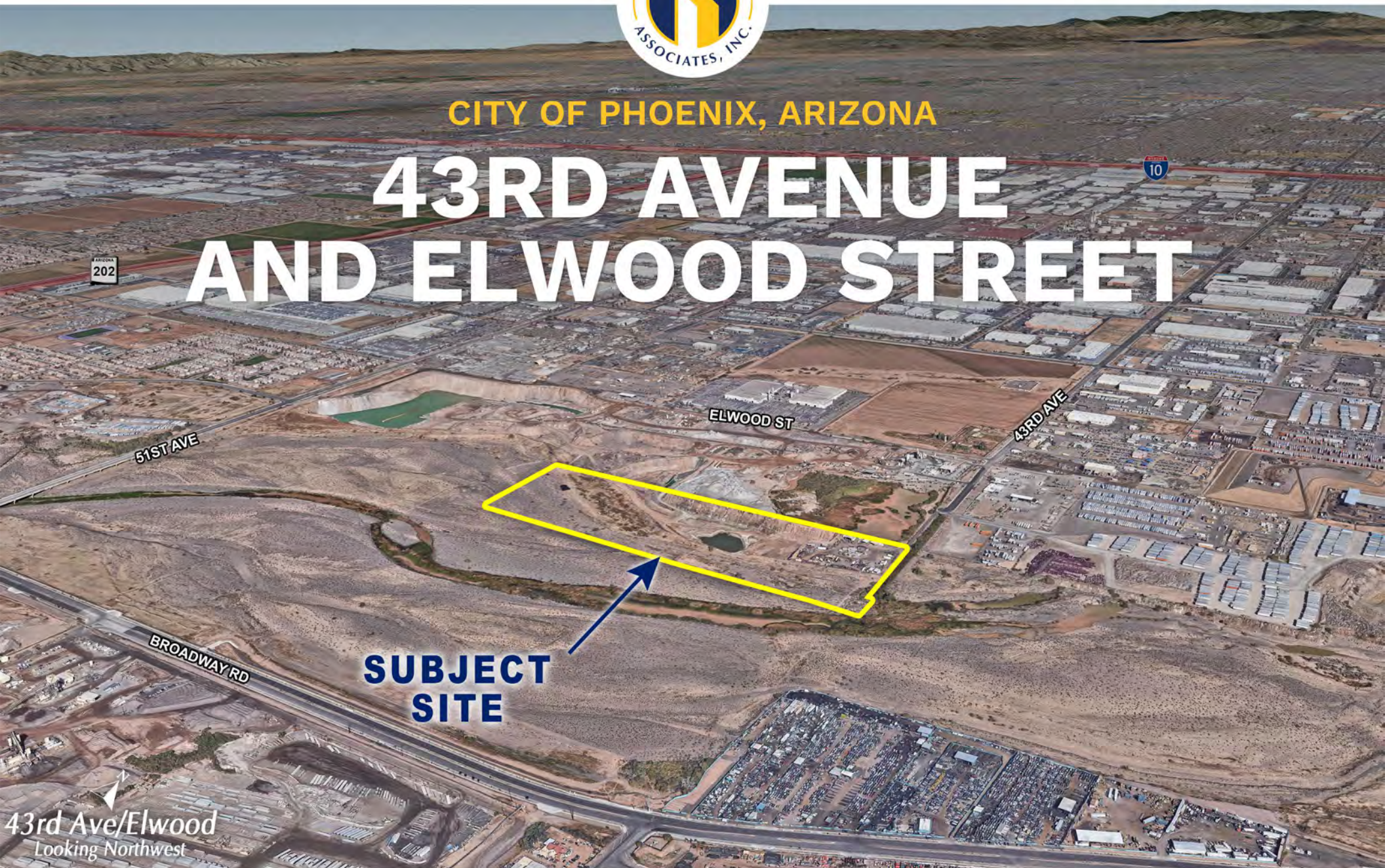




CITY OF PHOENIX, ARIZONA

# 43RD AVENUE AND ELWOOD STREET



PHONE 480.367.0700 / FAX 480.367.8341  
[www.NathanLandAZ.com](http://www.NathanLandAZ.com)

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





FOR MORE INFORMATION, CONTACT:  
NATE NATHAN / [nate@nathanlandaz.com](mailto:nate@nathanlandaz.com)  
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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**

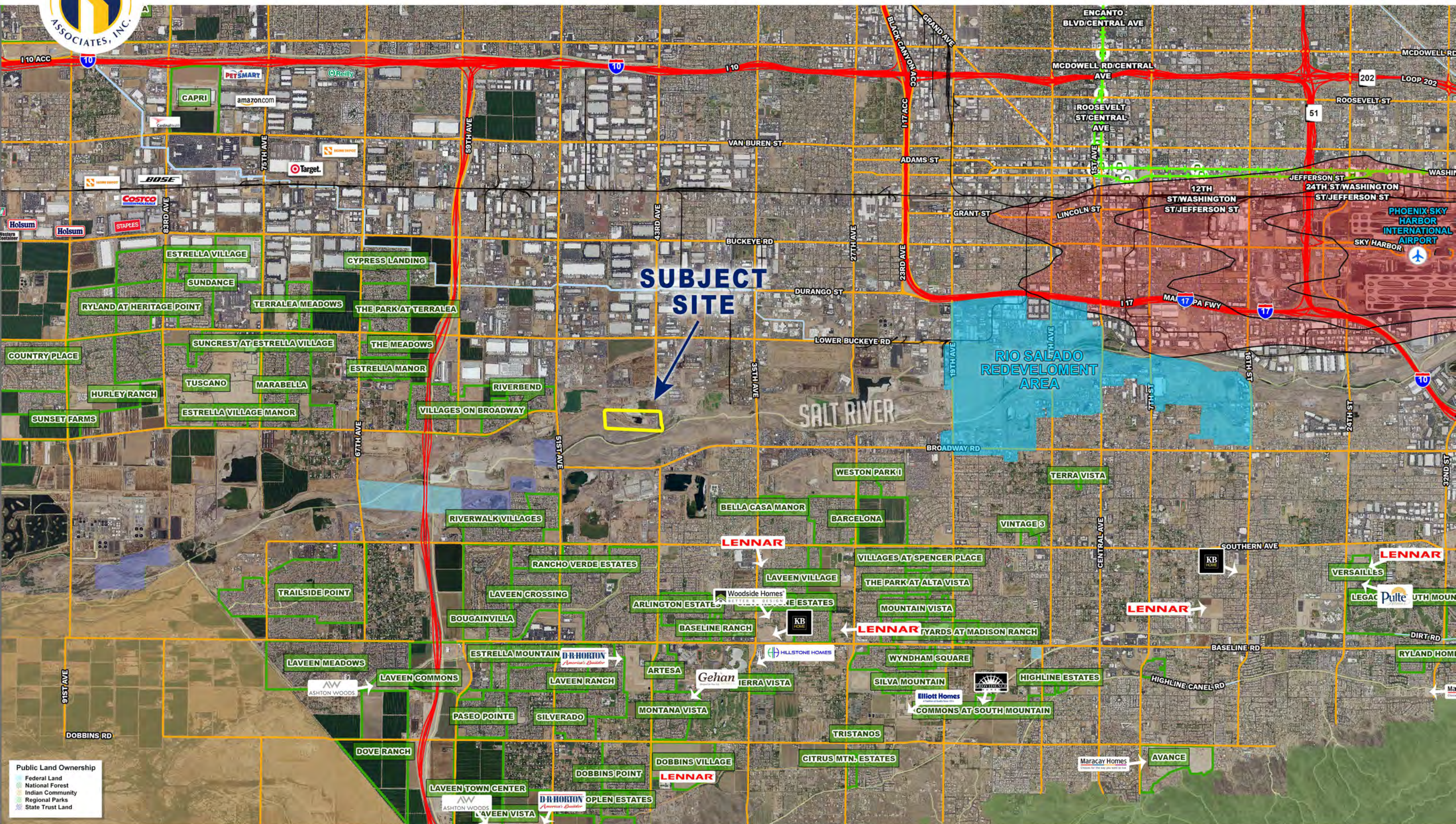


### EDUCATION

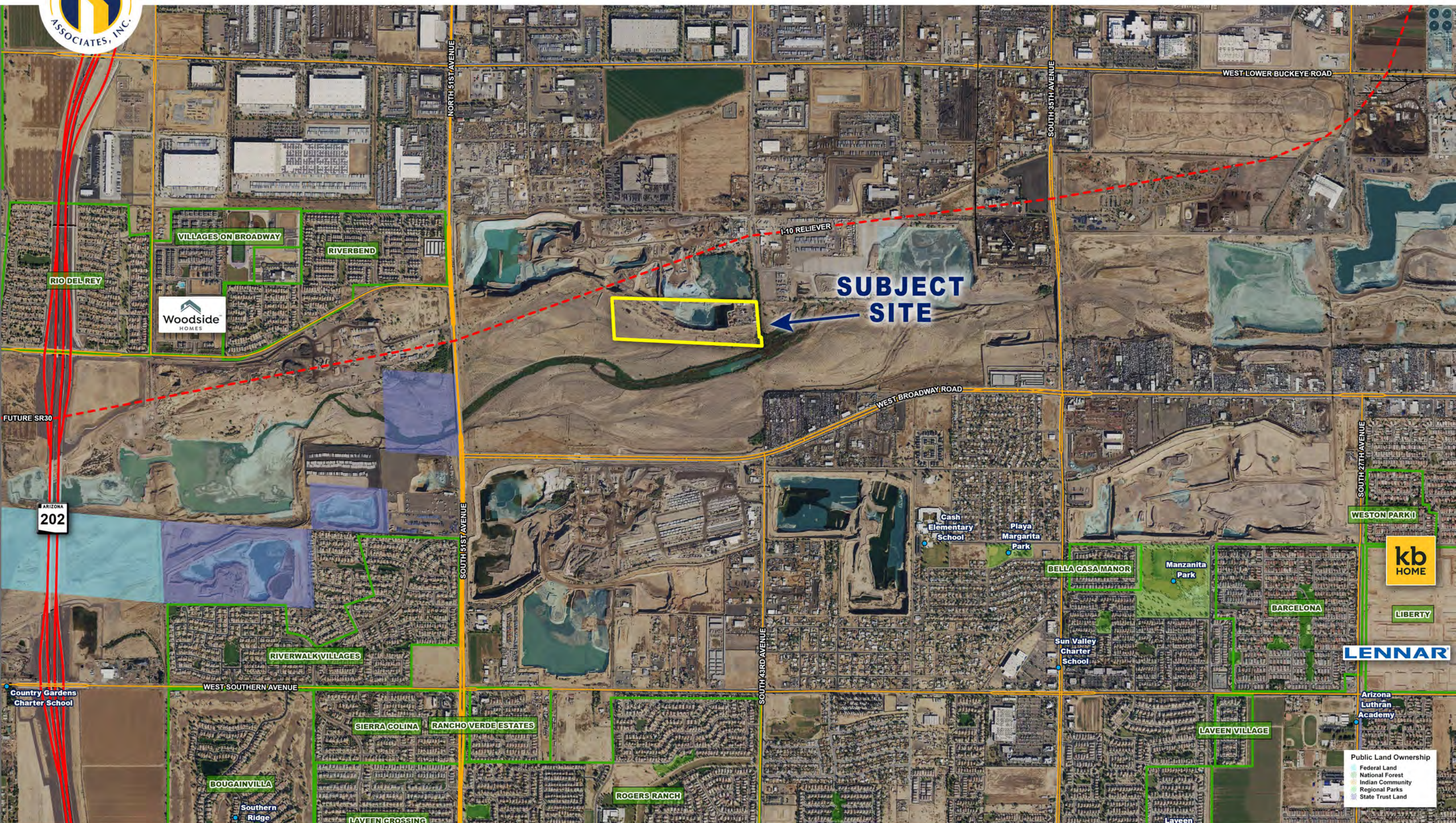
Phoenix is home to the strongest academic institutions available in the region.

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**

















## 43RD AVENUE AND ELWOOD / ZONING MAP

