

BROADWAY RD
LAND FOR SALE

WOOD STREET APARTMENTS

1627 E WOOD ST, PHOENIX, AZ 85040

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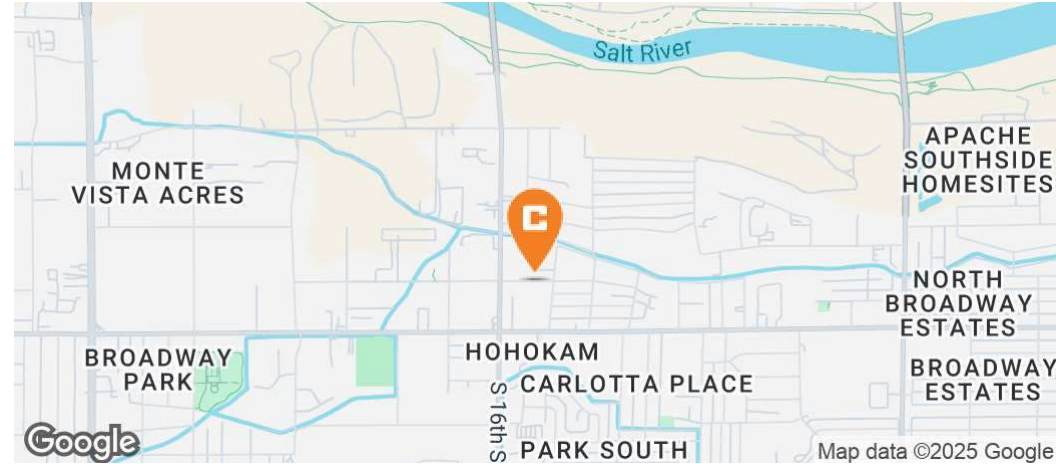
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$8,500,000
Total Units:	42
Price / Unit:	\$202,381
Building Size:	36,060
Price / SF:	\$235.72
Lot Size:	1.27 Acres
Zoning:	R-5

PROPERTY OVERVIEW

This property is currently planned and being developed as a 42 unit Apartment Community. The site has been graded and horizontal improvements have been started. The project consists of one 36,060 square foot building with 6 one bedroom units with an average size of 640 square feet, and 36 two bedroom units with an average size of 895 square feet.

The project is located just east of 16th Street and Wood (just North of Broadway Road) in a rapidly developing area in South Phoenix and has convenient access to the Airport, Downtown, major freeways, and key employment hubs. Property is also located within an Opportunity Zone.

Flexible options available: Owner is open to selling the land AS IS with some of the onsite work completed, entering into a Joint Venture, or offering the property as a fully completed apartment project.

RETAIL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,238	2,950	11,042
Average Age	36	36	35
Average Age (Male)	34	35	34
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	418	994	3,577
# of Persons per HH	3	3	3.1
Average HH Income	\$44,663	\$44,932	\$57,119
Average House Value	\$372,323	\$333,754	\$329,415

Demographics data derived from AlphaMap

