

DTPHX MF LAND IN DTC-E-ROO OVERLAY - 10,500 SF

833 N 2ND AVENUE | PHOENIX, AZ 85003

Roosevelt St.

FOR SALE

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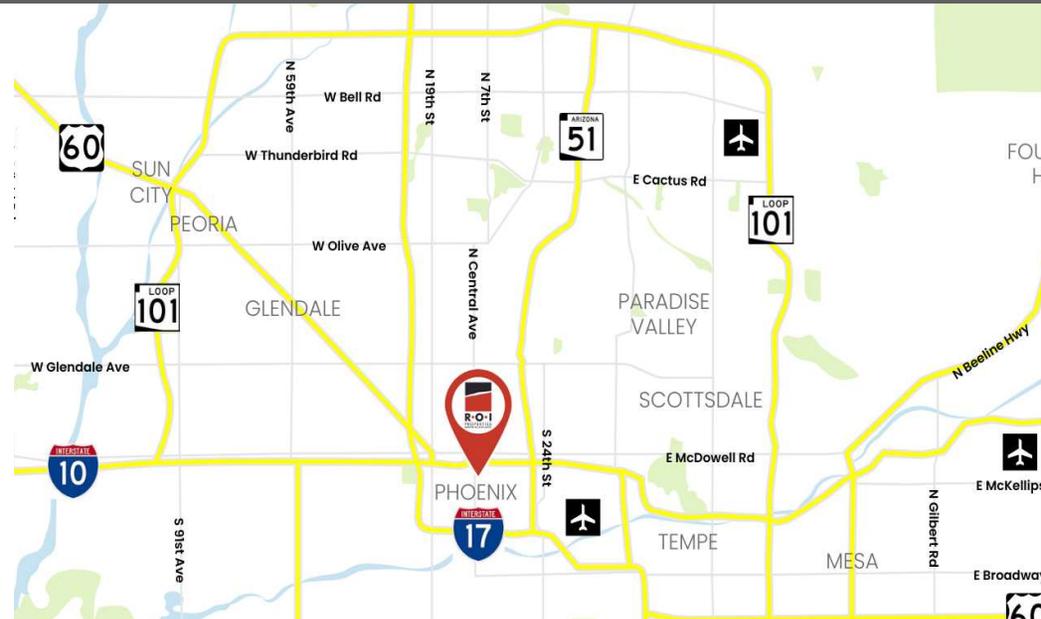
R.O.I. Properties
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RARE DOWNTOWN MF LAND ADJACENT TO RORO

833 NORTH 2ND AVENUE, PHOENIX, AZ 85003

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,155,000
Price / SF:	\$110.00
Lot Size:	0.24 Acres
Zoning:	DTC-E-ROO

PROPERTY OVERVIEW

This 10,500 SF lot offers a rare chance to be part of the vibrant growth in Downtown Phoenix. Just south of Roosevelt St and adjacent to the renowned Roosevelt Row Arts District, the property is positioned in a thriving cultural hub known for its art galleries, street art, eclectic dining, nightlife, and new residential developments. Zoned under the Downtown Code – Roosevelt East, allowing for a density of up to 43.5 dwelling units per acre (DU/AC) and a maximum building height of 65 feet. This property affords developers a prime opportunity to build in one of the city's most sought-after locations.

PROPERTY HIGHLIGHTS

- Downtown Code – Roosevelt East (DTC-E-ROO) Overlay Zoning
- Adjacent to the Roosevelt Row Arts District known for art galleries / street art / bars / nightlife
- Permitted density of up to 43.5 DU/AC and a maximum height allowance of 65 feet (buyer to verify)

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DEVELOPMENT OPPORTUNITY SITUATED NEAR ROOSEVELT ROW

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FOR SALE



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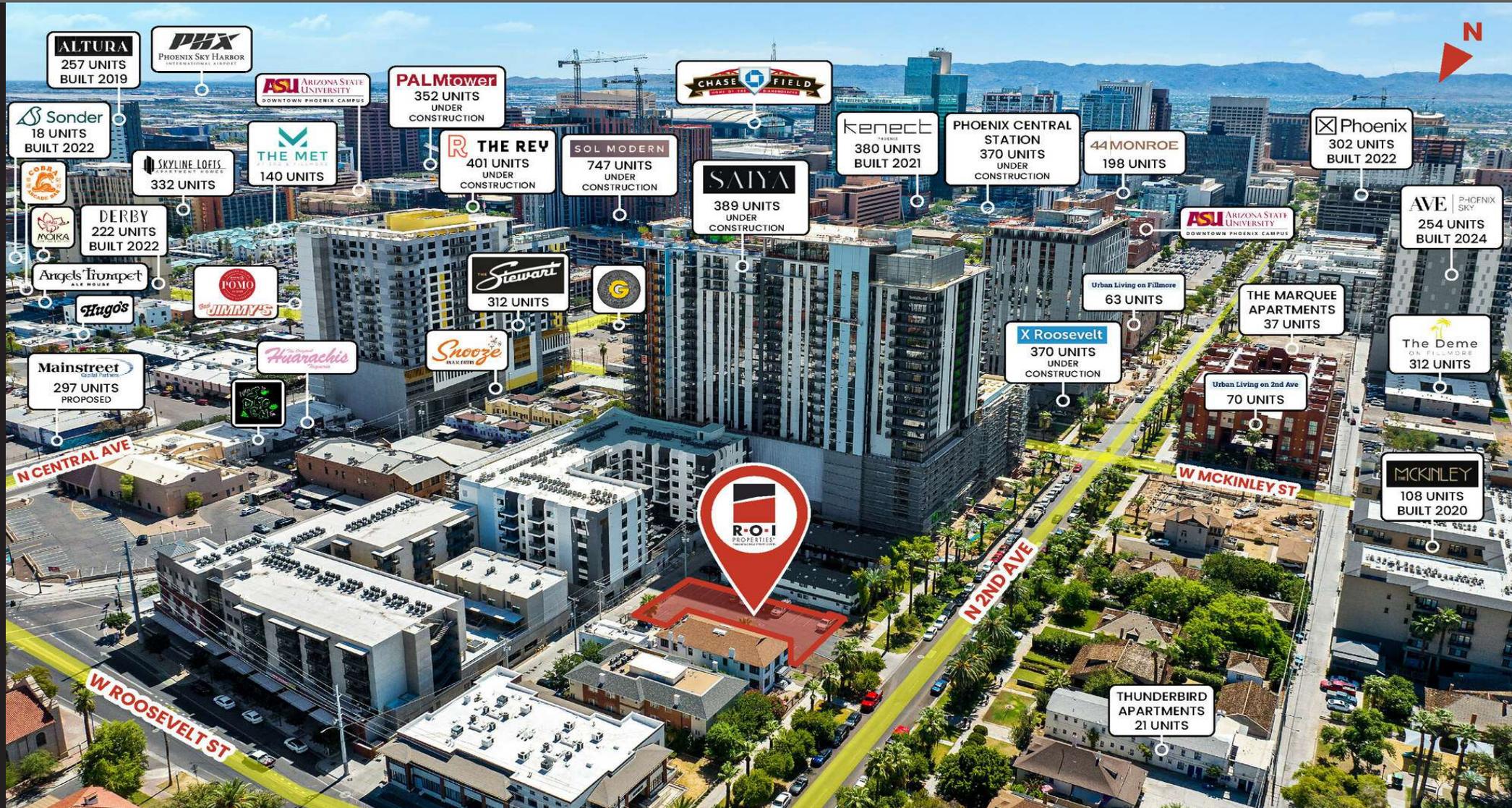
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DENSE MF DEVELOPMENT AREA NEAR DOWNTOWN ASU CAMPUS

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