

3275 E PARADISE LN

Phoenix, AZ 85032 | 1.438 Acres Now Available

LAND FOR SALE

\$265,000 | \$4.23 PSF



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. 09.13.19

Matt McOmber
D 480.634.2321
M 480.275.0227
mmcomber@cpiaz.com

Kimberly A. Rollins
D: 480.634.2319
M: 602.750.1695
krollins@cpiaz.com

Dallan Randall
D 480.634.2320
M 480.262.1023
drandall@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. Equal Housing Opportunity

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gayney Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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PROPERTY HIGHLIGHTS

- PARCEL: 214-35-004C
- $\pm 62,639$ SF / ± 1.438 ACRES
- ZONING: R1-14
- POTENTIAL TO BE REZONED WITH HIGHER DENSITY
- IDEAL INFILL PROJECT FOR RESIDENTIAL OR MULTI-FAMILY PRODUCT

TRAFFIC COUNTS

N 32ND ST:	19,818 VPD
E PARADISE LN:	2,696 VPD

DEMOGRAPHICS

	1M	3M
POPULATION:	22,901	146,961
HOUSEHOLDS:	7,919	60,442
MEDIAN AGE:	32.3	38.8
AVG HH SIZE:	2.86	2.41
AVG HH INCOME:	\$58,512	\$82,351



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