

MAPLE ASH NEIGHBORHOOD - ± 1 AC PRIME MULTIFAMILY LAND NEAR ASU

63 & 69 W 13th St | Tempe, AZ 85281



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PRIME MULTIFAMILY LAND FOR SALE IN CLOSE PROXIMITY TO ASU

63 AND 69 W 13TH ST, TEMPE, AZ 85281

FOR SALE



OFFERING SUMMARY

Purchase Price:	\$2,950,000
Price / SF:	\$68 PSF
Size:	43,313 SF (± 1 AC)
Zoning:	R-2
APN:	133-18-035 & 133-18-033

PROPERTY OVERVIEW

This ±1-acre site consists of two contiguous parcels located in Tempe's highly desirable Maple Ash Neighborhood, just steps from Arizona State University, Mill Avenue, and downtown Tempe. Currently zoned R-2 (allowing up to 10 units/acre), the property is designated Multi-Family Low-Moderate in the Tempe 2050 General Plan, supporting potential densities of up to 25 units/acre (see page 4). An exceptional infill opportunity in one of Tempe's most walkable and high-demand rental markets.

PROPERTY HIGHLIGHTS

- Prime Location: ±1-acre site in the desirable Maple Ash Neighborhood, walking distance to ASU, Mill Avenue, and downtown Tempe.
- Zoning & Density: Currently zoned R-2 (10 units/acre); designated for Multi-Family Low-Moderate in Tempe 2050 General Plan—allowing up to 25 units/acre.
- Development Potential: Rare infill opportunity in a high-demand rental market ideal for student or multifamily housing.

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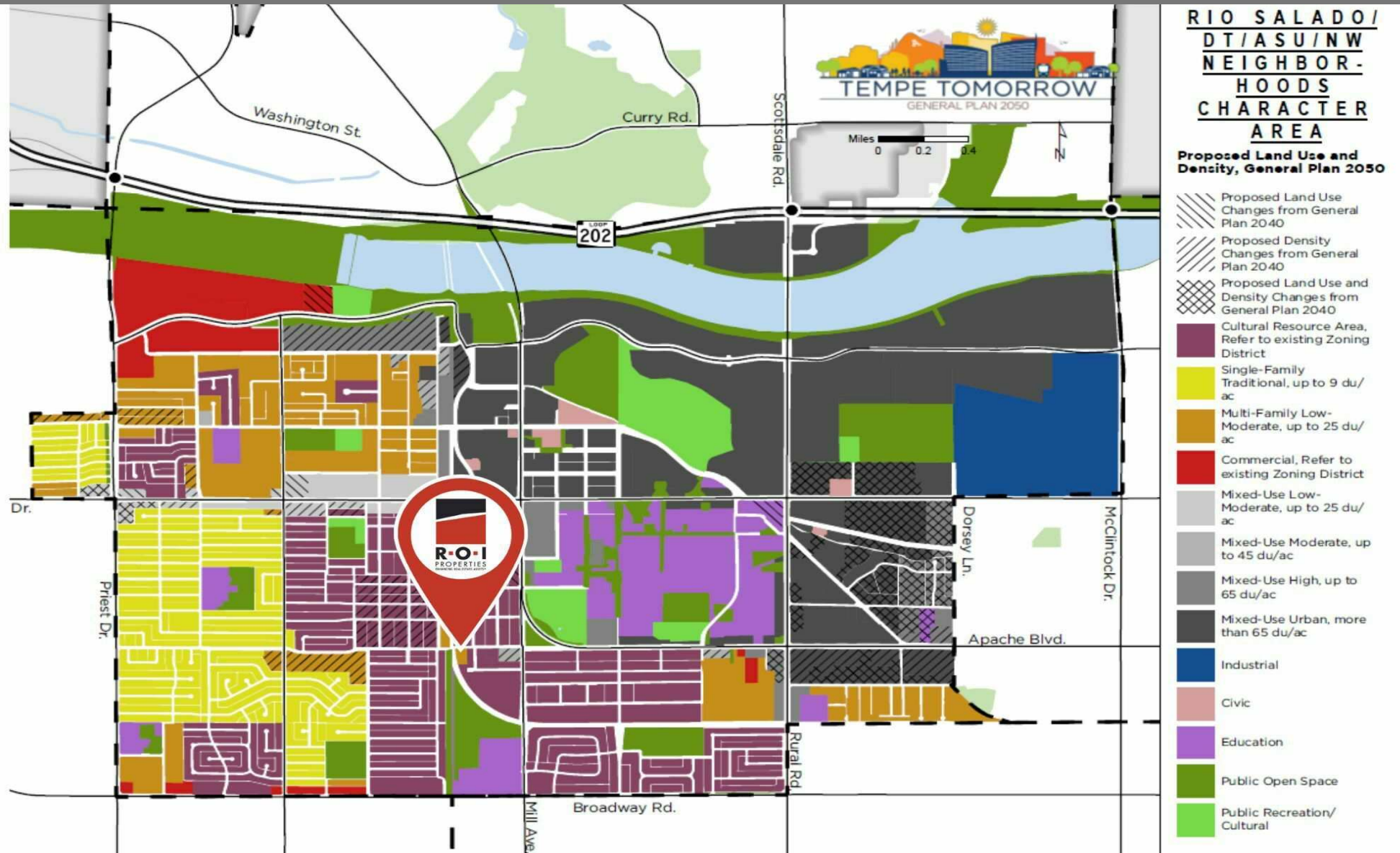


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RIO SALADO / DT / ASU / NW NEIGHBORHOODS CHARACTER AREA

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ABOUT ASU

63 AND 69 W 13TH ST, TEMPE, AZ 85281

FOR SALE

ASU Arizona State University

SUMMARY:

Arizona State University (ASU), the largest public university in the U.S. with over 145,000 students, serves as a major economic engine in Arizona—contributing more than \$6.1 billion annually to the state's GDP. Its Tempe campus alone houses tens of thousands of students, driving high demand for nearby housing. Multifamily developers benefit from this demand, as well as the university's broader ecosystem, which includes innovation hubs like the Novus Innovation Corridor and SkySong that attract tech companies and retain graduates in the area. With over 306,000 ASU alumni working in Arizona and earning \$24.1 billion annually, there's strong, sustained demand not just from students, but also from a growing, skilled workforce. The university's ongoing infrastructure expansions and new housing projects highlight a supportive environment for real estate investment, especially in walkable areas adjacent to campus.

- **High Demand for Student Housing:** With a substantial student population, especially in Tempe, there's a continuous need for quality housing.
- **Economic Growth and Stability:** ASU's significant economic contributions, including \$6.1 billion to the state's GDP and the creation of nearly 56,000 jobs, underscore its role as a stable economic anchor
- **Infrastructure and Development Support:** ASU's expansion and infrastructure projects, including new residence halls and campus facilities, indicate a commitment to accommodating growth

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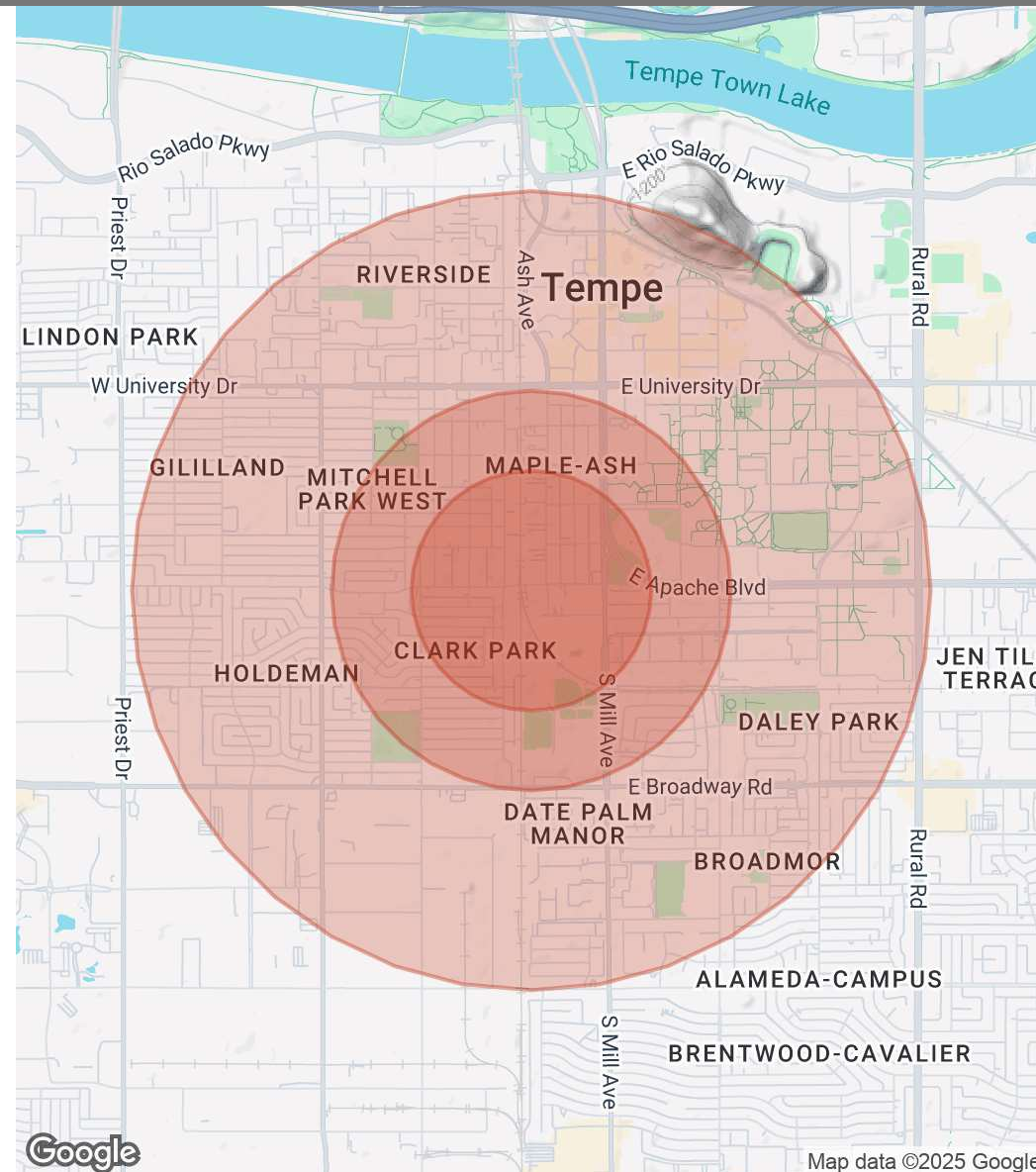
DEMOGRAPHIC SUMMARY

63 AND 69 W 13TH ST, TEMPE, AZ 85281

FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,368	4,043	25,695
Average Age	35	34	30
Average Age (Male)	35	33	29
Average Age (Female)	36	34	30

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	660	1,709	9,114
# of Persons per HH	2.1	2.4	2.8
Average HH Income	\$82,468	\$84,935	\$79,057
Average House Value	\$496,734	\$504,940	\$563,319



Map data ©2025 Google

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