

RETAIL / MEDICAL / MULTI-FAMILY

LAND FOR SALE



NWC LOOP-202 & BASELINE ROAD, LAVEEN ARIZONA 85339

± 12.11 Acres (± 527,511 SF)



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EXECUTIVE SUMMARY

NWC LOOP-202 & BASELINE ROAD

LAVEEN, ARIZONA 85339



Discover an exceptional development opportunity with this prime 12.1-acre rectangular land property in the rapidly growing area of Laveen, Arizona. Perfectly zoned for retail, medical, or moderate density residential use at 12 units per acre, this parcel boasts essential will-serve letters for water and sewer, ensuring a smooth and efficient build process. Positioned at a hard corner with significant frontage on both Baseline Road and the 202 Freeway, the site offers unparalleled accessibility and visibility. Strategically located across from the future Banner Laveen Hospital, tapping into the burgeoning local demand. Don't miss the chance to capitalize on this rare opportunity in a booming locale.

PARCEL INFORMATION

APN / Parcel Number: **104-86-018**



PROPERTY OVERVIEW

Land Size: **± 12.11 Acres (± 527,511 SF)**

Zoning: **C-2, Maricopa County**

Cross Streets: **Baseline Road (19,309 VPD)
Loop 202 (62,485 VPD)**

Utilities: **Will-Serve Letters for Water &
Sewer, Electric near-site**

PROPERTY HIGHLIGHTS

- Maricopa County (City of Phoenix Utilities)
- 4 Acres, 8 Acres, or all 12 Acres available
- 148 unit BTR site plan approved
- Seller ALTA Survey & Phase 1 ESA available
- The Owner will BTS a retail/medical user on front 4 acres
- Across the street from new Banner Hospital (SWC Baseline & Loop-202)

AREA OVERVIEW

NWC LOOP-202 & BASELINE ROAD, LAVEEN ARIZONA 85339



FAIRFAX
BETTY FAIRFAX HIGH SCHOOL
1,845 STUDENTS

ALDI
WALMART
sleep number
Walmart

Denny's **SPROUTS**
FARMERS MARKET
Michaels **TJ-MAXX**
ME Massage Envy

Banner Health
BANNER HEALTH LAVEEN (PLANNED)

AREA DEMOGRAPHICS

1, 3, 5 Mile Radius of NWC LOOP-202 & BASELINE ROAD, LAVEEN ARIZONA 85339



5 Mile

Daytime
Population

142,845



1 Mile

Average
Household Income

\$138,516



3 Mile

Median
Age

31.3



1 Mile

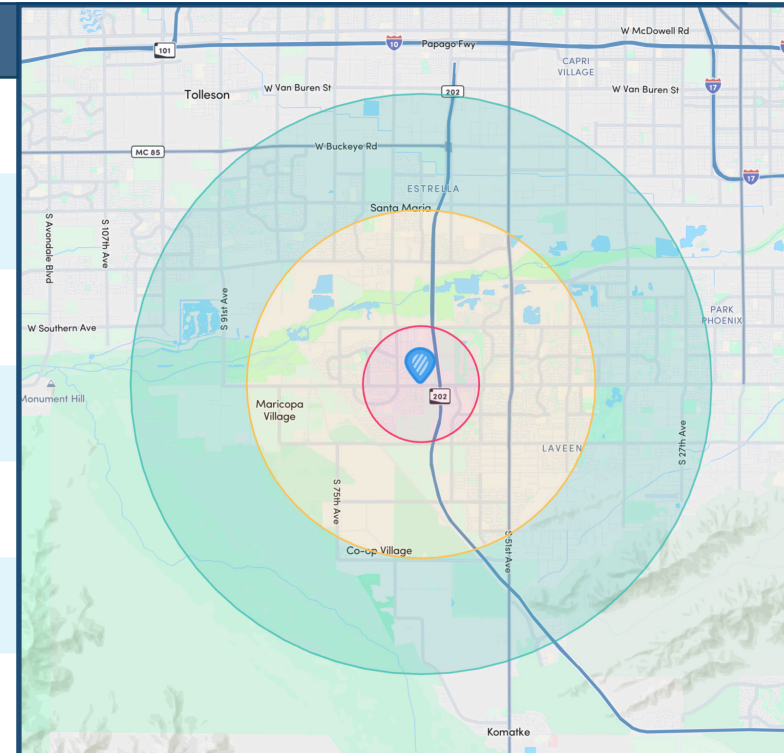
Average
Household Size

3.5



2024 SUMMARY (SitesUSA)

	1 Mile	3 Mile	5 Mile
Daytime Population:	10,128	68,517	142,845
Estimated Population:	8,702	62,763	121,914
Average Household Income:	\$138,516	\$132,701	\$124,416
Median Age:	32.1	31.3	31.0
Average Household Size:	3.5	3.5	3.6
Total Household Expenditure:	\$319.27 M	\$2.12 B	\$3.9 B
Total Employees:	1,426	5,754	20,931





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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.