

# LAND FOR SALE

9025 S 14th Street, Phoenix, AZ 85042



<b>SALE PRICE:</b>	\$190,000
<b>PRICE PER ACRE:</b>	\$208,791
<b>LOT SIZE:</b>	0.91 Acres
<b>APN #:</b>	300-39-005-U
<b>ZONING:</b>	R-10

## PROPERTY OVERVIEW

Great lot to build your home in a secluded area or you and two other friends. This lot can be subdivided into 3 lots with approx. 1/3 acre each. Located on the front side of South Mountain Park Preserve. Property features beautiful city, mountain and desert views. Close to airport, downtown Phoenix and Tempe. South Mountain Community College nearby and several golf course Resorts just minutes away. This lot is primed for development or can be purchased as investments to build on in the future. Zoned R-10. Taxes and maintenance costs are low. Utilities are nearby. Seller willing to carry, terms negotiable.

## PROPERTY FEATURES

- Great South Mountain Preserve Location
- Near hiking, biking and horse trails
- Private and quiet location
- Near Freeways
- Seller willing to Carry, Terms Negotiable

**KW COMMERCIAL**  
2077 East Warner Road, #110  
Tempe, AZ 85284

**HANI ALDULAIMI**  
Keller Williams Realty East Valley  
480.231.3900  
hani@kw.com

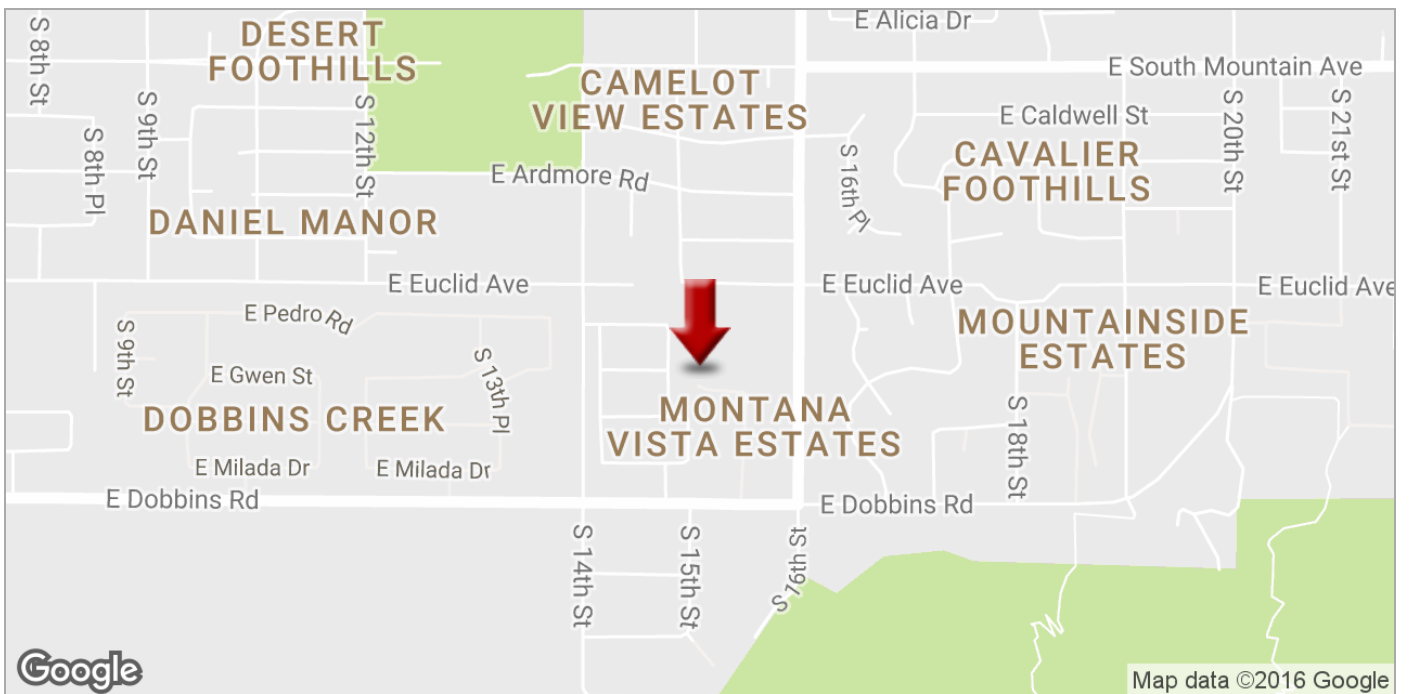
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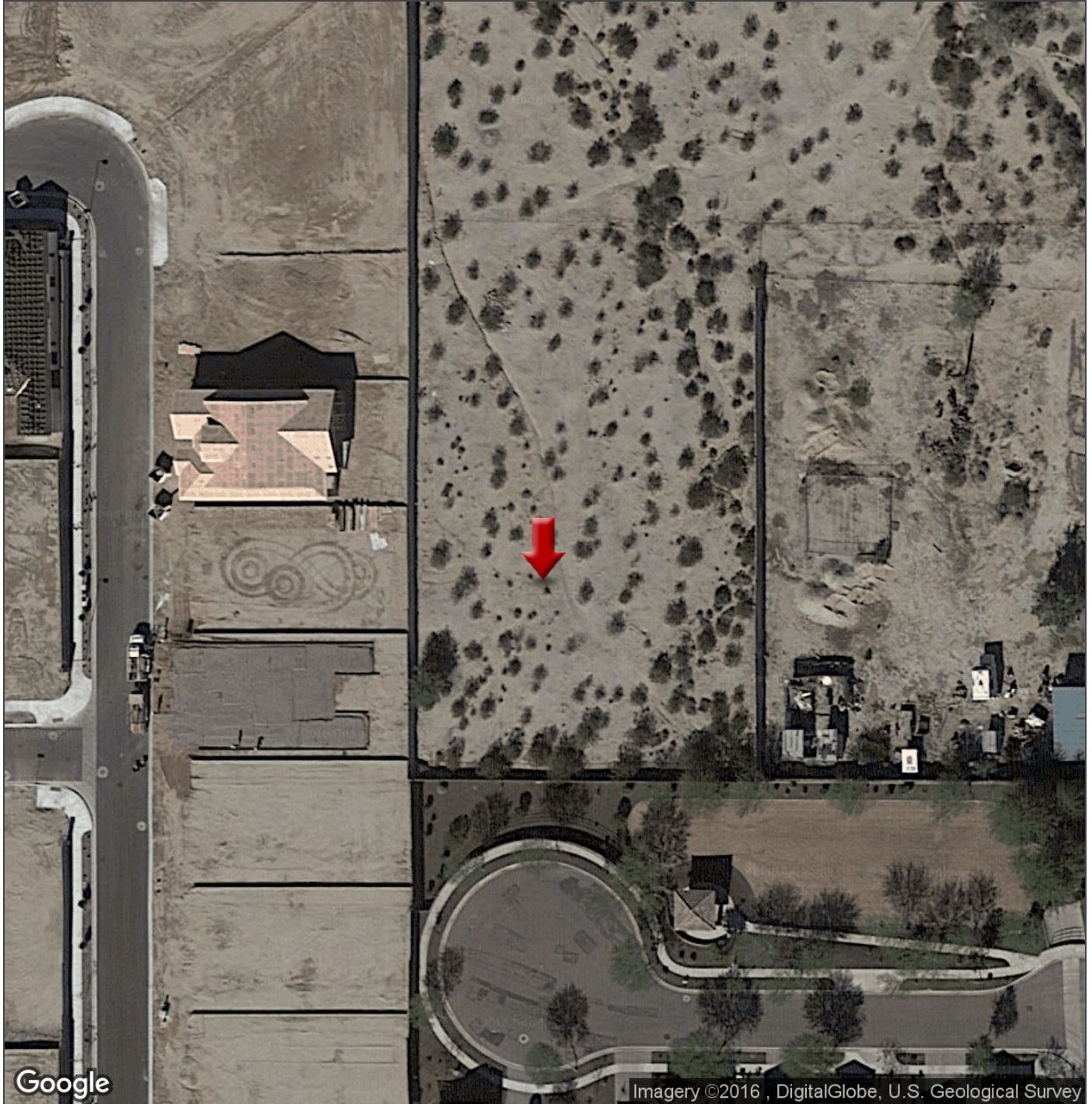
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,002	68,676	170,794
MEDIAN AGE	36.0	30.1	31.9
MEDIAN AGE (MALE)	36.2	29.8	31.5
MEDIAN AGE (FEMALE)	36.3	30.3	32.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,526	21,005	55,601
# OF PERSONS PER HH	2.8	3.3	3.1
AVERAGE HH INCOME	\$73,300	\$54,926	\$72,944
AVERAGE HOUSE VALUE	\$288,124	\$211,663	\$332,503
RACE	1 MILE	3 MILES	5 MILES
% WHITE	68.7%	64.5%	70.5%
% BLACK	20.3%	17.6%	13.1%
% ASIAN	2.6%	1.4%	2.7%
% HAWAIIAN	0.0%	0.2%	0.4%
% INDIAN	0.3%	2.3%	2.0%
% OTHER	6.4%	11.4%	8.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	48.8%	62.3%	48.0%

\* Demographic data derived from 2010 US Census

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<b>CROSS STREETS:</b>	

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