



**The Benjamin  
group**

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## SEC 35th & Southern Ave, Phoenix Arizona

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<b>County:</b>	Maricopa	<b>Asking:</b>	<b>\$1,525,000.00</b>
<b>Corner:</b>	SE	<b>Terms:</b>	Cash
<b>East/West Rd.:</b>	Southern Ave.	<b>Brokerage:</b>	3% Co-Broke
<b>North/South Rd.:</b>	35th Ave		
<b>Net Acreage:</b>	10 +/- or		
<b>Zoned:</b>	R-2		
<b>School District:</b>	Roosevelt S.D.		

### COMMENTS

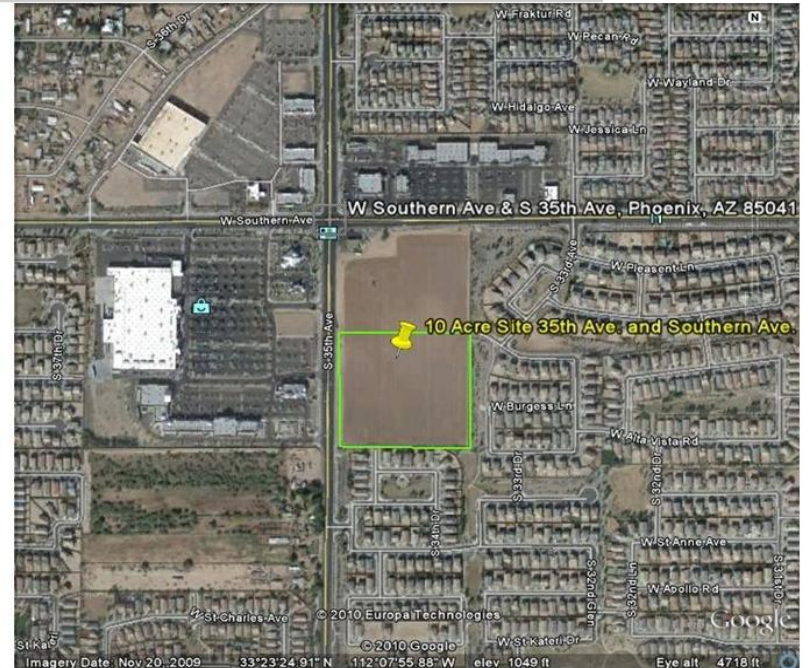
Vacant property, currently farmed, across from high traffic Walmart location. Currently has Final Plat for approximately five unit s per acre. However, this highly visible site is perfect for a large worship facility requiring premium exposure.

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem to be Reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. 2/3/2009



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