

ENTITLED MULTIFAMILY LAND NEAR DTPHX

1624 E PORTLAND STREET | PHOENIX, AZ 85006



Soluna
177 UNITS

RANCH MARKET

EROSEVELT ST

N16TH ST



GARFIELD COMMONS
PHASE II & III
COMING SOON



Jason Butler
Vice President
602.390.0361
jbutler@roiproperties.com

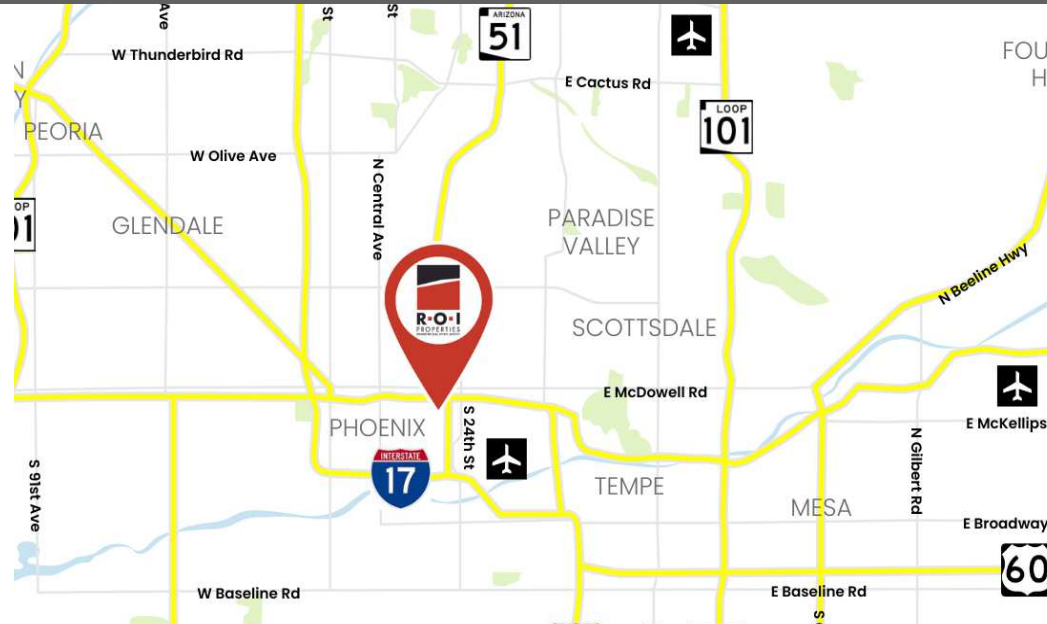
R.O.I. Properties
3333 E Camelback Rd, Ste 252
Phoenix, AZ 85018
www.roiproperties.com



DTPHX MULTIFAMILY OZ LAND - APPROVED FOR 17 TOWNHOMES

1624 EAST PORTLAND STREET, PHOENIX, AZ 85006

FOR SALE



OFFERING SUMMARY

| | |
|-------------|--------------------------|
| Sale Price: | Undisclosed |
| Zoning: | C-2 |
| Lot Size: | 1.34 Acres +58,492 SF |
| APN: | 116-15-096-B |

PROPERTY OVERVIEW

Multifamily land opportunity near the vibrant Roosevelt Row Arts District and Downtown Phoenix! This ±1.34-acre site, with entitlements in place for 17 townhomes for rent, presents an excellent development prospect in one of the city's redeveloping neighborhoods. Located within an opportunity zone and a qualified census tract, this property may offer significant tax incentives for developers and investors. With its proximity to thriving local businesses, cultural attractions, and major transportation routes, this site is ideally positioned for residential growth in the heart of Phoenix's urban revitalization!

PROPERTY HIGHLIGHTS

- Approved for 17 Townhomes for Rent
- Located in an Opportunity Zone and Qualified Census Tract
- Near Roosevelt Row and DTPHX
- 17 Major Apartment Developments Under Construction in DTPHX

JASON BUTLER

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3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

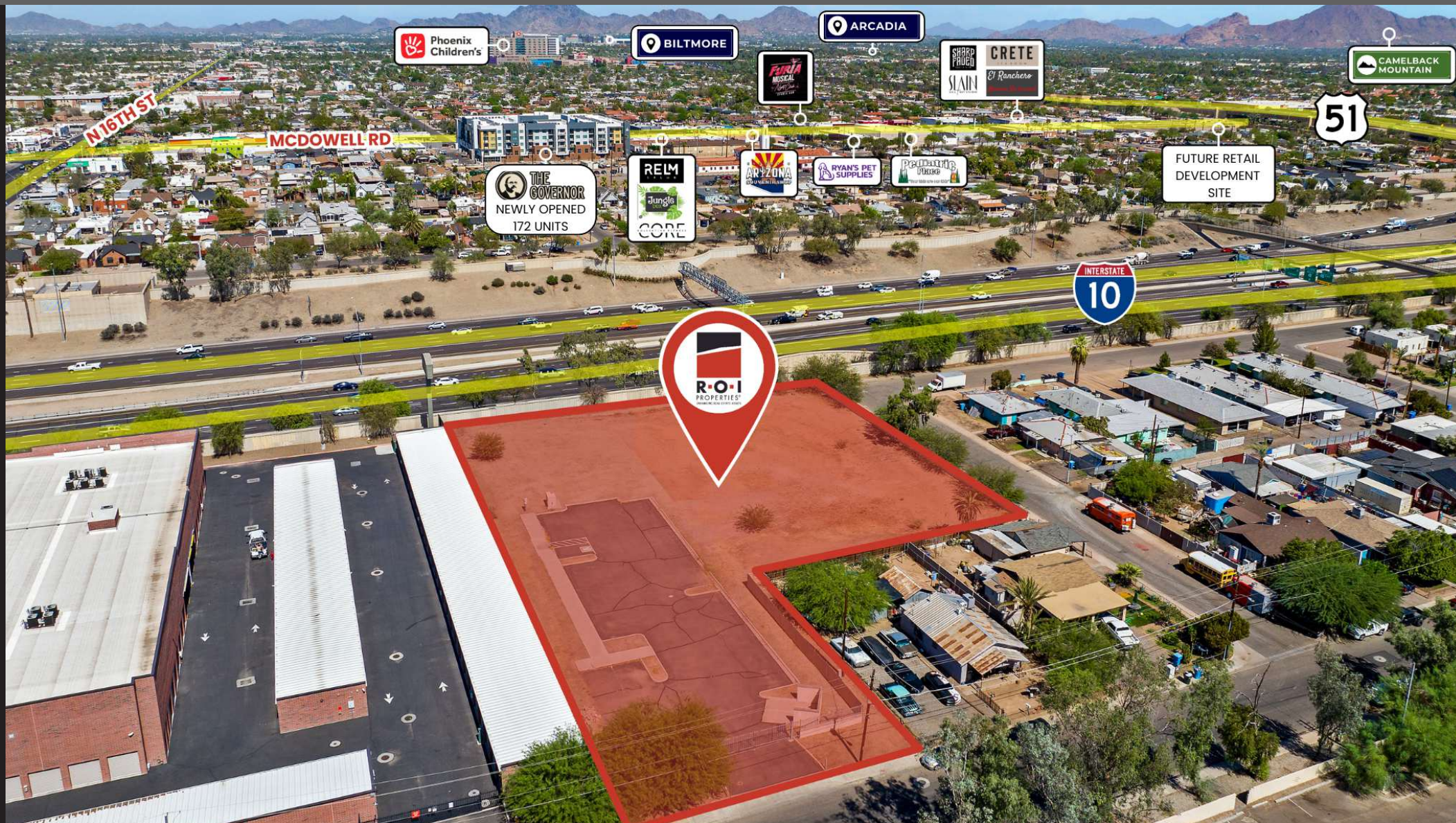
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EXCELLENT LOCATION NEAR FREEWAYS AND AMENITIES

1624 EAST PORTLAND STREET, PHOENIX, AZ 85006

FOR SALE



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DTPHX PRIME LOCATION

1624 EAST PORTLAND STREET, PHOENIX, AZ 85006

FOR SALE



2024 MEDIAN AGE

| | |
|---------|------|
| 1 mile | 33.7 |
| 3 miles | 34.3 |
| 5 miles | 34.4 |



2024 MEDIAN HOUSEHOLD INCOME

| | |
|---------|----------|
| 1 mile | \$48,721 |
| 3 miles | \$60,887 |
| 5 miles | \$66,122 |



2024 TOTAL POPULATION

| | |
|---------|---------|
| 1 mile | 18,553 |
| 3 miles | 143,938 |
| 5 miles | 353,656 |



IN THE HEART OF DTPHX



IN AN OPPORTUNITY ZONE



17 MAJOR APARTMENT DEVELOPMENTS UNDER CONSTRUCTION IN DTPHX

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