



LOOP 202 AND 40TH STREET

WHISPERING SANDS FOURPLEX LOTS

City of Phoenix, AZ



**SUBJECT
SITE**

Whispering Sands
Looking Southeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



CITY OF PHOENIX, ARIZONA

WHISPERING SANDS FOURPLEX LOTS

LOCATION

Site is comprised of five (5) lots located within the Whispering Sands community located northeast of Loop 202 and 40th Street in the City of Phoenix, Arizona.

SIZE

38,642 Total Square Feet (5 Lots, averaging 7,728 SF each)

ASSESSOR PARCEL NUMBERS

125-20-024, 125-20-045, 125-20-047, 125-20-048 and 125-20-049

ZONING

[R-4 \(Multi-Family Residence District\)](#) | City of Phoenix

PRICE

\$1,875,000 (\$375,000/Lot)

TERMS

Cash

UTILITIES

Electricity: SRP

Water, Sewer, Trash: City of Phoenix

Gas: Southwest Gas

Internet, Cable: Cox Communications and CenturyLink

PROPERTY TAXES

2025 Assessment: \$4,285.04

COMMENTS

Offered exclusively as a complete package;
all parcels must be purchased together.



PHOENIX QUICK FACTS



POPULATION

2025 population: **1,662,607**
Population growth annually: **1.27%**
Median age of **34.4**



HOUSEHOLDS

Median household Income: **\$99,862**
Number of households: **601,397**



RANKING

5th largest city in the United States
Between 2010 and 2021, employment grew
an **average of 37%**
Fastest growing city of the last decade



ECONOMICS

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



PHOENIX'S LARGE EMPLOYERS

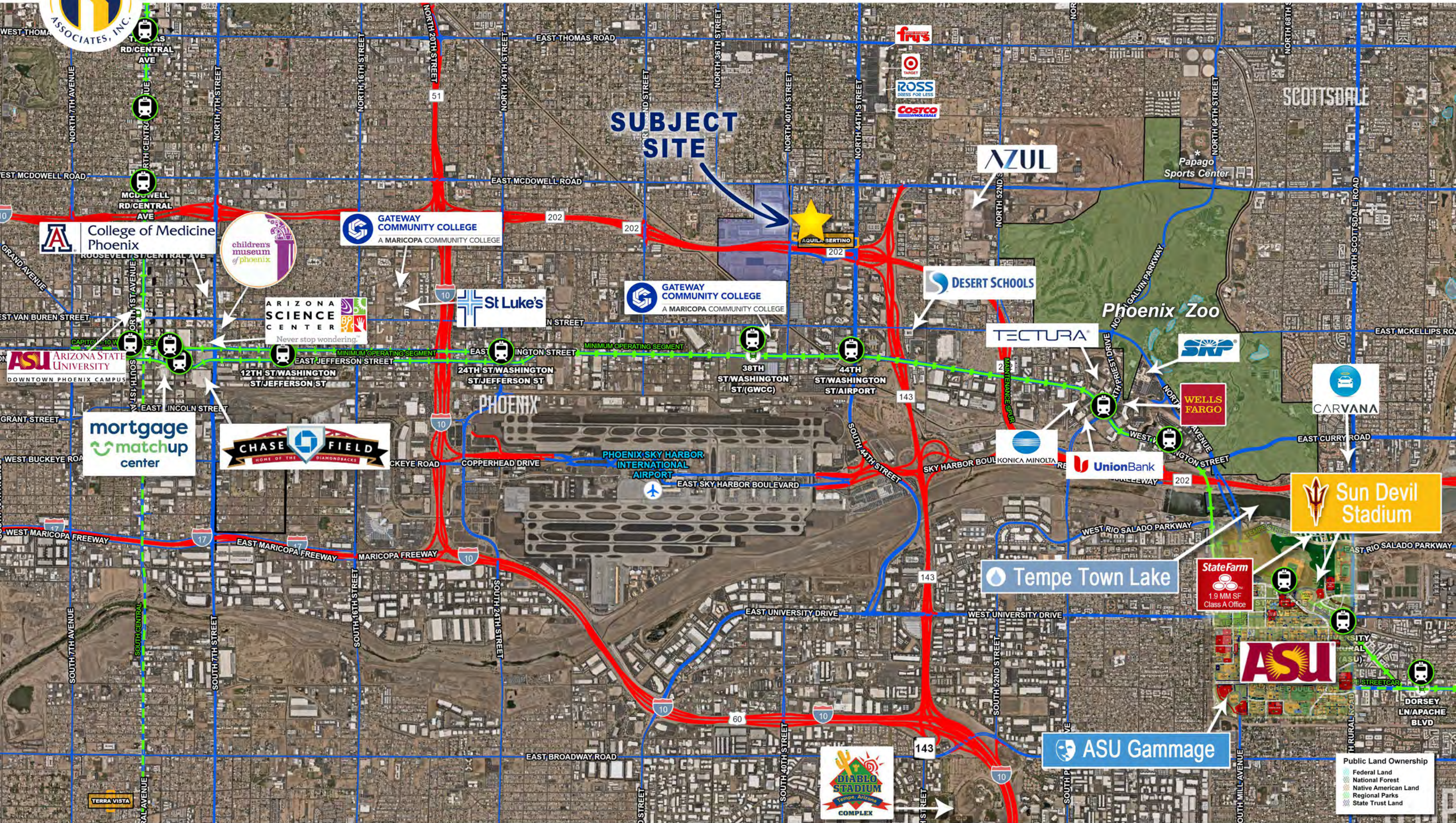
TSMC
Banner Health
American Express
Honeywell
Amazon
Charles Schwab
Dignity Health
Chase
Ping
U Haul
Phoenix Children's Hospital
Sprouts Headquarters



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**







MARICOPA COUNTY
ASSESSOR'S OFFICE

WHISPERING SANDS FOURPLEX LOTS / ASSESSOR PARCEL MAP



