



GERCHICK REAL ESTATE

OFFERING MEMORANDUM

A-2 HEAVY INDUSTRIAL LAND

5020 S 16th Street

Phoenix, Arizona 85040

\$950,000

42,863 SF | 0.984 ACRES | A-2 ZONING

South Phoenix industrial corridor

LINDA GERCHICK, CCIM

Designated Broker | Gerchick Real Estate

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CENTRAL ACCESS. FLEXIBLE ZONING.





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CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum has been prepared solely for the purpose of evaluating the potential acquisition of 5020 S 16th Street, Phoenix, Arizona 85040. The information is believed reliable, but Gerchick Real Estate and the seller have not independently verified every fact and make no representation or warranty as to its accuracy or completeness.

All zoning, permitted uses, utilities, access, dimensions, surveys, site plans, environmental matters, taxes, comparables, demographic information, development feasibility and other matters must be independently verified by the prospective purchaser and the purchaser's legal, tax, engineering and land-use advisors.

The offering is subject to errors, omissions, prior sale, change of price or terms, and withdrawal without notice. The seller reserves the right to reject any offer and to modify or terminate the offering process at any time.

EXCLUSIVELY MARKETING BY

Linda Gerchick, CCIM

602-688-9279 | linda@justsoldit.com | JustSoldIt.com



INVESTMENT OVERVIEW

5020 S 16th Street offers 0.984 acres (42,863 SF) of A-2 Heavy Industrial infill land in an established South Phoenix industrial corridor. The flat parcel is positioned for an owner-user, developer or investor seeking flexible industrial land near I-10, I-17, Loop 202 and Phoenix Sky Harbor International Airport.

SALE PRICE

\$950,000

LAND AREA

42,863 SF

ACRES

0.984

ZONING

A-2

OFFERING SUMMARY

Address	5020 S 16th Street, Phoenix, AZ 85040
APN	113-54-014
Ownership	Fee Simple
Parcel Count	One
Approx. Dimensions	110' x 388' - Buyer to verify
Price / SF	\$22.16
Property Taxes	\$3,012 - Buyer to verify
Seller Financing	Not available

POSITIONING

- Scarce infill parcel with A-2 Heavy Industrial zoning.
- Central access to the Valley's principal freeway network.
- Potential industrial, contractor, fleet and transportation uses.
- ALTA survey and prior City-reviewed CDL site plan available.
- Offered at approximately \$22.16 per square foot.



WHY THIS SITE STANDS OUT

- A-2 Heavy Industrial zoning supports a broad range of potential industrial and commercial operations, subject to City approval.
- Nearly one acre of flat infill land provides flexibility for an operational yard or future development.
- Established industrial surroundings include logistics, service, automotive, construction and manufacturing users.
- Regional connectivity is supported by access to I-10, I-17 and Loop 202.
- Sky Harbor and Downtown Phoenix are nearby, supporting access to employment, customers and regional transportation.
- Existing due diligence includes an ALTA survey, utility map, plat, aerials and a prior City-reviewed site plan.
- No seller carry. Buyers should structure acquisition financing independently.

POTENTIAL CDL / DRIVER TRAINING USE

Prior City-reviewed site plan available. Buyer to verify status, current approvals, permitted use and development feasibility.



PROPERTY DETAILS

Land Area	42,863 SF
Acres	0.984
Zoning	A-2 Heavy Industrial - Buyer to verify
APN	113-54-014
Approx. Dimensions	110' x 388' - Buyer to verify
Topography	Generally flat - Buyer to verify
Ownership	Fee Simple
Parcel Count	One
Utilities	Available in the area - Buyer to verify capacity and connections
Current Condition	Vacant industrial land

POTENTIAL USES

- Manufacturing or fabrication
- Warehousing and distribution
- Contractor yard operations
- Fleet or equipment storage
- Vehicle and semi-truck parking
- Transportation-related services
- Service or industrial yard
- Potential CDL training facility

PLANNING AND VERIFICATION

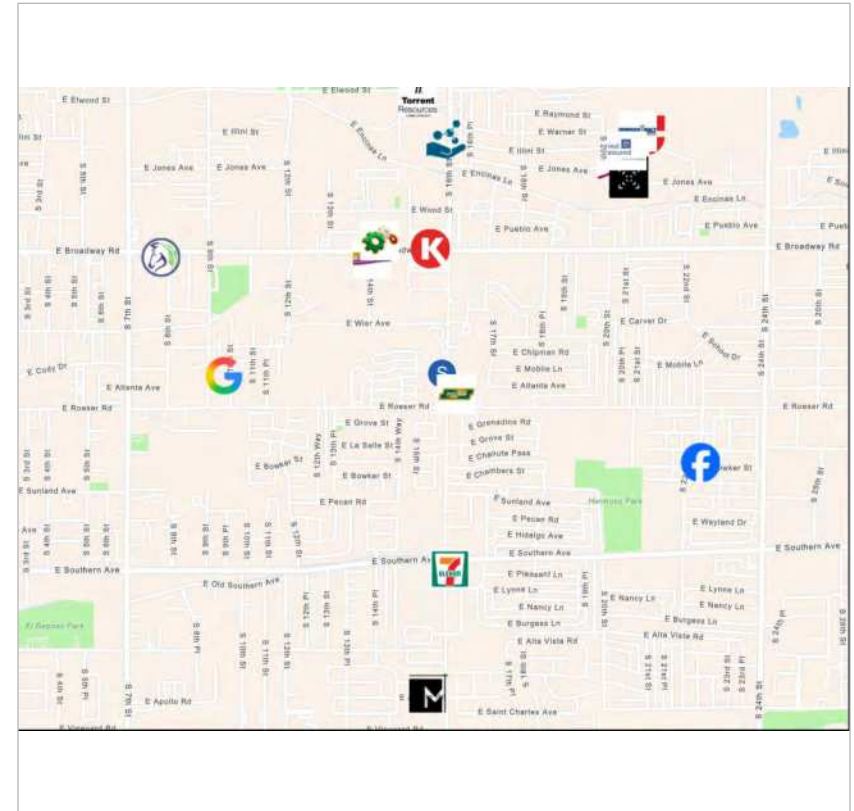
Potential uses are examples only. Buyer must independently verify zoning, permitted uses, access, parking, setbacks, utilities, environmental conditions, drainage, engineering requirements and all development approvals with the City of Phoenix and appropriate consultants.

CENTRAL ACCESS WITH INDUSTRIAL CONTEXT

Positioned along 16th Street in the established South Phoenix industrial corridor, the property benefits from a central location near the region's transportation and employment infrastructure.

Interstate 10, Interstate 17 and Loop 202 provide access throughout the Phoenix metropolitan area and connect the site to major industrial, distribution and population centers. Phoenix Sky Harbor International Airport, Downtown Phoenix and the airport-area employment corridor are also nearby.

The surrounding area includes manufacturing, warehousing, logistics, automotive, construction, contractor and transportation-related businesses. This industrial environment supports users requiring central access, outdoor operational space, fleet or equipment storage and proximity to customers and employees.



Local business map shown for general orientation. Buyer to verify all locations and distances.

FREEWAY ACCESS

I-10 | I-17 | Loop 202

AIRPORT ACCESS

Phoenix Sky Harbor

EMPLOYMENT

Airport and central-city corridor

INDUSTRIAL BASE

Logistics | Service | Manufacturing



Regional aerial overview for orientation only. Buyer to verify all distances and access.



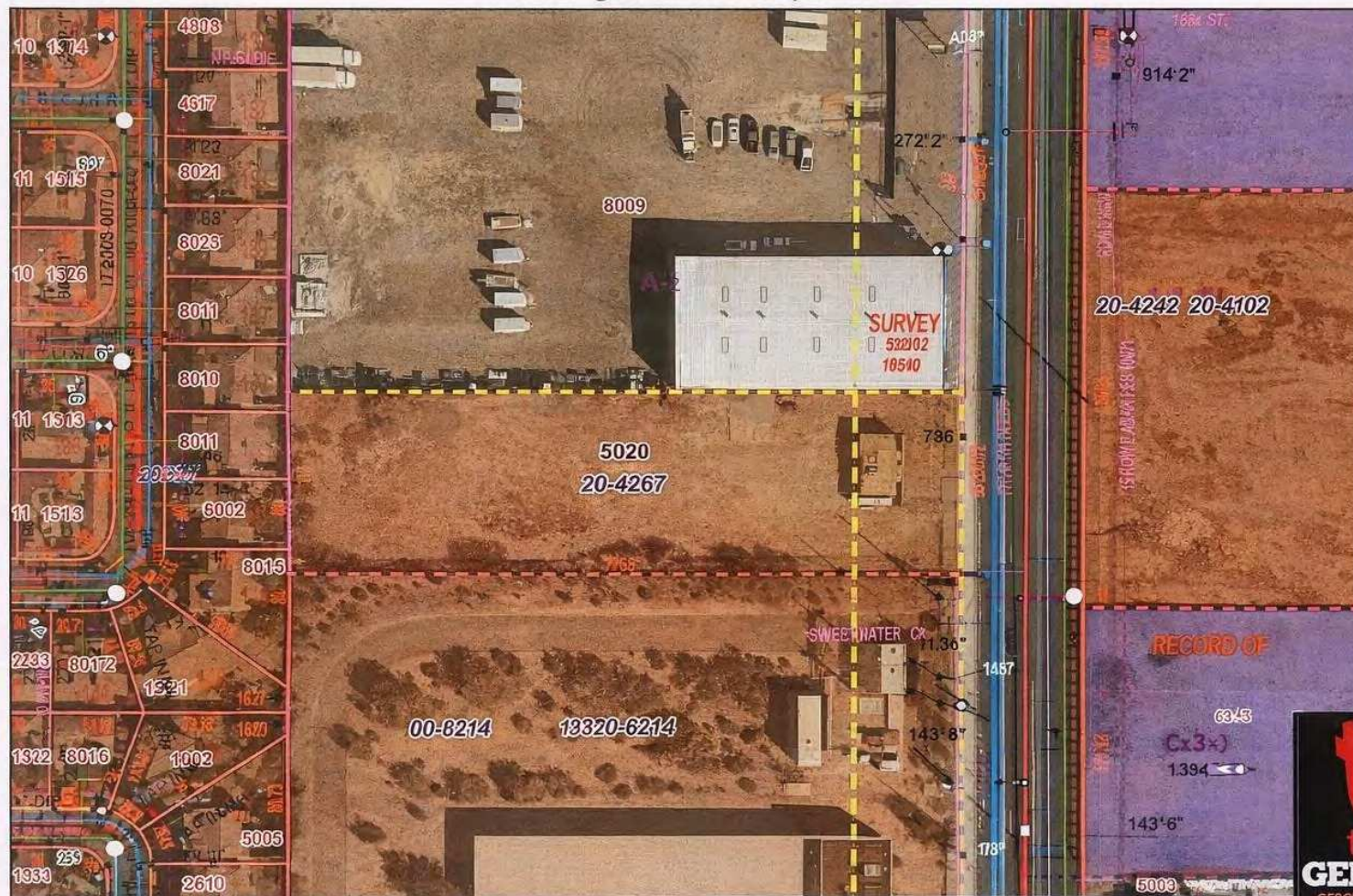
LOCAL BUSINESS MAP



Nearby businesses shown for general market context. Logos and locations are illustrative and subject to change.

UTILITY MAP

Planning and Development



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1 inch = 75 feet

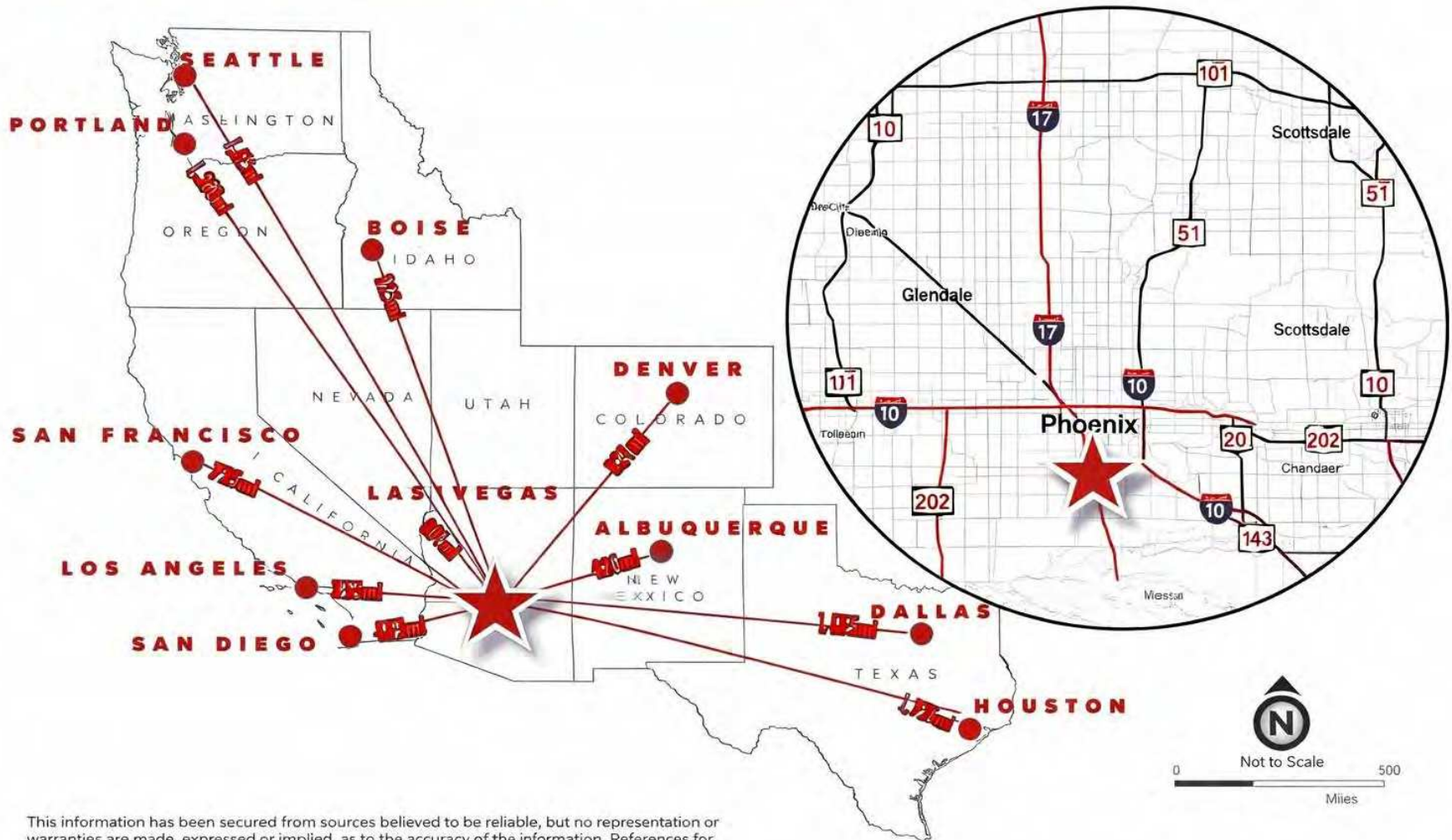


Date: 1/18/2022



Utility and planning exhibit. Buyer to verify all utility locations, capacity, easements, approvals and plan status.

WESTERN U.S. LOGISTICS MAP



Regional logistics exhibit for orientation. Routes and markets are shown conceptually.

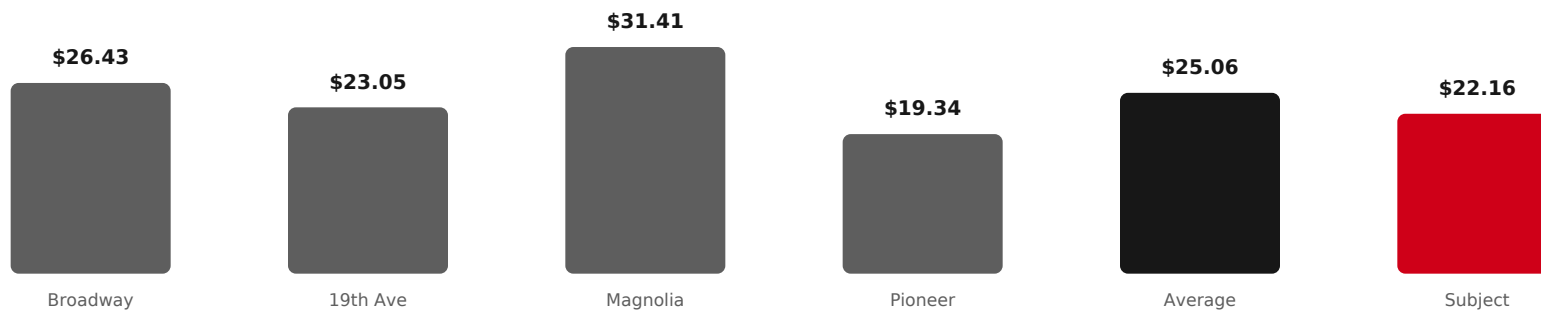


SELECTED COMPARABLE LAND SALES

The selected sales below were included in the prior marketing package and are presented for context. The extreme 4837 S 17th Street development transaction has been excluded from the averages because its reported price and development profile are not directly comparable to the subject parcel.

PROPERTY	ACRES	PRICE	PRICE/SF	PRICE/AC	DATE	ZONING	MI.
2350 W Broadway Rd	1.39	\$1,600,000	\$26.43	\$1,151,079	07/05/24	A-1/A-2	4.1
1851 S 19th Ave	2.59	\$2,600,000	\$23.05	\$1,003,861	08/12/24	A-1	4.8
901 W Magnolia St	0.72	\$985,000	\$31.41	\$1,368,056	08/22/24	A-1/A-2	3.7
320 E Pioneer St	0.92	\$775,000	\$19.34	\$842,391	10/28/24	A-2	2.4
AVERAGE	1.41	\$1,490,000	\$25.06	\$1,091,347	-	-	-
SUBJECT - 5020 S 16th St	0.984	\$950,000	\$22.16	\$965,447	ASKING	A-2	-

PRICE PER SQUARE FOOT



Sources: prior Offering Memorandum data. All sale information and calculations are subject to independent verification.



2026 DEMOGRAPHIC SUMMARY

METRIC	1 MILE	3 MILES	5 MILES
Population	17,241	93,328	242,695
2031 Population	17,371	96,594	258,739
2026-2031 Growth	0.75%	3.45%	6.45%
Median Household Income	\$61,554	\$72,093	\$70,152
Average Household Income	\$82,016	\$99,089	\$97,883
Median Age	33	33	33

WHY IT MATTERS

- Large regional labor pool
- Access to central Phoenix employment
- Proximity to airport-area industries
- Established service and logistics base
- Continued population growth within five miles

INDUSTRIAL LOCATION, NOT A RETAIL DEMOGRAPHIC STORY

For industrial users, the primary location drivers are freeway access, airport proximity, workforce reach, established industrial surroundings and operational flexibility. Demographics are provided as supplemental market context.

Source: Esri demographic data contained in the prior marketing package. Buyer to verify current data.



TRANSPORTATION

I-10, I-17 and Loop 202 connect the site to the Valley and regional markets.

AIRPORT

Phoenix Sky Harbor supports passenger, cargo, service and logistics activity.

EMPLOYMENT

Central Phoenix and the airport corridor provide access to a large labor base.

INFILL

Centrally located heavy-industrial land is limited and difficult to replace.

PHOENIX: A CONNECTED SOUTHWEST INDUSTRIAL MARKET

Regional freeway connectivity, Sky Harbor access and a broad employment base support industrial, logistics, construction, service and transportation-related operations.

5020 S 16TH STREET IS POSITIONED INSIDE THIS CORE EMPLOYMENT AND DISTRIBUTION NETWORK.



DOCUMENTS AVAILABLE FOR REVIEW

- One-Page Marketing Flyer

- ALTA/NSPS Land Title Survey

- Utility Location Map

- City-Reviewed CDL Training Site Plan

- Aerial Property Overview

- Plat Map

- CC&Rs

- Seller's Property Disclosure Statement

- Arizona Market Conditions Advisory

- Comparable Land Sales

- Comparable Sales Map

- Western United States Logistics Map

- Phoenix MSA Market Overview

INDEPENDENT VERIFICATION REQUIRED

Documents are provided for informational purposes. Prospective purchasers should engage qualified legal, land-use, survey, engineering, environmental, utility, tax and other advisors before acquiring or developing the property.



[VIEW PROPERTY WEBSITE](#)



I ANSWER MY PHONE

602-688-9279

EXPERIENCE THAT MOVES PROPERTY

Linda Gerchick, CCIM, is the Designated Broker of Gerchick Real Estate and has more than 30 years of commercial real estate experience. Licensed since 1996 and a CCIM since 2005, she has built a career around investment sales, multifamily, net-leased assets, industrial land and complex real estate transactions.

Her experience includes more than 3,000 Arizona building sales. She ranked No. 2 worldwide with RE/MAX Commercial in 2006 and No. 4 worldwide in 2007. She has also been recognized as a CREXI Platinum Broker for five consecutive years through 2026.

Linda is the author of Practical Guide to Commercial Real Estate and Queen of Fourplexes. Her approach combines market knowledge, direct communication, detailed property marketing and determined negotiation.

SELECT CREDENTIALS

- CCIM designee since 2005
- Designated Broker, Gerchick Real Estate
- 30+ years of commercial real estate experience
- 3,000+ Arizona buildings sold
- Nationally recognized commercial brokerage performance
- Author and commercial real estate educator

AERIAL OVERVIEW



GERCHICK REAL ESTATE

5020 S 16TH STREET

Phoenix, Arizona 85040

A-2 HEAVY INDUSTRIAL LAND

\$950,000

SITE



PHX

PHOENIX HARBOR
INTERNATIONAL AIRPORT



MAKE THE MARKET WORK FOR YOU

All information is subject to independent verification and withdrawal without notice.

LINDA GERCHICK, CCIM

Designated Broker | Gerchick Real Estate

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Brokerage License: LC644567000



PROPERTY DETAILS + DOCUMENTS