

FOR SALE

4325 N LONGVIEW AVE
PHOENIX, AZ 85014



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LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

EXECUTIVE SUMMARY

LevRose Commercial Real Estate is pleased to exclusively present this opportunity to acquire ±0.82 Acres of Land Zoned for High-Density Residential Development. The site is situated along the Arizona Grand Canal, located between the Biltmore Financial District and Downtown Phoenix.



PROPERTY DETAILS



SITE

N LONGVIEW AVE

N 13TH PL



ASKING PRICE:
\$995,000
(\$27.88/SF)



PROPERTY TYPE:
Land



TOTAL LOT AC:
±0.819 AC



TOTAL LOT SF:
±35,685 SF



PARCELS:
155-08-035C



ZONING:
R-4 (Phoenix)

PROPERTY HIGHLIGHTS

- Centrally located between Biltmore Financial District and Downtown Phoenix
- High-Density Multifamily Zoning
- Arizona Grand Canal Frontage
- One of the larger Developable Parcels in the area
- Seller Financing Available

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.

AERIAL OVERVIEW



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DEMOGRAPHICS

4325 N LONGVIEW AVE



POPULATION

	1 MILE	2 MILES	3 MILES	25 MIN
2024	21,881	80,072	167,338	1.23M
2029	22,094	83,001	171,857	1.25M



AVG HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2024	\$93,318	\$116,935	\$122,206	\$115,495
2029	\$97,218	\$122,282	\$127,881	\$120,489



EMPLOYEES

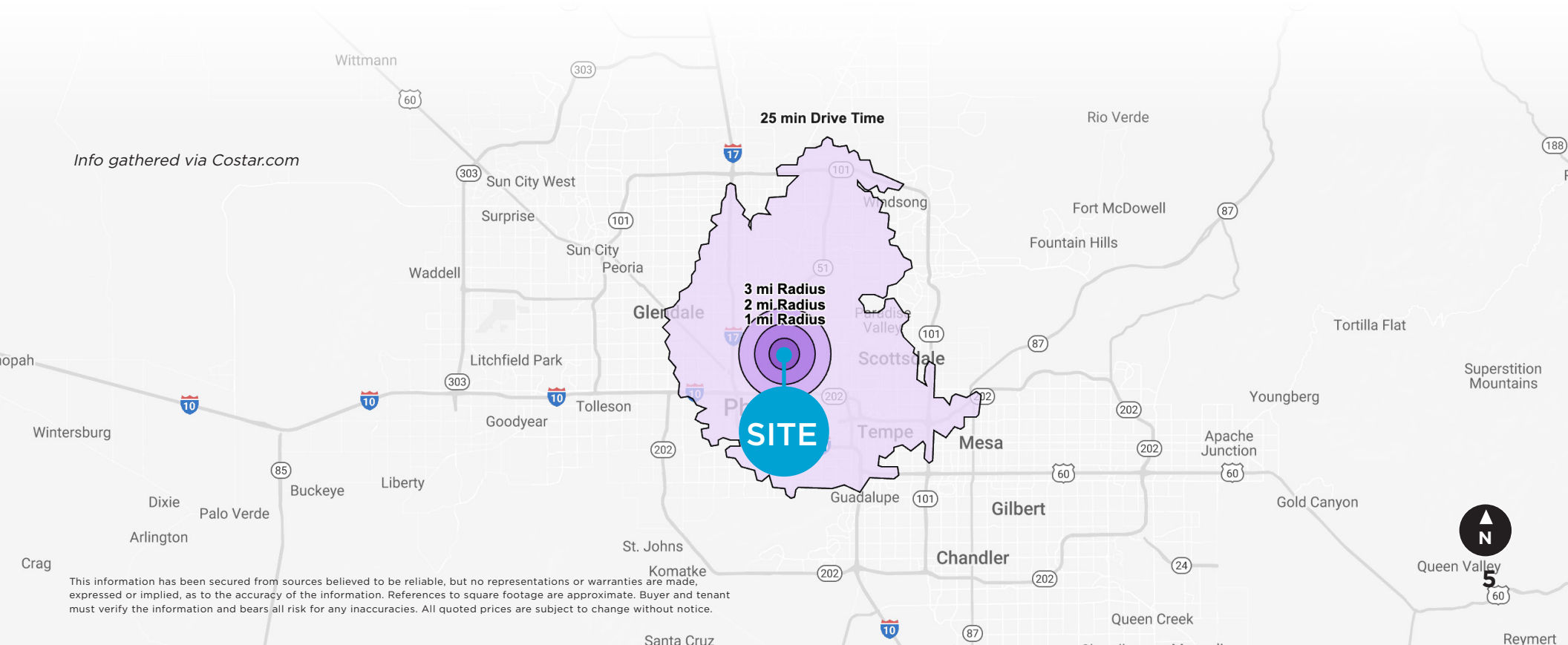
	1 MILE	2 MILES	3 MILES	25 MIN
2024	14,183	88,908	132,812	693,869



BUSINESSES

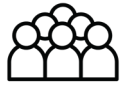
	1 MILE	2 MILES	3 MILES	25 MIN
2024	1,667	9,052	14,779	71,039

Info gathered via Costar.com



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PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



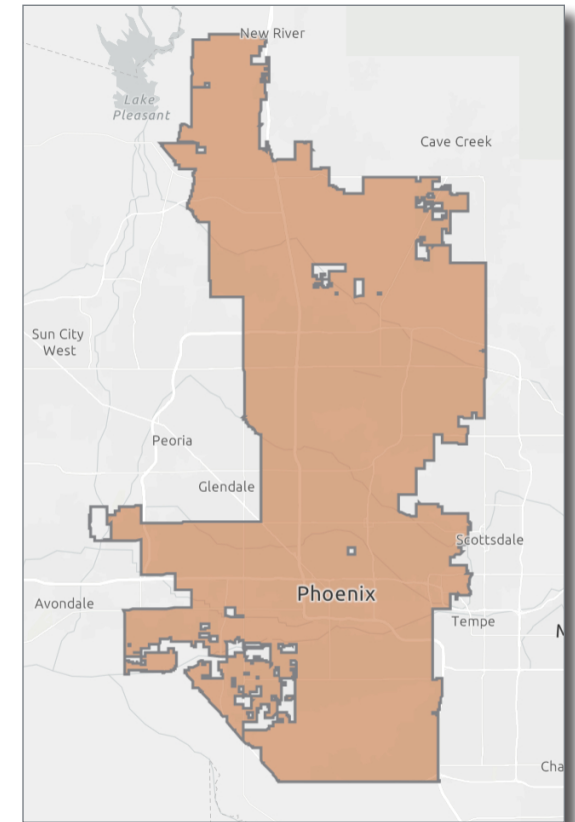
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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SITE

