

NEC 3RD ST & CLARENCE PHOENIX, AZ 85012



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COMMERCIAL REAL ESTATE

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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. \pm 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

WATER/SEWER:

City of Phoenix

ZONING:

WU (Walkable Urban)

ELECTRIC:

APS

GAS:

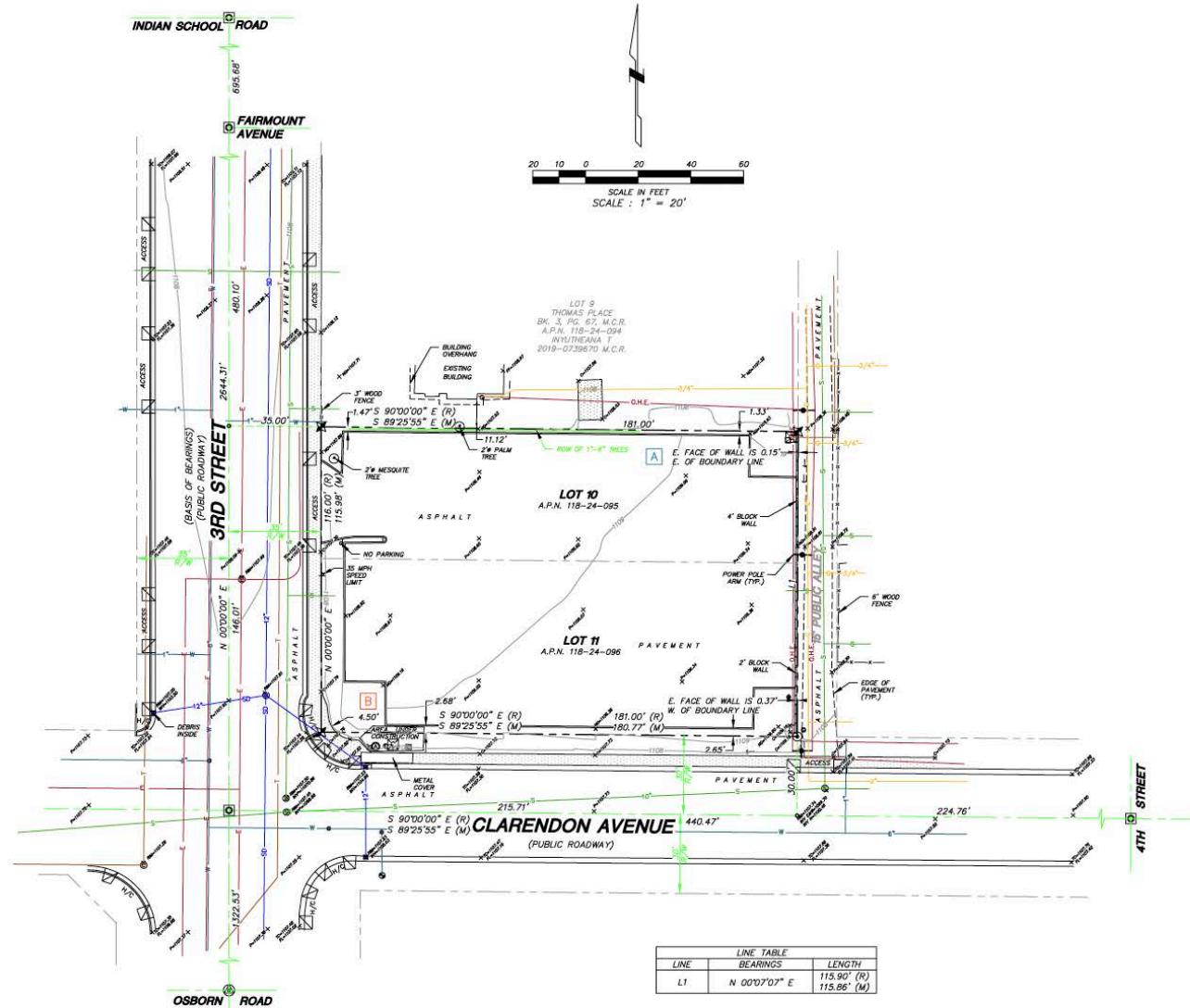
Southwest Gas

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.

SUPERIOR SURVEYING SERVICES, INC.		REVISIONS	
		DATE	DESCRIPTION
2122 W. Lone Cactus Drive, Suite 11 Phoenix, AZ 85021 923-868-0233	ALTA / NSPS LAND TITLE SURVEY 3801 N. 3RD STREET PHOENIX, AZ 85012		
www.superiorsurveysing.com info@superiorsurveysing.com			
JOHN D. DUNN, C.S., J.W. SHERIFF OF 2 OF 2 DATE: 10/28/2020 JOB: 202006081			

The logo for Superior Surveying Services, Inc. It features the word "SUPERIOR" in large, bold, white, sans-serif capital letters. To the left of "SUPERIOR" is a stylized sunburst or starburst icon composed of many thin, radiating lines. To the right of "SUPERIOR", the words "SURVEYING SERVICES, INC." are written in a smaller, white, sans-serif font, stacked vertically.

DWNL:LE CHC: JW
SHEET 2 OF 2
DATE: 10/26/2020
JOB: 202009081

PROPERTY PHOTOS



AERIAL OVERVIEW



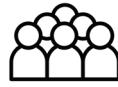
AERIAL OVERVIEW



PHOENIX CITY OVERVIEW

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1.6M +
TOTAL POPULATION



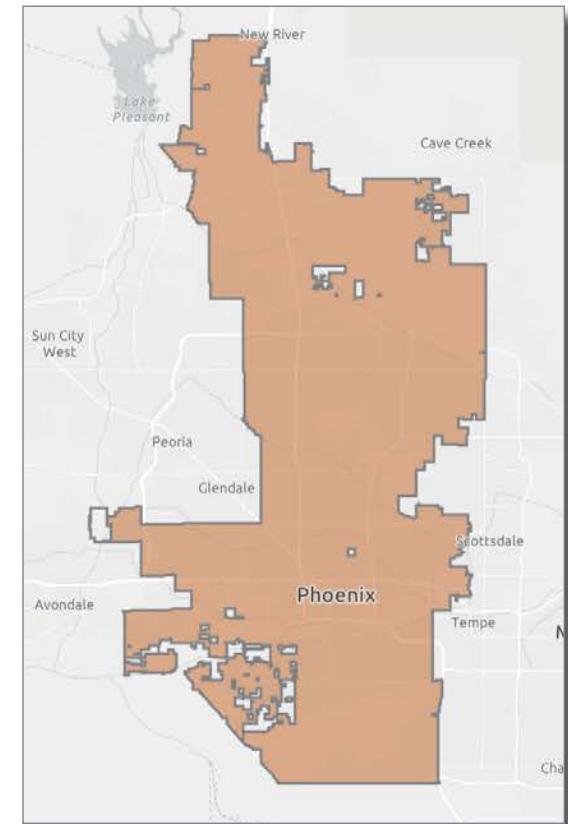
\$77K +
AVG HH INCOME

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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