



28201 N. BLACK CANYON HIGHWAY, PHOENIX, AZ 85085
+/- 10.48 ACRE PRIME MULTI-FAMILY/OFFICE SITE



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INSIGNIA CRE - AZ
2200 E. CAMELBACK ROAD,
SUITE 101
PHOENIX, AZ 85016
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,995,000
Lot Size:	10.48 Acres
Zoning:	S-1
Price / Acre:	\$381,202
Price / SF:	\$8.75
Market:	Phoenix MSA
Submarket:	Deer Valley

PROPERTY OVERVIEW

The Subject Property consists of 456,465 SF (10.48 +/- acres) of residential-zoned (S-1) land, located in the Deer Valley submarket of Phoenix. All three contiguous parcels are located along the east side of the I-17 frontage road. The Deer Valley submarket has seen incredible economic growth in recent years and is expected to continue that growth. The completion of 990 new units last year helps to demonstrate that developers delivered the largest supply of multifamily units into the submarket since 2009.

PROPERTY HIGHLIGHTS

- +/- 10.48 Acres
- Great Development Opportunity Along I-17
- Close Proximity to Phoenix Deer Valley Airport
- +/- 5 Miles North of Full-Diamond Interchange at I-17 and Loop 101 (combined traffic count: >400,000)
- +/- 2 Miles South of Loop 303 (combined traffic count on I-17 at Loop 303: >100,000)
- Major Employers Include: USAA, Honeywell International, Cox Communications, American Express, Wells Fargo Home Equity, Best Western International, Discover Financial Services, and John C. Lincoln Health Network

3 PARCELS - 10.48 (+/-) ACRES

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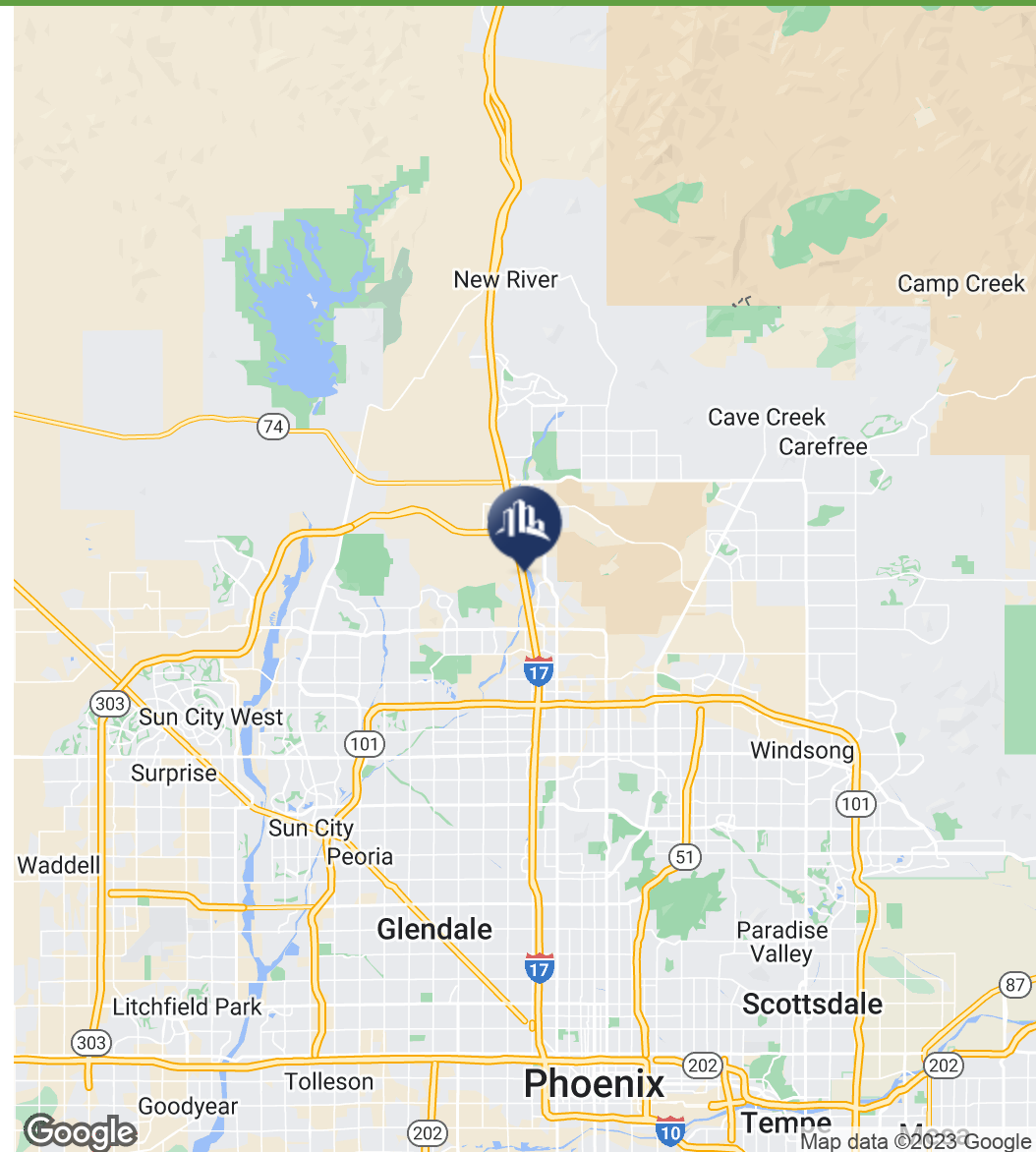
LOCATION MAPS



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LOCATION MAPS // 3



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AERIAL PHOTO // 4

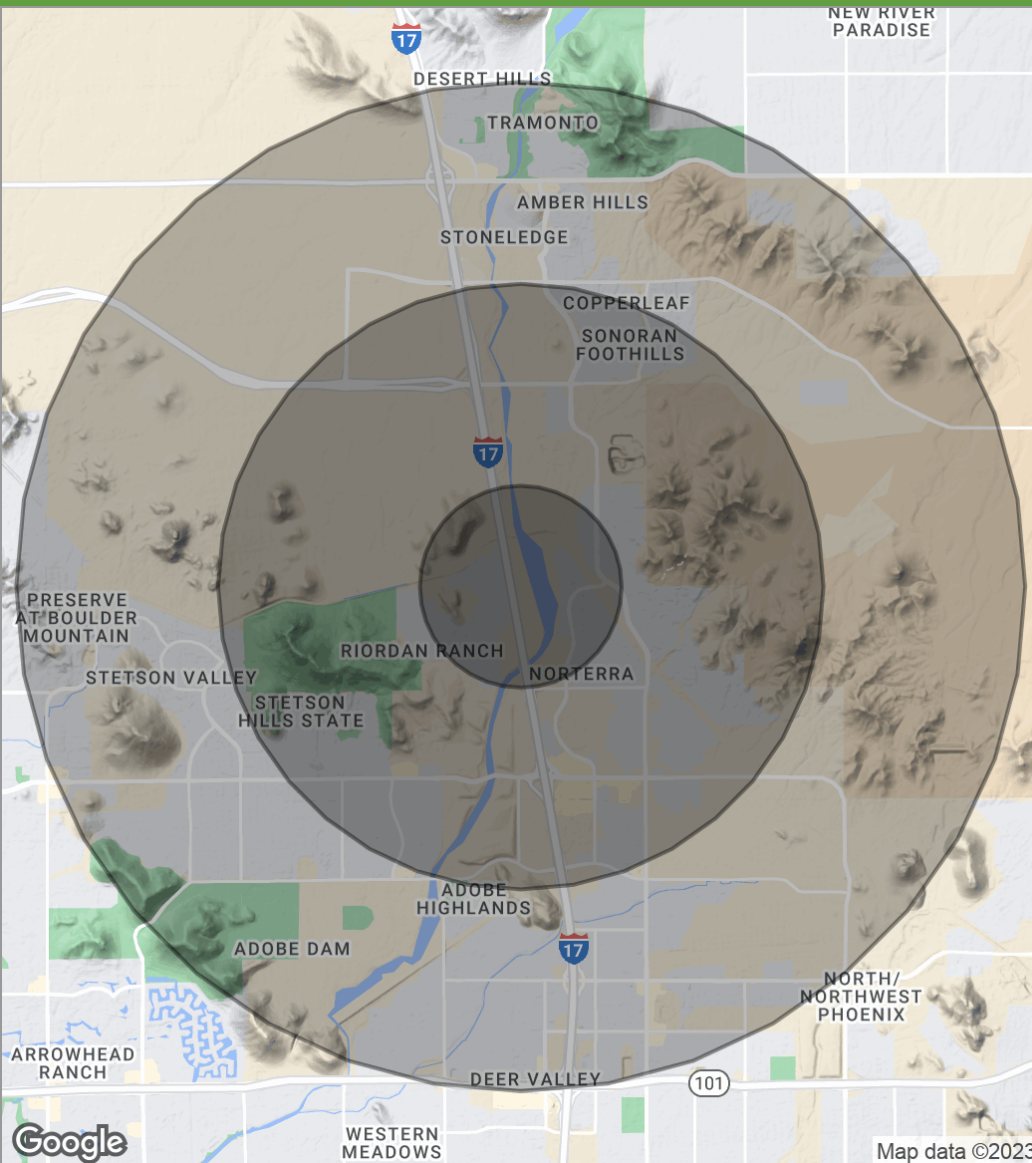
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,512	19,770	69,997
Median age	31.6	33.1	33.8
Median age (Male)	27.4	30.5	32.7
Median age (Female)	34.0	34.7	34.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	494	6,706	25,485
# of persons per HH	3.1	2.9	2.7
Average HH income	\$103,530	\$96,307	\$90,294
Average house value	\$334,595	\$350,020	\$327,168

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	15.4%	12.2%	11.9%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	87.7%	90.6%	88.6%
Black	2.3%	0.9%	2.0%
Asian	6.4%	4.3%	4.8%
Hawaiian	0.0%	0.1%	0.0%
American Indian	0.8%	0.5%	0.7%
Other	1.0%	1.5%	1.9%

* Demographic data derived from 2020 ACS - US Census

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