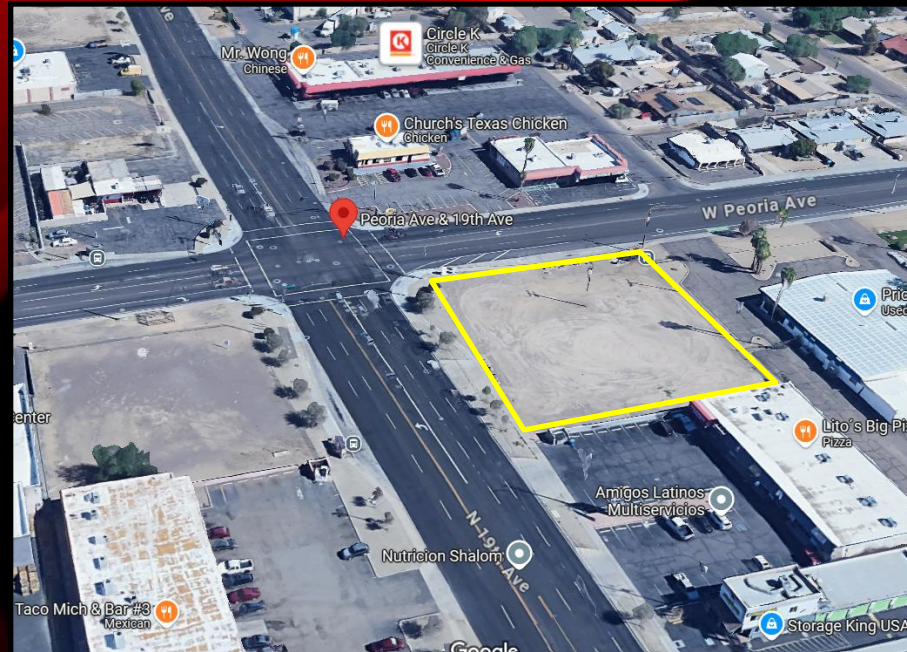


LAND FOR SALE

Phoenix Development Opportunity

- 25,120 SF Parcel
- Prime Commercial corner
- Plans included for 7,143 SF Retail Strip Center
- Zoned C-2 (.577 Acre Lot)
- Approx 47,500 CPD traffic count
- Only 1 mile to I-17 Freeway



SEC 19th Ave./Peoria – Phoenix, AZ

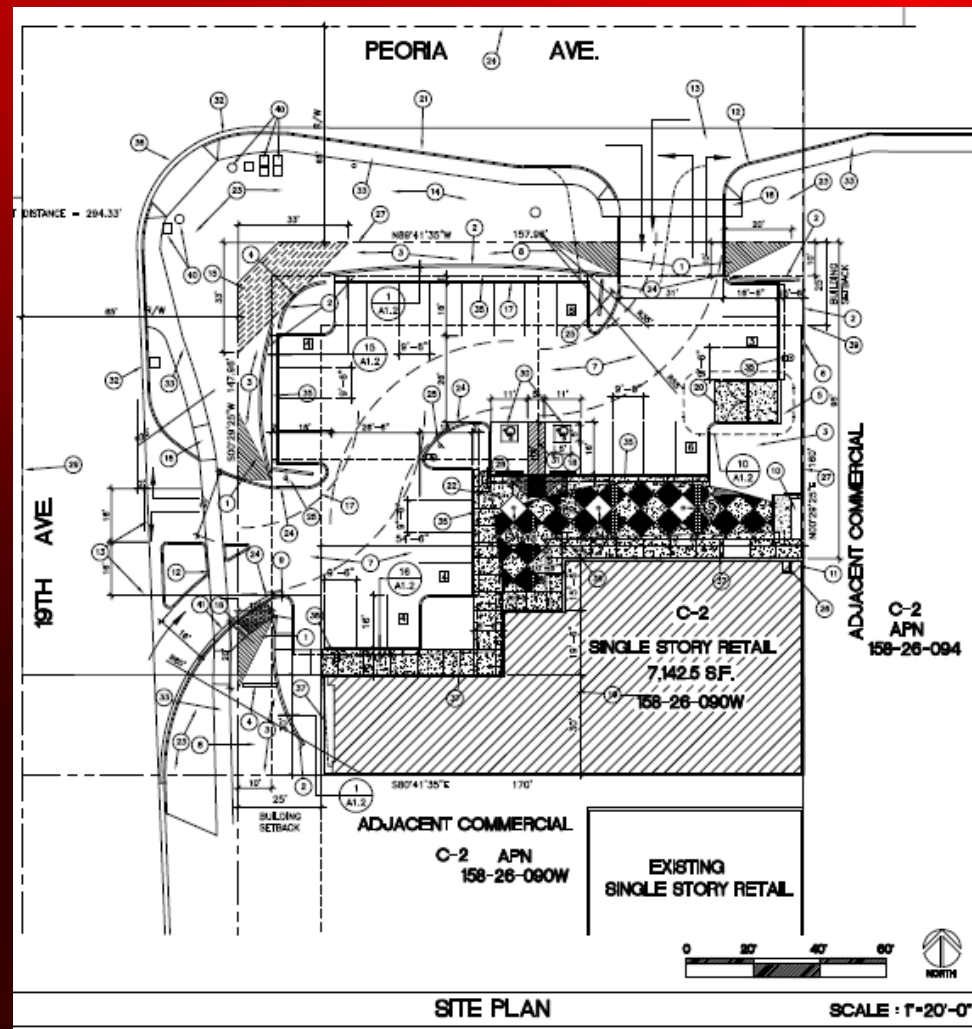
**Seller Open to
Joint Venture**

Andrew Ostrander
480-229-6999
AndrewOAZ@cox.net

\$1,000,000



Site Plan



Great opportunity to own a Prime, commercial corner in Phoenix only a mile from the I-17 freeway. The site includes plans for a 7,143 SF Retail strip center at a lighted intersection with 47,500 CPD traffic count. Seller is also open to a joint venture with the right partner and proof of funds.

Andrew Ostrander
480-229-6999
AndrewOAZ@cox.net



Concept Drawing for Retail Strip Center

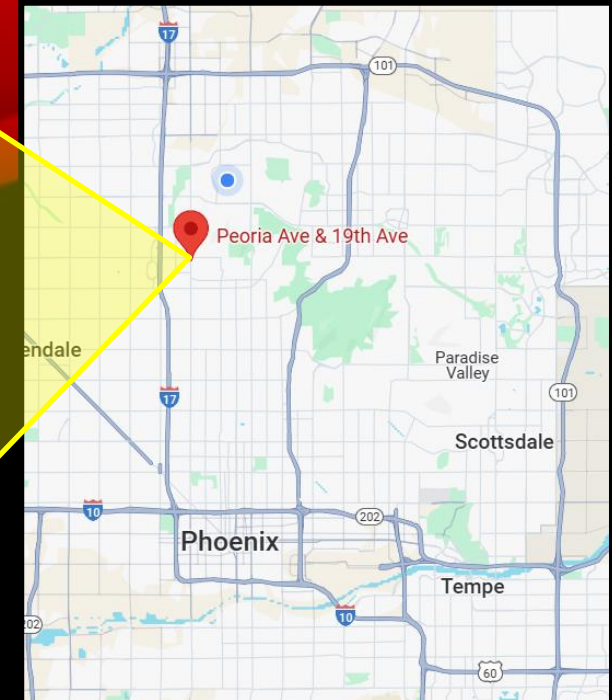


RENDERING

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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it. No liability of any kind is to be imposed on the broker or agent herein.



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