

# FOR SALE > INDUSTRIAL ZONED HANGAR LAND ON DEER VALLEY AIRPORT TAXIWAY

# 1653

WEST  
KNUDSEN  
DRIVE

PHOENIX, AZ 85027

## Asking Price

\$622,600

## Location

Located in the Northwest Industrial Park in Deer Valley Airport area. The property is east of 19th Avenue and south of Pinnacle Peak Road. The property is also known as Lot 20 in the Deer Valley Airport

## Area

- ±1.43\* gross AC (±62,260 SF) and is rectangular in shape.
- Parcel number: 209-02-076D\*\*
- Parcel size: 220' x 283'

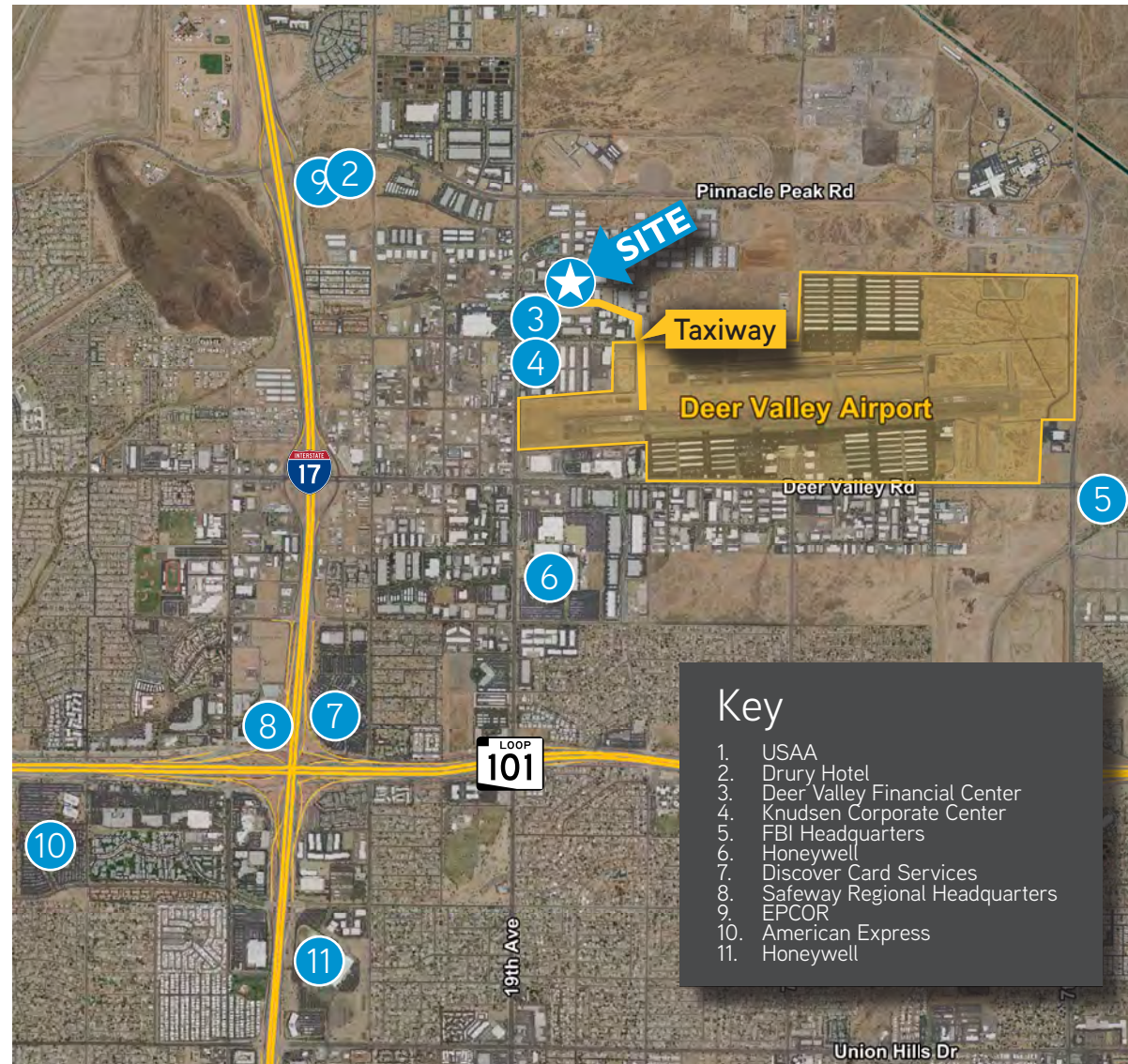
\*Subject to verification

\*\*According to the Maricopa County website

## Features

- Zoning: IP, City of Phoenix
- Located on taxiway for Deer Valley Airport
- Perfect location for office/hangar space
- 2013 Taxes \$6,151\*
- ±1.43 acres

\* According to the Maricopa County Assessor's website



## Key

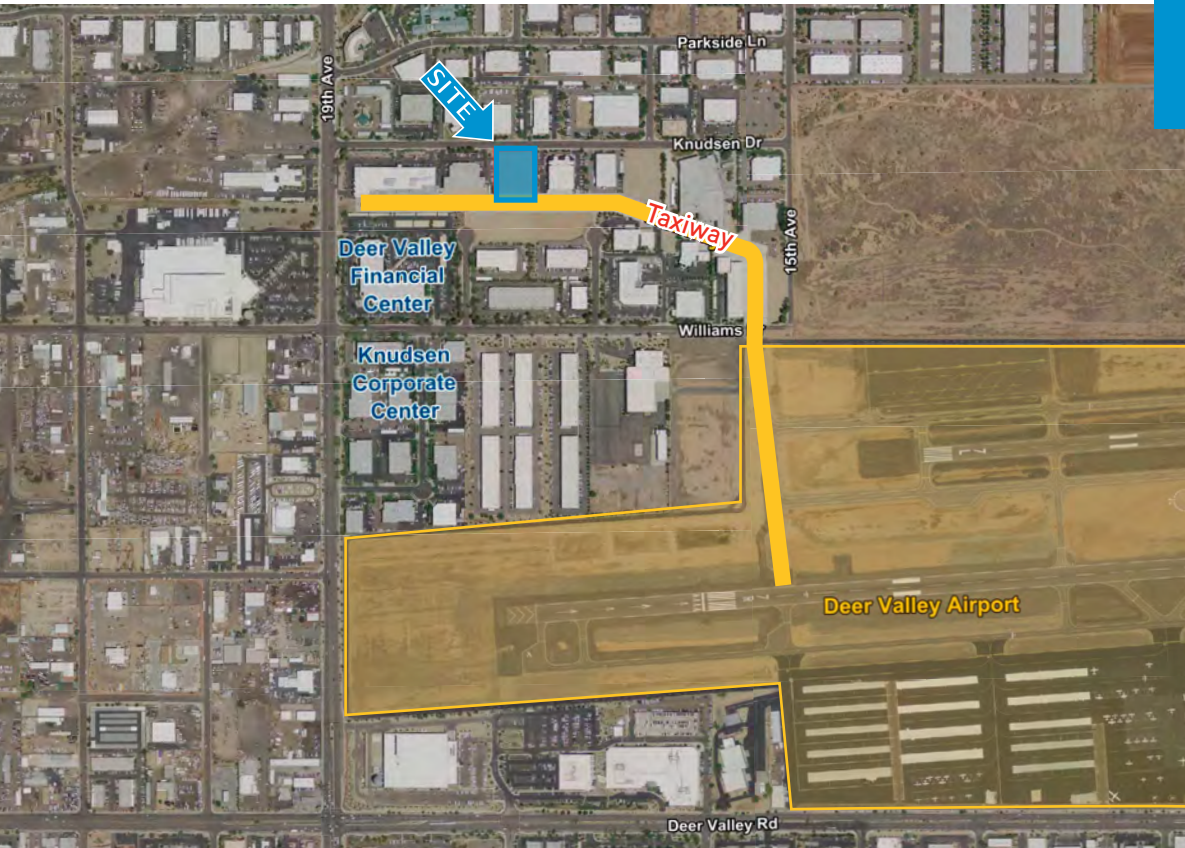
1. USAA
2. Drury Hotel
3. Deer Valley Financial Center
4. Knudsen Corporate Center
5. FBI Headquarters
6. Honeywell
7. Discover Card Services
8. Safeway Regional Headquarters
9. EPCOR
10. American Express
11. Honeywell

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## Demographics

	3 Mile Radius	5 Mile Radius
<b>Population</b>		
2016 Projection	58,373	197,063
2011 Estimate	56,706	189,789
2010 Census	56,018	187,435
<b>Income</b>		
2011 Avg Household Income	\$64,284	\$69,098
2011 Med Household Income	\$53,801	\$56,188
2011 Per Capita Income	\$25,537	\$27,635

## Traffic Counts 2011

Street	Cross Street	VPD
N 19th Ave	W Williams Dr	24,147
W Deer Valley Rd	N 14th Ave	20,510
W Deer Valley Rd	N 21st Ave	22,630

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