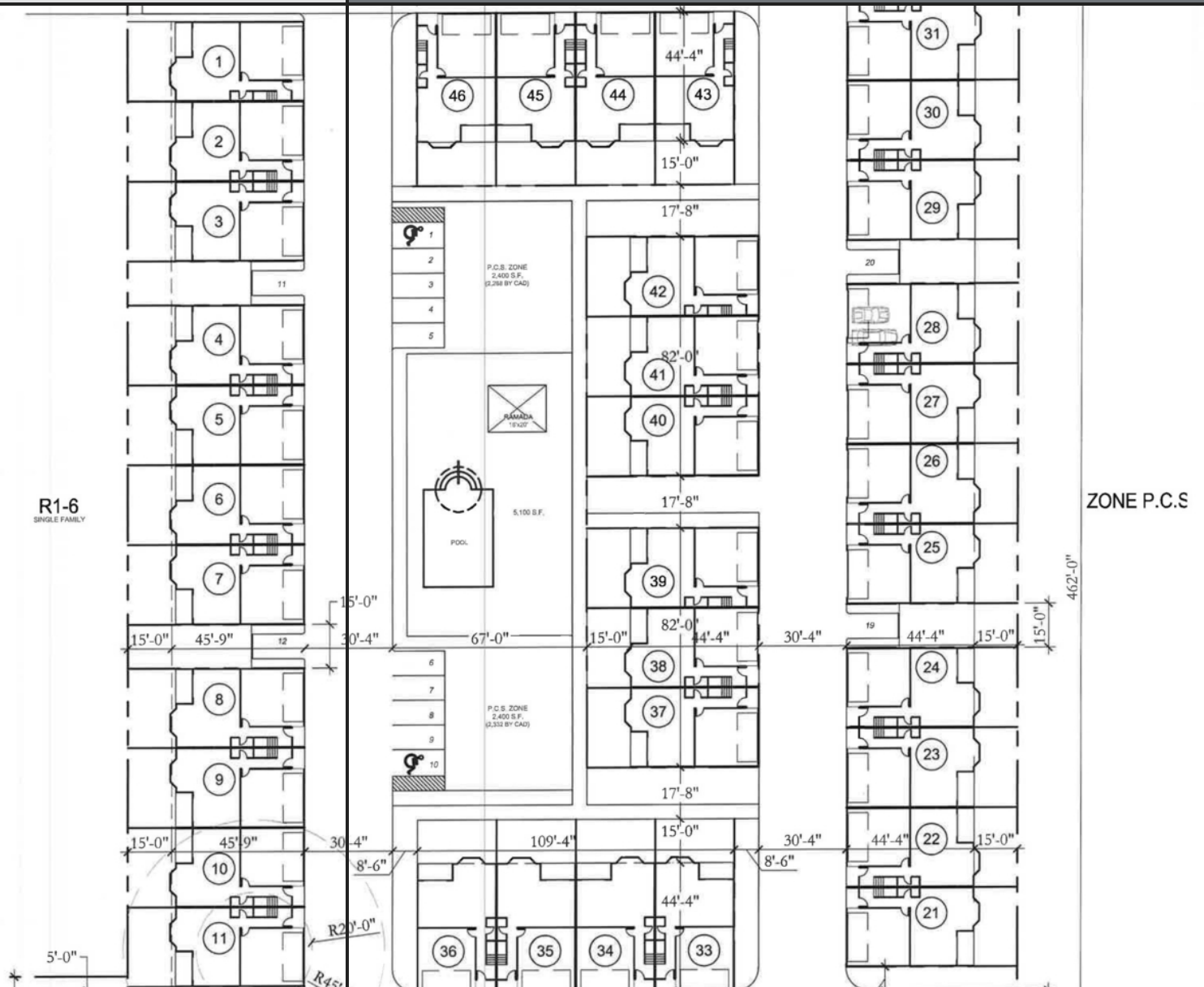
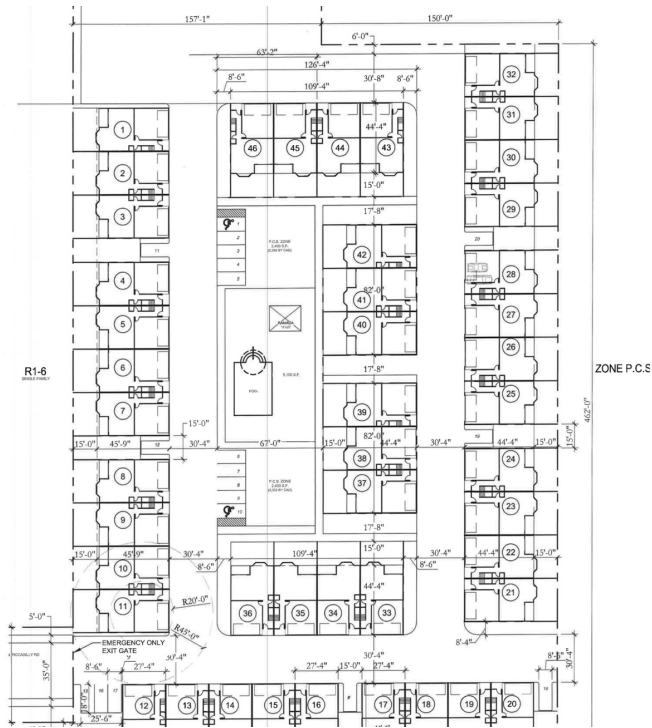


A MULTI-FAMILY DEVELOPMENT OPPORTUNITY



A MULTI-FAMILY DEVELOPMENT OPPORTUNITY

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,800,000
Lot Size:	4.18 Acres
Price / Unit:	\$60,000
Zoning:	R3-A
Permitted w/in Zoning:	23.1 du/acre
Market:	Phoenix
Submarket:	Maryvale

PROPERTY OVERVIEW

4.18 Acre Apartment Development Site with site plan approval and city entitlements in place.

PROPERTY HIGHLIGHTS

- 46 Townhome Unit Development
- 3bd w 2bth & 2 Car Garage Units
- Approximately 1,750 SF Units
- Completed Construction Drawings for a 46 unit development.

Site Plans



COMMERCIAL 33





1 | LOCATION INFORMATION

Retailer Map

Aerial Map

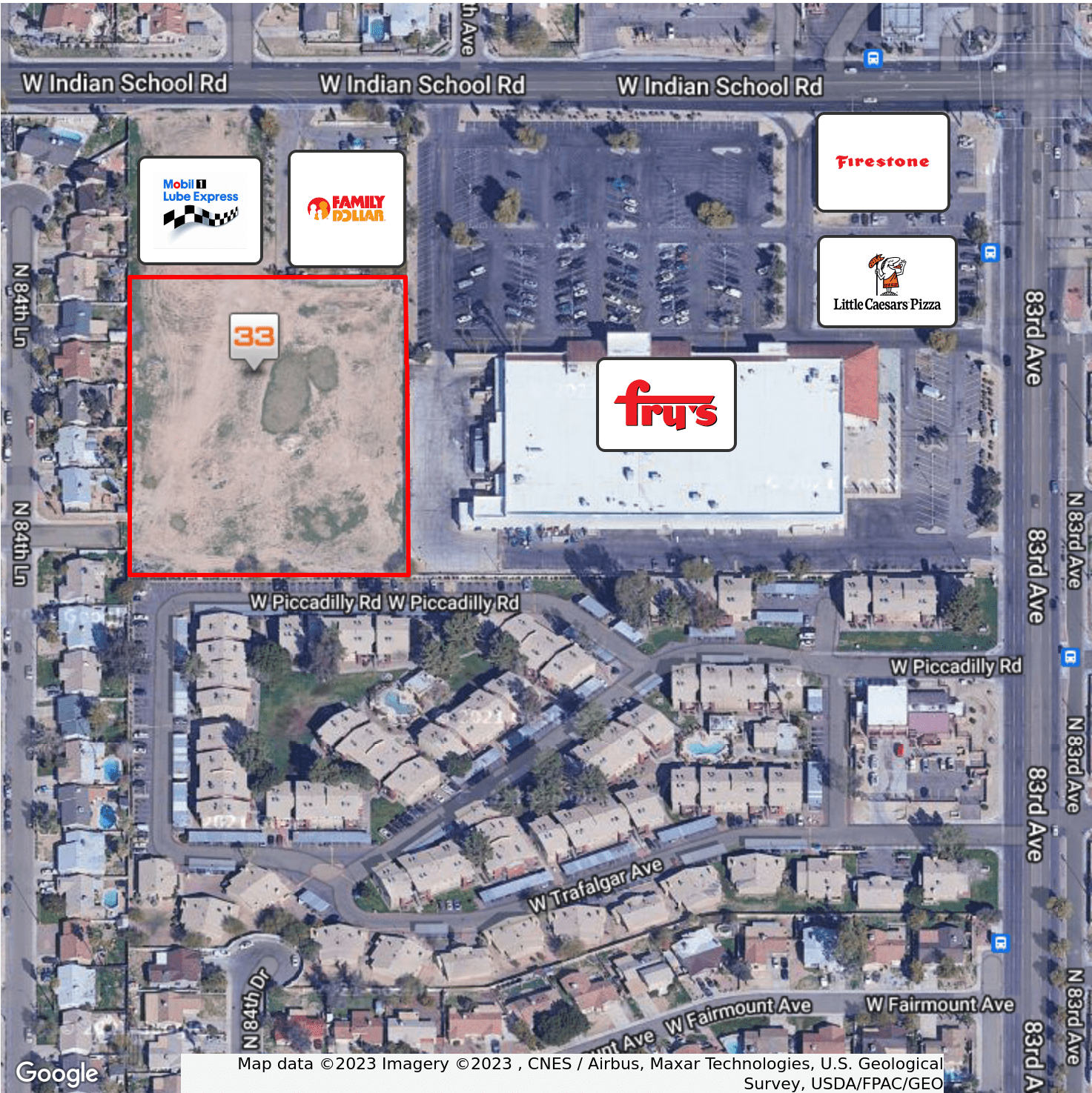
Regional Map

33

COMMERCIAL 33
ACQUISITION | CAPITAL | DISPOSITION

8415 W INDIAN SCHOOL RD | 4.18 ACRES | PHOENIX, AZ

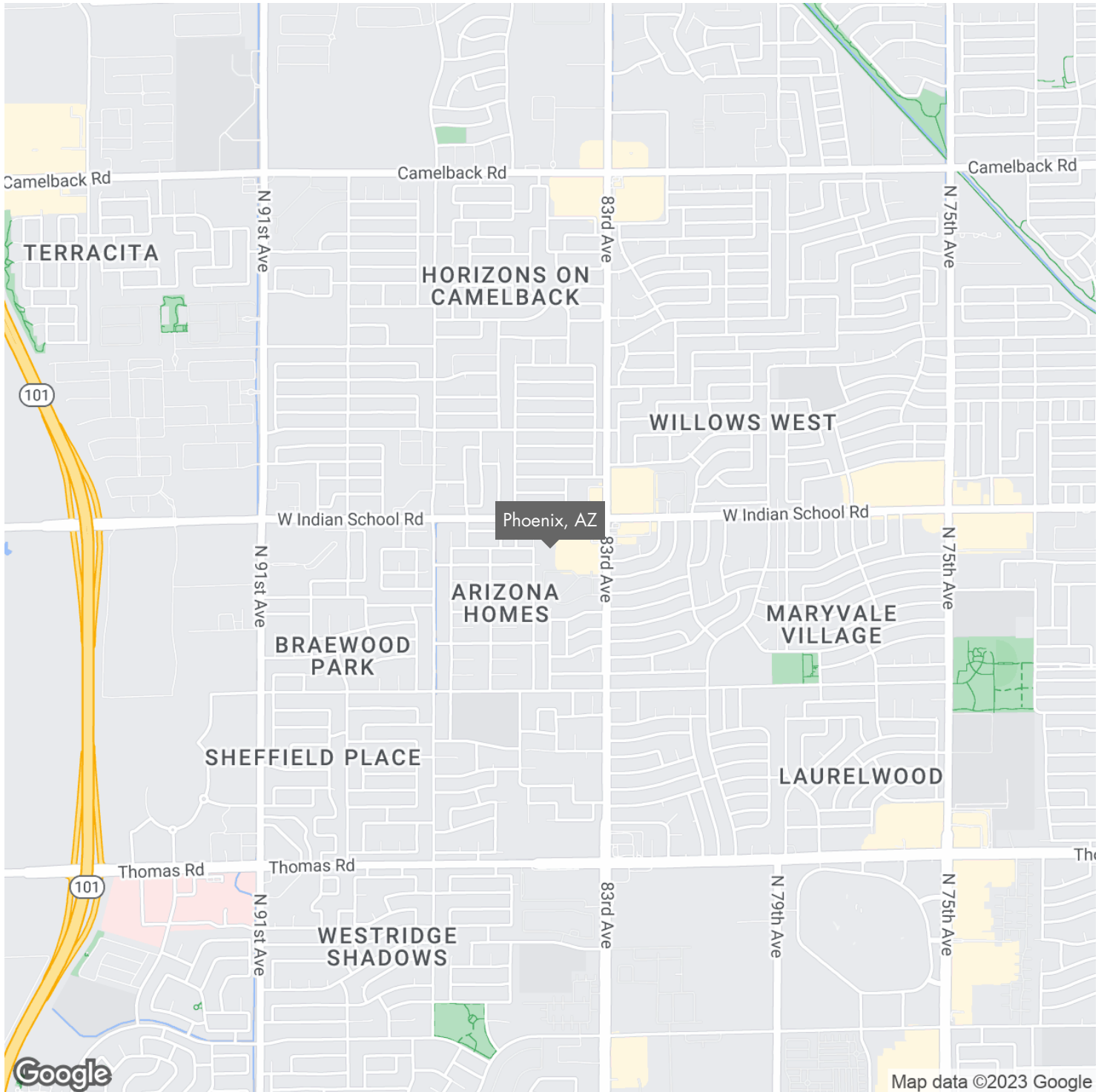
Retailer Map



Aerial Map



Regional Map





2 | SALE COMPARABLES

Sale Comps

Sale Comps Map & Summary

33

COMMERCIAL 33
ACQUISITION | CAPITAL | DISPOSITION

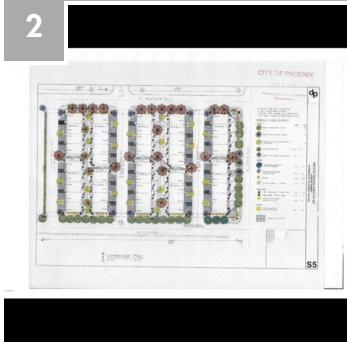
Sale Comps



7127 N 45TH AVE
Glendale, AZ 85301

Sold 3/29/2022

Price: \$2,580,000 Lot Size: 3.00 Acres
Price/SF: \$19.74



2326 W COOLIDGE
2326 W Coolidge, Phoenix, AZ 85015

Sold 4/27/2022

Price: \$2,460,000 Lot Size: 3.01 Acres
Price/SF: \$18.76



4015 - 4037 W CAMELBACK RD
Phoenix, AZ 85019

Sold 8/1/2022

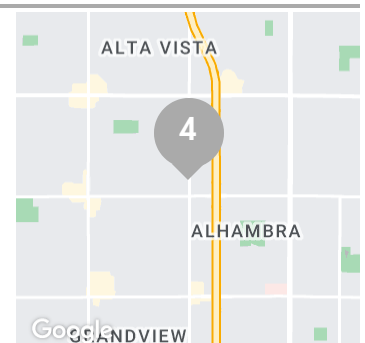
Price: \$2,600,000 Lot Size: 4.68 Acres
Price/SF: \$12.75



7104 N 27TH AVE
Phoenix, AZ 85051

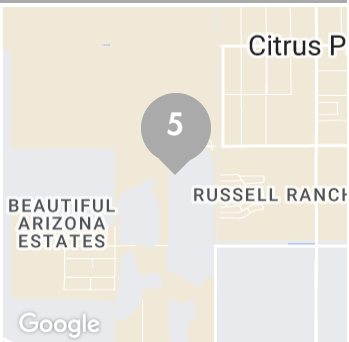
Sold 12/8/2022

Price: \$1,800,000 Lot Size: 2.31 Acres
Price/SF: \$17.89



8415 W INDIAN SCHOOL RD | 4.18 ACRES | PHOENIX, AZ

Sale Comps

5	<div><div>SAN MIGUEL AVE</div><div>Litchfield Park, AZ 85340</div><div>Sold 12/7/2022</div><div><div>Price:</div><div>\$2,400,000</div><div>Lot Size:</div><div>3.67 Acres</div><div>Price/SF:</div><div>\$15.01</div></div></div>	
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8415 W INDIAN SCHOOL RD | 4.18 ACRES | PHOENIX, AZ

Sale Comps Map & Summary



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
★	8415 W Indian School Rd Phoenix, AZ	\$2,800,000	500 SF	4.18 Acres
1	7127 N 45th Ave Glendale, AZ	\$2,580,000	-	3.00 Acres
2	2326 W Coolidge 2326 W Coolidge Phoenix, AZ	\$2,460,000	-	3.01 Acres
3	4015 - 4037 W Camelback Rd Phoenix, AZ	\$2,600,000	-	4.68 Acres
4	7104 N 27th Ave Phoenix, AZ	\$1,800,000	-	2.31 Acres
5	San Miguel Ave Litchfield Park, AZ	\$2,400,000	-	3.67 Acres
	AVERAGES	\$2,368,000	NAN SF	3.33 ACRES



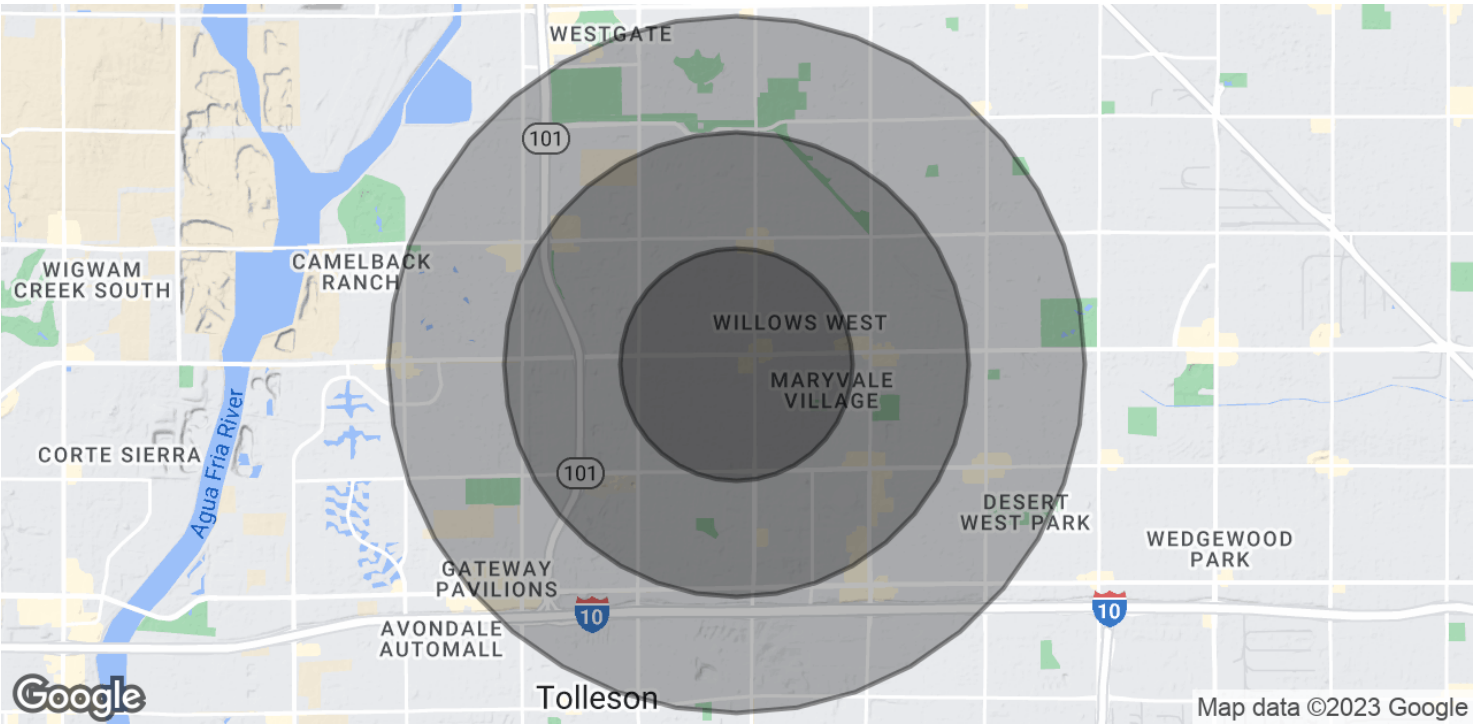
3 | DEMOGRAPHICS

Demographics Map & Report

33

COMMERCIAL 33
ACQUISITION | CAPITAL | DISPOSITION

Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	27,987	74,719	145,630
Average Age	25.2	25.7	26.2
Average Age (Male)	23.4	24.6	25.3
Average Age (Female)	27.4	26.6	26.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,327	19,738	40,362
# of Persons per HH	3.8	3.8	3.6
Average HH Income	\$52,230	\$54,091	\$54,278
Average House Value	\$146,906	\$179,163	\$170,472

* Demographic data derived from 2020 ACS - US Census