

# NEC 3RD ST & CLARENDON

## PHOENIX, AZ 85012



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REAL ESTATE SERVICES



# EXECUTIVE SUMMARY

LevRose Commercial Real Estate is pleased to exclusively present this High-Density Infill Residential Development Opportunity. ± 20,966 SF of Vacant Land on the NEC of 3rd St & Clarendon Ave in Midtown Phoenix, Zoned Walkable Urban (WU) Code. WU Code permits unlimited density, a maximum buildable height of 40', and offers parking reductions. Well-positioned within a central employment corridor, located minutes from The Biltmore Financial District and Downtown Phoenix.





# PROPERTY DETAILS

## SALE PRICE:

\$1,100,000

## SITE AREA:

±0.48 Acres  
(±20,966 SF)

## PARCEL:

118-24-096-B

## ZONING:

WU (Walkable Urban)

## WATER/SEWER:

City of Phoenix

## ELECTRIC:

APS

## GAS:

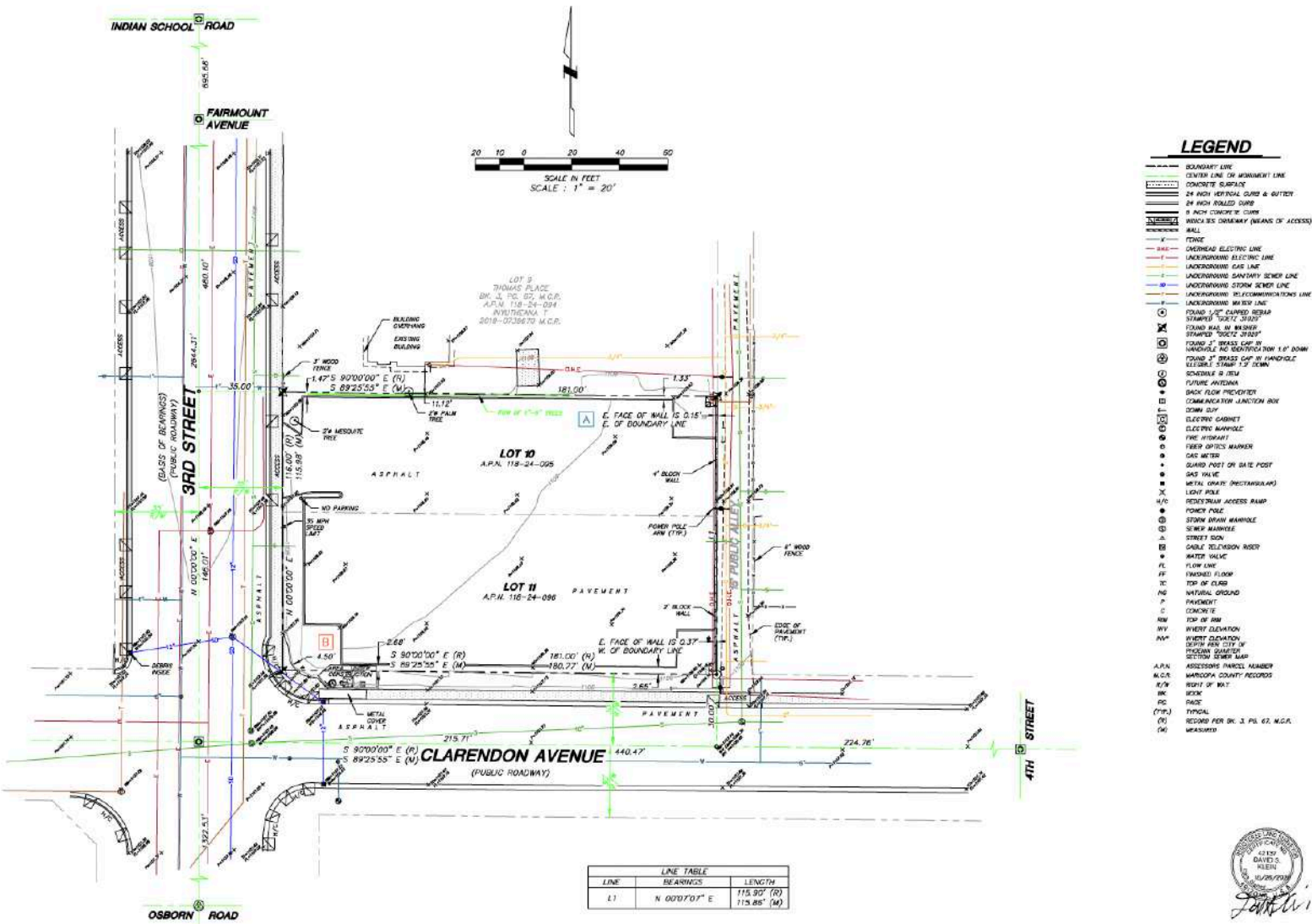
Southwest Gas

## PROPERTY HIGHLIGHTS:

- Hard Zoned for High-Density Residential
- Unlimited density with a maximum buildable height of 40'
- Centrally located within a major employment corridor.
- Minutes from Downtown Phoenix and The Biltmore Financial District.



# ALTA SURVEY



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

ALTA / NSPS LAND TITLE SURVEY  
3801 & 3805 N. 3RD STREET  
PHOENIX, AZ 85012

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**SUPERIOR**  
SURVEYING SERVICES, INC.

2025-12 01/01/25  
SHEET 3 OF 3  
DATE: 10/26/2020  
JOB: 202000081



# PROPERTY PHOTOS





# AERIAL OVERVIEW



N 3RD ST | VPD:  $\pm 21,000$

E CLARENDON AVE |  
VPD:  $\pm 12,000$



# AERIAL OVERVIEW

GCU



SITE

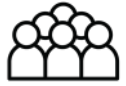




# PHOENIX CITY OVERVIEW

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**1.6M +**  
**TOTAL POPULATION**



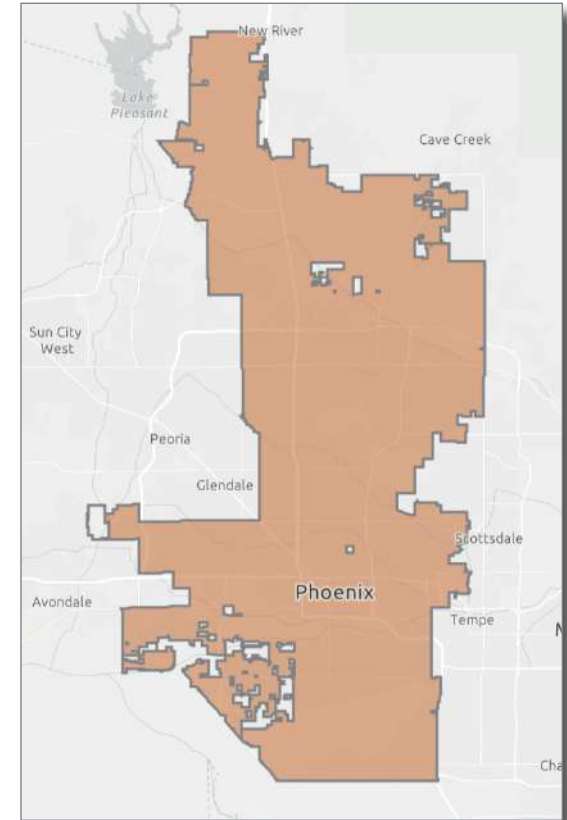
**\$77K +**  
**AVG HH INCOME**

## SOUTHWEST MEGACITY POWERING ARIZONA'S ECONOMY

Phoenix, the fifth largest city in the U.S. with a 2025 population of 1,673,164, continues to grow as a major regional anchor. With robust infrastructure, a diversified employer base, and access to global markets, Phoenix is consistently ranked among the top metros for business expansion. New developments and population inflows are fueling growth in nearly every asset class.

## MEGAPROJECTS & INSTITUTIONAL CAPITAL INFLOW

Phoenix is undergoing a surge of marquee development. TSMC's \$165 billion "Halo Vista" semiconductor complex is expected to generate 10,000 new jobs, while the Central Station mixed use tower will redefine Downtown by late 2025. Phoenix also continues to see strong home-buyer activity, with the median home price reaching \$457,998 in April 2025.



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An aerial photograph of a city, likely Phoenix, Arizona, showing a mix of residential and commercial buildings. In the background, a range of mountains is visible under a clear sky. The city is densely packed with various structures, including low-rise houses, mid-rise apartment buildings, and several tall skyscrapers in the downtown area. The overall tone of the image is bright and slightly hazy.

# LEV/ROSE

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