



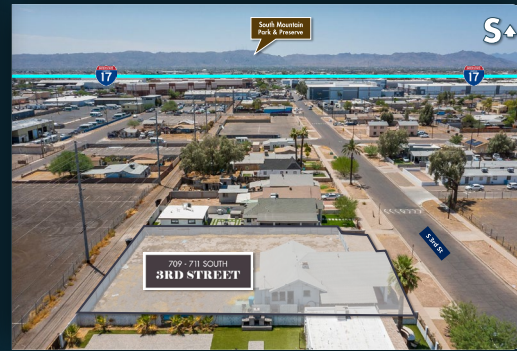
## OVERVIEW

Offering Price	\$995,000
Per LSF	\$68.49
Maximum Allowable MF Units	26
Total Land SF	14,528
Zoning	DTC-Warehouse

## PROPERTY HIGHLIGHTS

- Unique Mixed-Use Development Opportunity in the Increasingly Popular Warehouse District of Downtown Phoenix
- Excellent Location, Walking Distance to the Footprint Center, Chase Field, Convention Center, & the Business & Government Cores of Downtown Phoenix
- Consists of Two Adjacent Parcels: 1) 709 South 3rd Street is a 7,007 SF Lot With a 1,600 SF Duplex Building & 2) 711 South 3rd Street is a 7,521 SF Vacant Lot
- Great Property for Business Owner-User, Mixed-Use / Multifamily Developer or Opportunistic Land Investor
- Zoning Is DTC-Warehouse Which Allows a Lot of Flexibility for Uses Including but Not Limited to: Multifamily, Commercial (No Parking Requirements), Hospitality, & More
- Zoning Allows for a 13-Unit Multifamily Development That Can Be Doubled to 26 Units Through the City's Sustainable Development Credits Program
- Close Access to Public Transit: Blocks to Multiple Bus Stations & Light Rail Stations
- Located in a Qualified Opportunity Zone





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