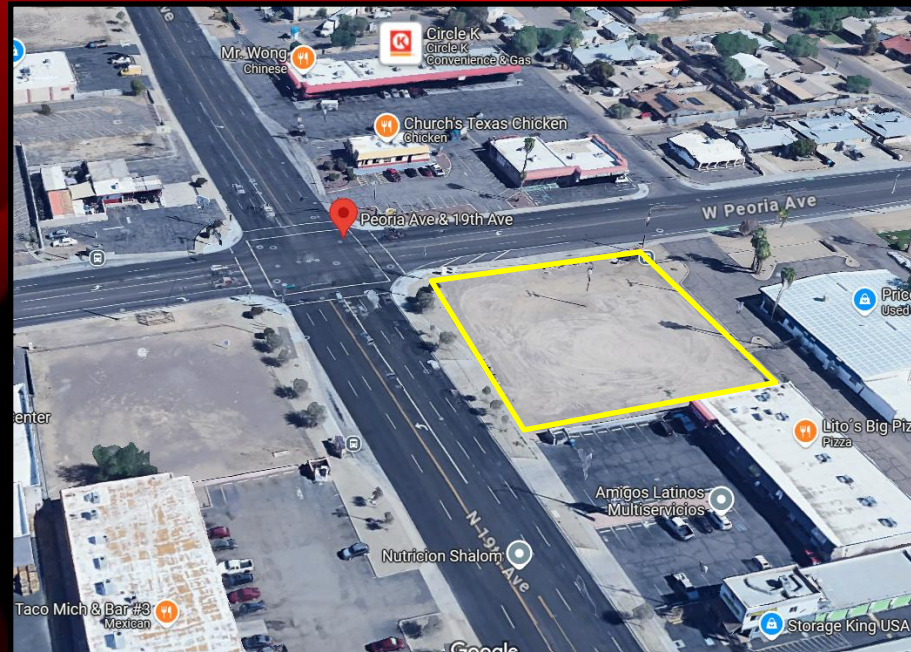


LAND FOR SALE

Phoenix Development Opportunity

- 25,120 SF Parcel
- Prime Commercial corner
- Plans included for 7,143 SF Retail Strip Center
- Zoned C-2 (.577 Acre Lot)
- Approx 47,500 CPD traffic count
- Only 1 mile to I-17 Freeway



SEC 19th Ave./Peoria – Phoenix, AZ

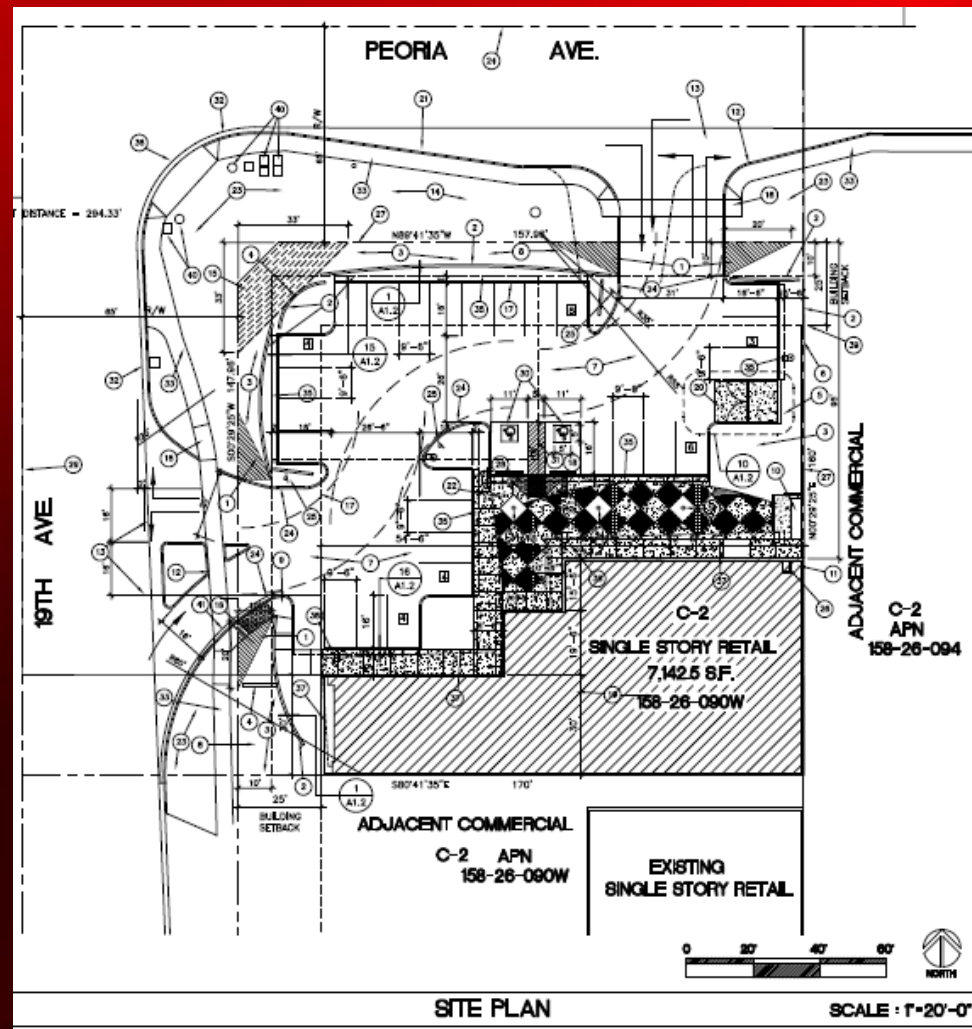
**Seller Open to
Joint Venture**

Andrew Ostrander
480-229-6999
AndrewOAZ@cox.net

\$1,000,000



Site Plan



Great opportunity to own a Prime, commercial corner in Phoenix only a mile from the I-17 freeway. The site includes plans for a 7,143 SF Retail strip center at a lighted intersection with 47,500 CPD traffic count. Seller is also open to a joint venture with the right partner and proof of funds.

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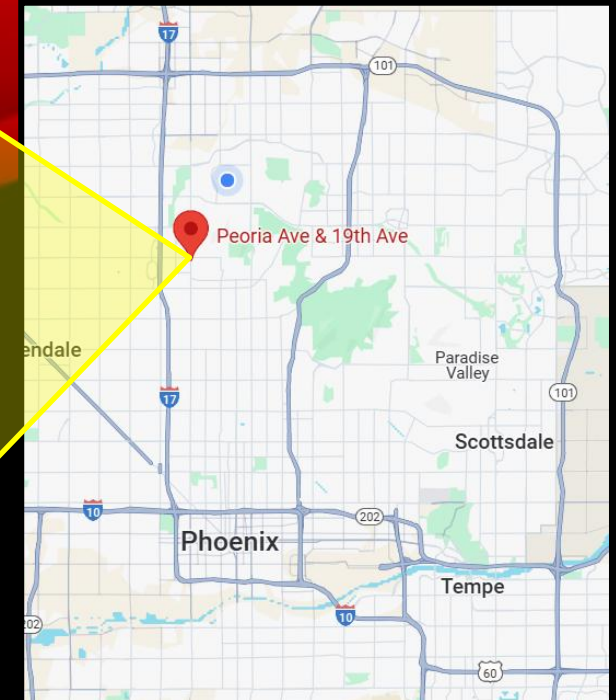


Concept Drawing for Retail Strip Center



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