

FOR SALE

306 & 310 S HARDY DR
TEMPE, AZ 85281



EXECUTIVE SUMMARY

LevRose Commercial Real Estate is pleased to present 306 & 310 S Hardy Dr, a ± 0.61 -acre ($\pm 26,697$ SF) multifamily development opportunity in the heart of Tempe. The offering comprises two contiguous R-3-zoned parcels, one-half mile from ASU's Main Campus and approximately one mile from the \$1.8 billion South Pier development at Tempe Town Lake. A conceptual site plan by Tomecak Design supports 12 townhomes for student housing, capitalizing on ASU's deep and persistently undersupplied off-campus housing demand. With medium-density zoning in place and ongoing redevelopment along the Hardy corridor, the site offers a rare opportunity to develop in one of the Valley's most supply-constrained infill submarkets without entitlement risk.



PROPERTY DETAILS

PROPERTY TYPE	Land; Multi-Family Development
SALE PRICE	\$1,499,000 (\$56.15/SF)
SITE AREA	±0.61 AC (±26,697 SF)
BUILDING SF	SFR (±1,183 SF, 1950), SFR (±1,451 SF, 2008)
ZONING	R-3 (Tempe)
PARCELS	124-29-075-J, 124-29-075-K



PROPERTY HIGHLIGHTS

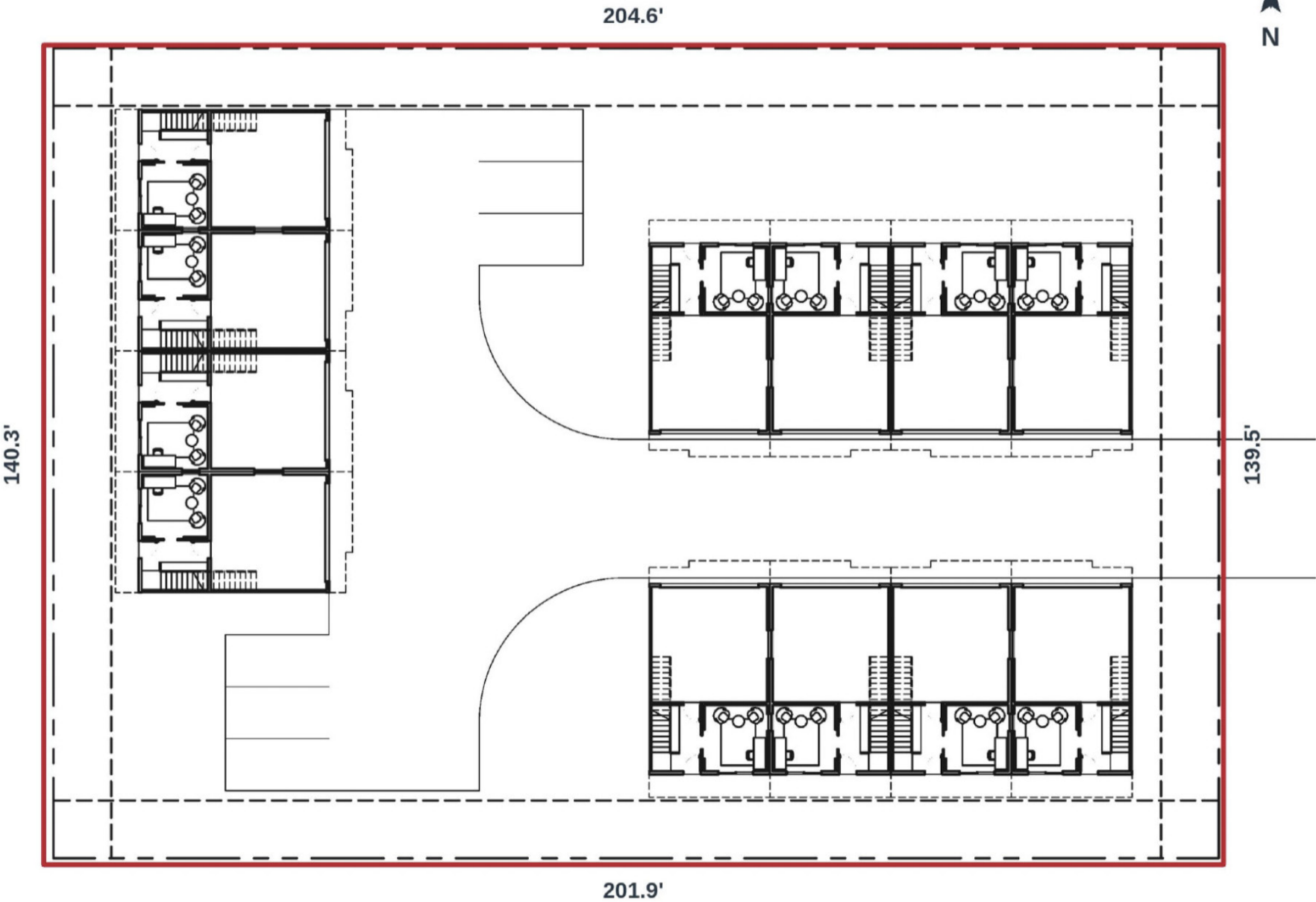
- 1/2 mile from ASU Main Campus
- Located in the Heart of Tempe
- Medium-Density Residential Zoning
- High-Barrier-to-Entry Submarket
- Strong Student Housing Residence Base
- Minutes from \$1.8B South Pier Waterfront Development



SITE PLAN



TOMECAK
DESIGN



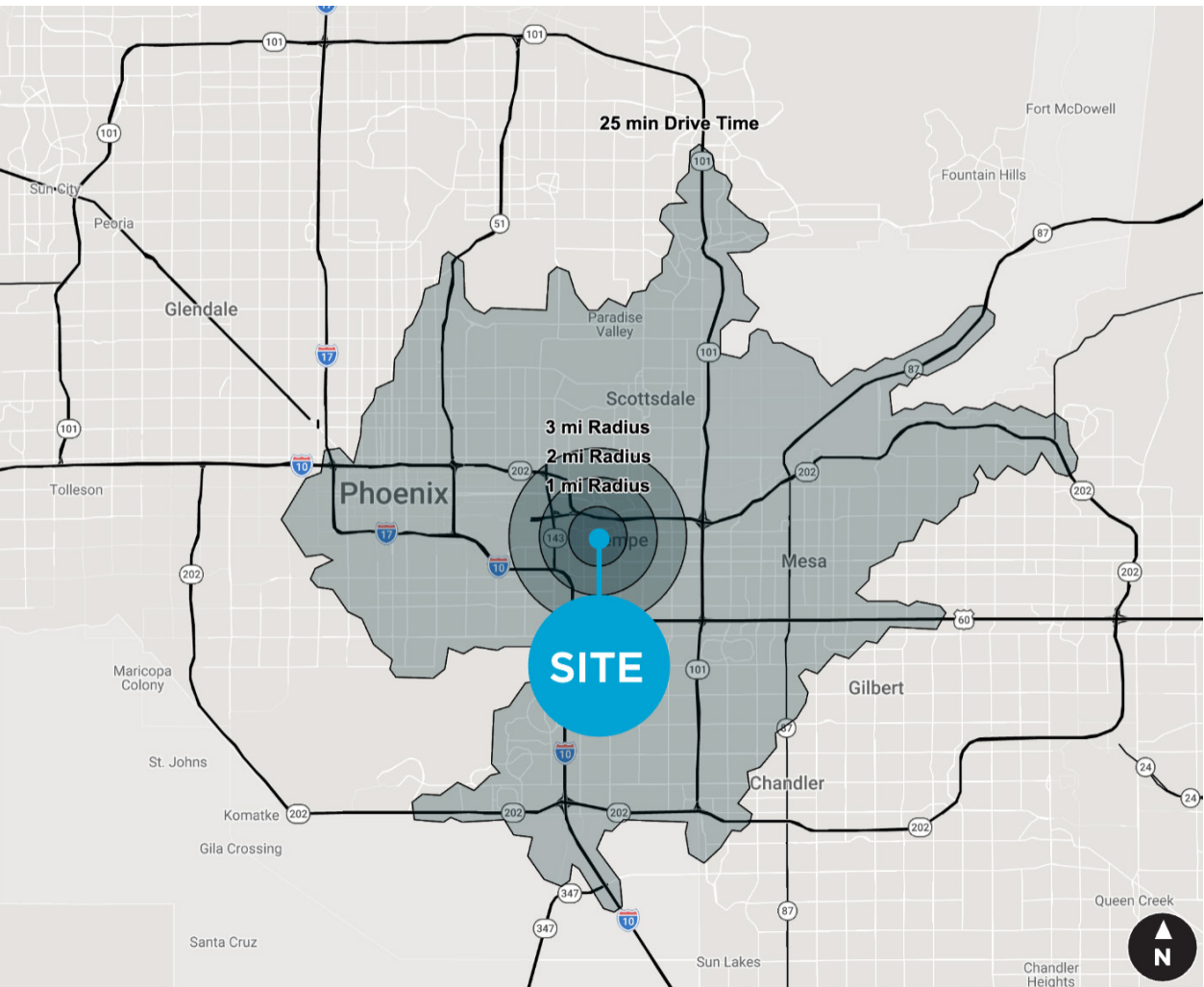


SOUTH PIER OVERVIEW

South Pier is a transformative \$1.8 billion mixed-use waterfront development at Tempe Town Lake, located approximately one mile from 306 & 310 S Hardy Dr. Construction began in 2024 with Shorehaven, the project's first phase, which is currently nearing completion. The seven-phase development is planned over approximately 15 years, with full buildout anticipated around 2039. Its addition of thousands of new residents, retail, dining, hospitality, office space, and entertainment is expected to further enhance the surrounding area and create significant long-term growth potential for nearby properties.



DEMOGRAPHICS



*2026 Statistics from SitesUSA.com

POPULATION

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2026	17,800	48,748	111,590	1.11 M
2031	18,251	49,553	113,168	1.09 M

HOUSEHOLDS

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2026	9,069	20,732	49,761	475,852
2031	9,433	21,458	51,226	473,755

AVERAGE INCOME

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2026	\$93,579	\$100,295	\$98,879	\$129,863
2031	\$92,466	\$100,015	\$98,781	\$128,158

EMPLOYEES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2026	13,006	61,207	118,956	808,161

BUSINESSES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2026	917	3,811	8,001	77,789

TEMPE CITY OVERVIEW

ACCESSIBLE LOCATION

Tempe is situated in the heart of the Valley and just 10 minutes from Phoenix Sky Harbor International Airport. The city is a leading technology and business center in Arizona and a top choice for major corporations. Major city initiatives focus on transportation, accessibility, sustainability, quality of life, open data, performance metrics, and inclusivity. Tempe is home to more than 210,000 jobs and serves as a major employment hub for the Greater Phoenix region. With five freeways, eight light rail stops, and a robust network of bike lanes, pedestrian corridors, and multi-use paths, Tempe offers convenient access throughout the Valley.

DIVERSE COMMUNITY

Tempe is a vibrant and active community. Home to Tempe Town Lake, Tempe Center for the Arts, Historic Mill Avenue, Arizona State University and Big 12 sports, the Tempe Improv, and the growing South Pier development. With numerous events and festivals throughout the downtown and lake districts, you can find something fun and relaxing to do any time of year. Tempe is one of the Valley's most walkable and bike-friendly cities, with more than 220 miles of bike lanes and pedestrian corridors.



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