



30 N 20th St
Phoenix, AZ 85034

FOR SALE
.792 ACRE ZONED R-5

OPPORTUNITY ZONE
AND (TOD)

\$1,475,000.00



Brett Skotnick

602.799.2135

brett.skotnick@expcommercial.com

www.expcommercial.com

AZ #SA695220000

Property Summary

FOR SALE

PROPERTY DESCRIPTION

Prime infill development opportunity at 30 N 20th St, Phoenix, AZ 85034. This ±0.792-acre site is zoned R-5 (High-Density Multi-Family) and is located in an Opportunity Zone and a designated Transit Overlay District (TOD). Situated between Downtown and Midtown Phoenix with convenient access to light rail, major employment hubs, and key transportation corridors. Seller financing may be available subject to negotiated terms. Secure your foothold in one of Phoenix's most active growth corridors.

PROPERTY HIGHLIGHTS

- Prime .792 acre infill development site in the heart of Central Phoenix
- Located within a federally designated Opportunity Zone, Transit Overlay District (TOD) and situated in a Qualified Census Tract.
- R-5 High-Density Residential zoning allows up to ~45+ units per acre
- Ideal for multi-family, mixed-use, workforce housing, or market-rate development
- Minutes from Downtown and Midtown Phoenix.
- Immediate access to Interstate 10, State Route 51, and Loop 202
- Surrounded by ongoing urban revitalization and redevelopment activity
- Strong rental demand driven by proximity to ASU Downtown, major hospitals, and corporate offices
- Flat, usable site with excellent development efficiency
- All utilities available (buyer to verify), streamlining planning and entitlement
- Emerging corridor with significant public and private investment momentum
- Seller financing may be available subject to negotiated terms



OFFERING SUMMARY

Sale Price:	\$1,475,000.00
Lot Size:	34,351 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	924	3,598
Total Population	540	2,282	10,000
Average HH Income	\$35,981	\$36,142	\$60,245

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Property Description

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LOCATION DESCRIPTION

This 0.792-acre property located at 30 N 20th St in Phoenix, Arizona, presents an infill development opportunity within one of the most rapidly evolving urban corridors in the Phoenix. Strategically positioned between Downtown and Midtown Phoenix, the site lies within a designated Transit Overlay District (TOD) area, reinforcing its long-term value as a high-density residential or mixed-use development opportunity in a transit-supportive environment.

Ideally situated along the Central City growth corridor, the property offers seamless access to the city's most significant employment, education, transit, and cultural amenities. Located in a federally designated Opportunity Zone and Qualified Census Tract, the site stands to benefit from continued public and private reinvestment driving expansion throughout the City area.

The surrounding neighborhood has experienced substantial redevelopment over the past decade, fueled by demand for higher-density housing proximate to the urban core. The property offers direct connectivity to major transportation networks, including Interstate 10, State Route 51, and the Valley Metro Light Rail system. Multiple bus routes, bike lanes, and pedestrian pathways further enhance accessibility and align with TOD principles promoting walkability and transit access.

Within minutes are major regional destinations including Downtown Phoenix—home to government offices, financial institutions, legal firms, ASU's Downtown Campus, and premier entertainment venues such as Chase Field and Footprint Center—as well as Midtown Phoenix, known for its healthcare systems, corporate employment centers, and cultural institutions. This proximity continues to drive sustained demand for multifamily and mixed-use development.

The site's flexible R-5 high-density zoning, TOD location, Opportunity Zone designation, and central infill positioning support a wide range of development strategies, including multifamily housing, mixed-use projects, workforce housing, or market-rate residential communities. Its transit-oriented setting enhances long-term desirability and strengthens the investment narrative for future residents and tenants.

Seller financing may be available depending on negotiated terms.

All Opportunity Zone information, utility availability, and development parameters should be independently verified by Buyer during due diligence.

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Complete Highlights

FOR SALE



PROPERTY HIGHLIGHTS

- Prime .792-acre infill development site in the heart of Central Phoenix
- Located within a federally designated Opportunity Zone offering significant tax advantages
- Situated in a Qualified Census Tract, enhancing eligibility for additional federal programs and financing tools
- R-5 High-Density Residential zoning allows up to ~45+ units per acre
- Located within a Transit Overlay District (TOD)
- Ideal for multi-family, mixed-use, workforce housing, or market-rate development
- Minutes from Downtown and Midtown Phoenix, the region's largest employment centers
- Immediate access to Interstate 10, State Route 51, and Loop 202
- Close proximity to the Phoenix Light Rail and multiple bus lines
- Surrounded by ongoing urban revitalization and redevelopment activity
- Strong rental demand driven by proximity to ASU Downtown, major hospitals, and corporate offices
- Flat, usable site with excellent development efficiency
- All utilities available (buyer to verify), streamlining planning and entitlement
- Emerging corridor with significant public and private investment momentum
- Opportunity to build high-demand housing near major sports, entertainment, and cultural venues
- Seller financing may be available depending on negotiated terms.

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Additional Photos

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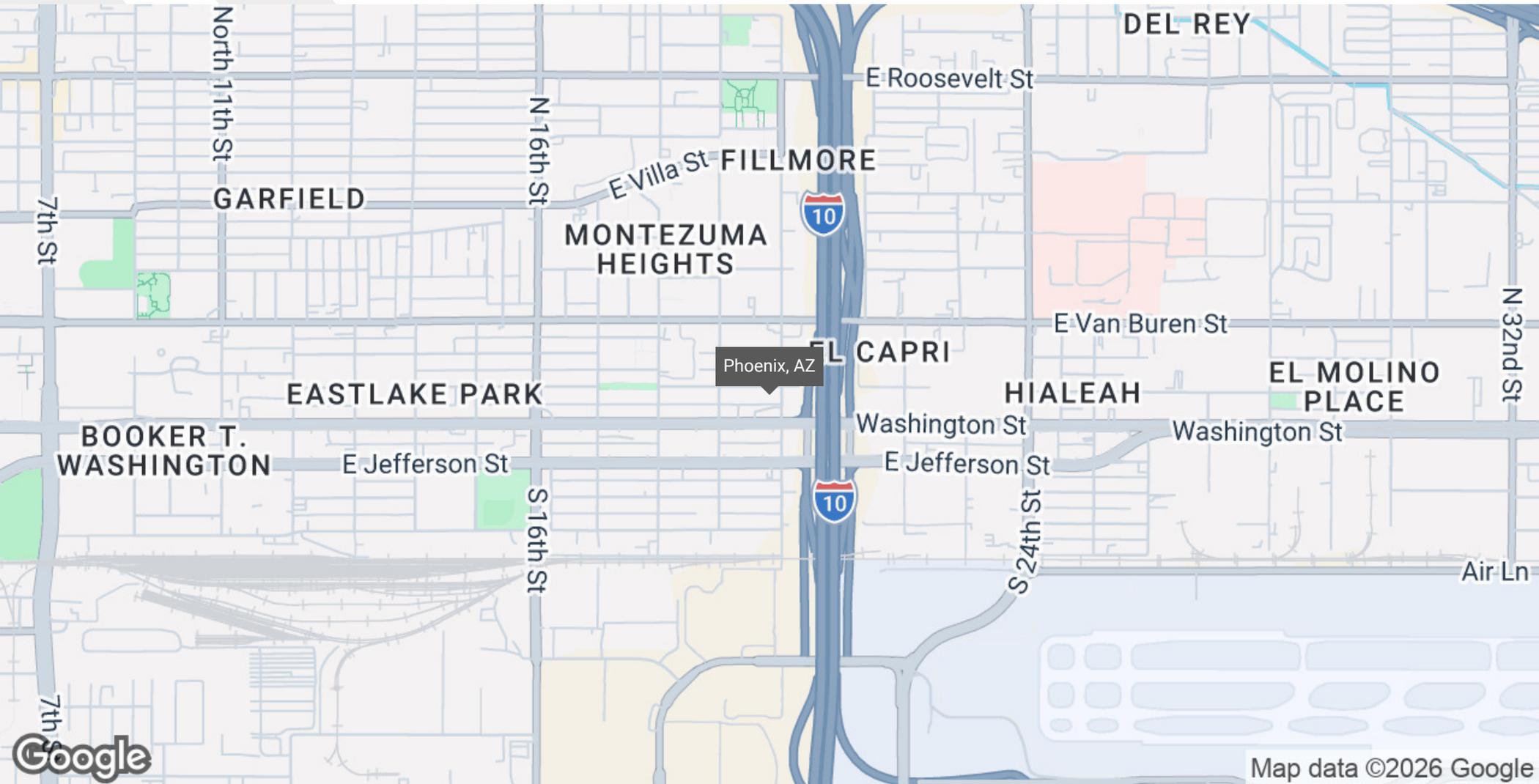
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Regional Map

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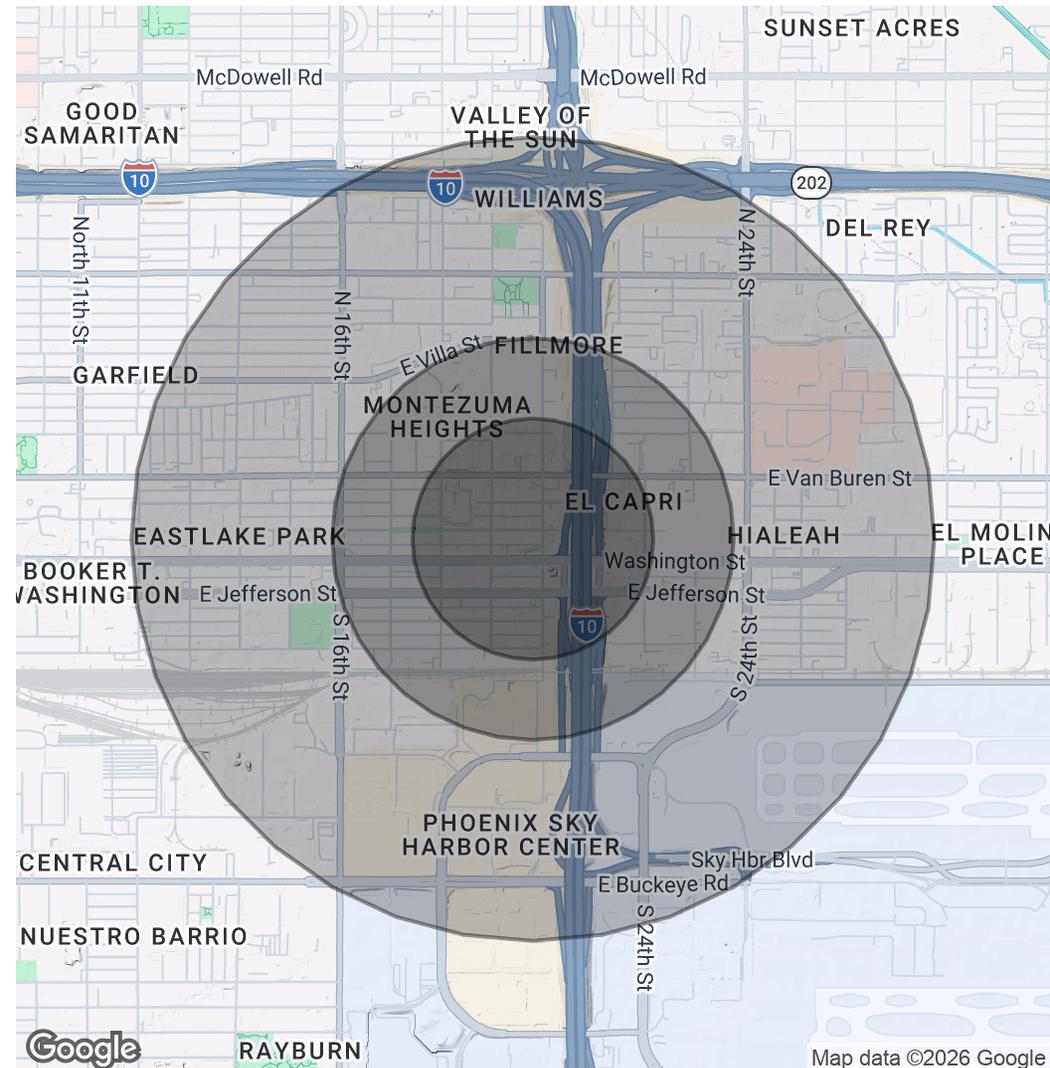
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	540	2,282	10,000
Average Age	32	35	36
Average Age (Male)	31	34	36
Average Age (Female)	33	35	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	924	3,598
# of Persons per HH	2.9	2.5	2.8
Average HH Income	\$35,981	\$36,142	\$60,245
Average House Value	\$766,916	\$618,865	\$465,155

Demographics data derived from AlphaMap



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Thank you!

Thank you for reviewing this Offering Memorandum. Your time and consideration are sincerely appreciated. Please reach out with any request or for additional information.



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