

FOR SALE Phoenix • Arizona
Vacant Parcel
Approximately ±7,852 square feet

1718 EAST RANCHO DRIVE



Offering Highlights

- Price: \$128,700
- Project: Vacant Land
- Location: 1718 E. Rancho Drive, Phoenix, AZ 85016
- Size: Approximately 7,852 Square Feet
- Parcel Numbers: 164-50-058
- There will be no Zoning Contingencies accepted with offers made on this property. This is an "as-is" sale.
- Zoned: R1-6, City of Phoenix, as a condition of sale, the current zoning (R1-6) shall be maintained as a deed restriction to restrict the property from being used for advertising or other non-permitted uses.

For further information contact:

Chris R. Comey
Vice President
+1 602 282 6291
chris.comey@am.jll.com

Brian Ackerman, CCIM
Senior Vice President
+1 602 282 6247
brian.ackerman@am.jll.com



FOR SALE Phoenix • Arizona

Vacant Parcel

Approximately 7,852 acres



1718
EAST RANCHO DRIVE

2016 Demographics – 3 mile radius

Average Household Income
\$48,666

Population by Age

25 – 34 15%
35 – 44 13%
45 – 54 14%

Vehicles Per Day (2016)

Bethany Home Road, East/West Bound - 27,231
16th Street, North/South Bound – 21,778

Investment opportunity • Phoenix • Arizona

For further information contact:

Chris R. Corney
Vice President
+1 602 282 6291
chris.corney@am.jll.com

Brian Ackerman, CCIM
Senior Vice President
+1 602 282 6247
brian.ackerman@am.jll.com

jll.com/phoenix



Location highlights

- The property is located on the NEC of 17th Place and Rancho Drive.
- Large amenity base due to dense population. Some but not nearly all neighbors within 3 miles include: Frys Food & Drugs, Safeway, Sprouts, Trader Joe's, Whole Foods, Bank of America, Chase Bank, Wells Fargo, Best Buy, Old Navy, Subway, McDonald's, In-and-Out Burger, NYPD Pizza and many more.

