

FOR SALE: 2854 E WIER AVE, PHOENIX, AZ 85040

28TH STREET LOFTS

A rare opportunity to accelerate your next residential development

~~\$1,700,000~~
\$1,425,000
PRICE REDUCTION



UNIVERSITY OF PHOENIX



PHOENIX
BUSINESS PARK

SUNRISE VISTA
APARTMENTS

±2.08 ACRE R-3
ZONED LOT

E WIER AVE

S 28TH ST

E CHIPMAN RD



KIDDER.COM

km Kidder
Mathews

28 PARTIALLY IMPROVED PLATTED LOTS LOCATED IN CITY OF PHOENIX



PROPERTY INFORMATION

ADDRESS	2854 E Wier Ave Phoenix, AZ 85040
TYPE	28 Partially Improved Platted Lots
LAND SIZE	±90,604 SF (±2.08 AC)
APN	122-58-131
ZONING	R- 3 City of Phoenix

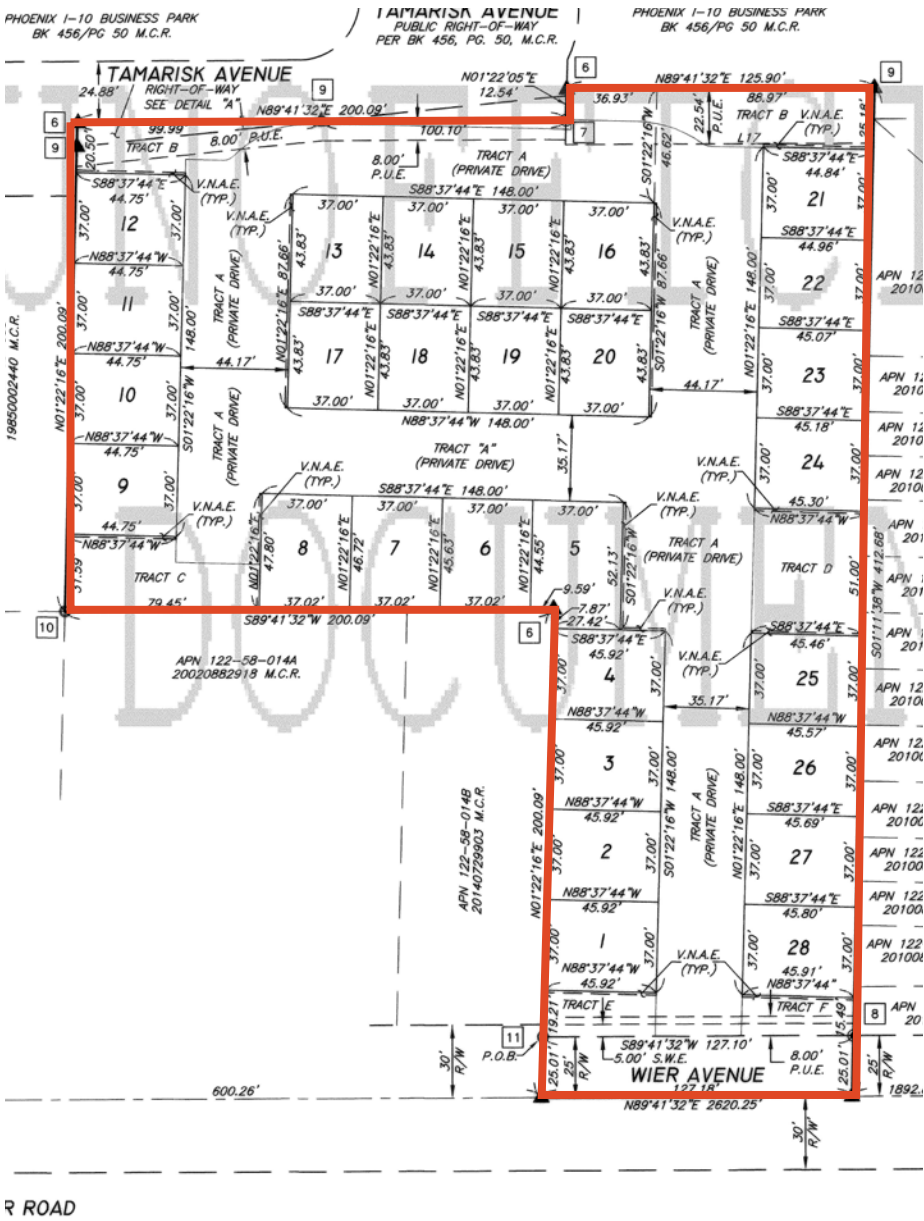
4 MIN

DRIVE TO UNIVERSITY
OF PHOENIX

10 MIN

DRIVE TO PHOENIX SKY
HARBOR INT'L AIRPORT

28TH STREET LOFTS



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	8,168	61,576	250,982
2020 CENSUS	10,546	69,764	278,411
2026 ESTIMATED	11,128	71,769	287,950
2031 PROJECTED	10,980	72,064	293,837

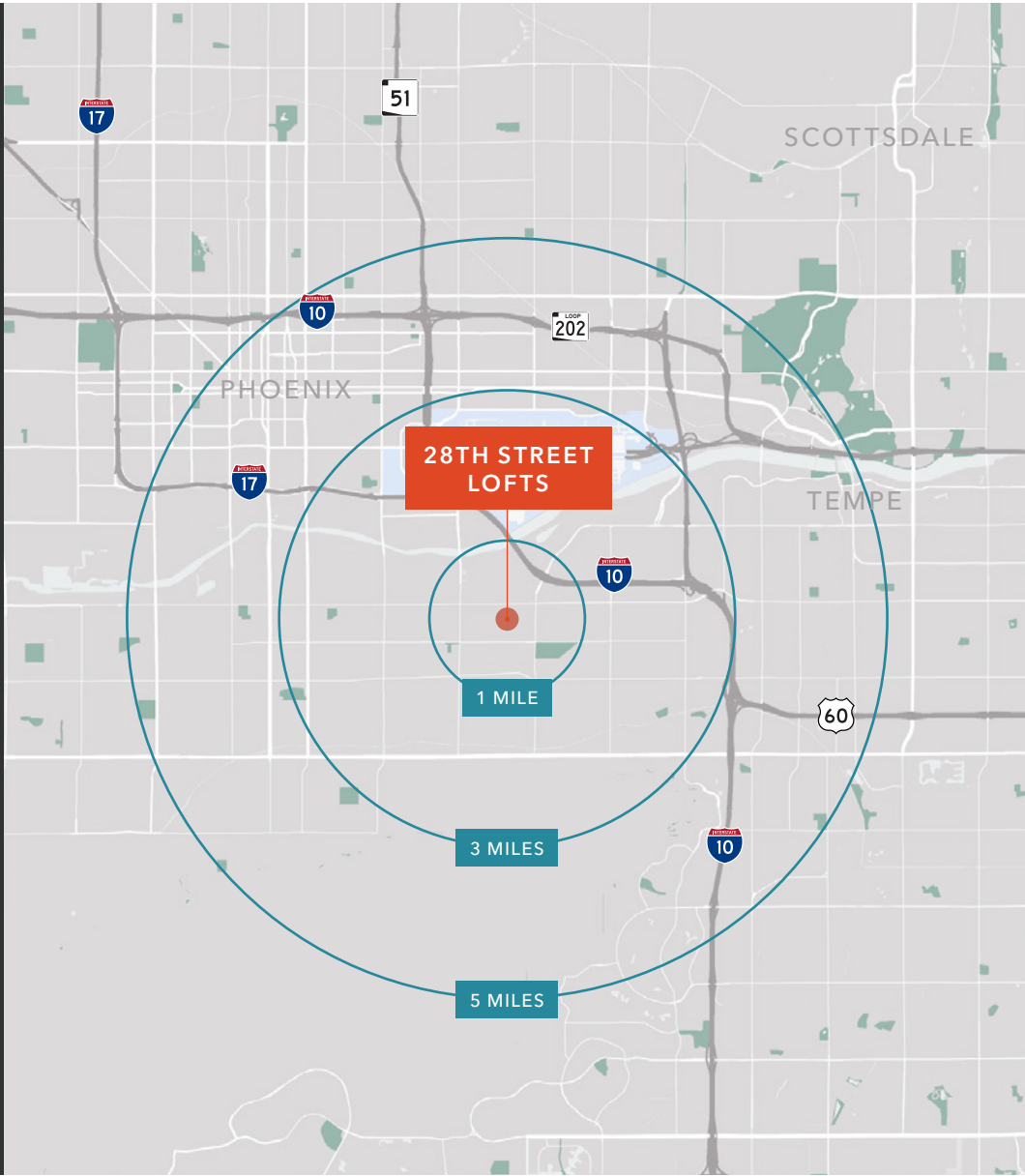
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	29.6	32.8	32.2
% FEMALE	50.9%	50.2%	48.1%
% MALE	49.1%	49.8%	51.9%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$81,584	\$83,480	\$79,924
2031 MEDIAN PROJECTED	\$81,312	\$82,621	\$78,726
2026 AVERAGE	\$95,839	\$105,809	\$99,857
2031 AVERAGE PROJECTED	\$96,102	\$105,153	\$98,595

Data Source: ©2026, Sites USA





28TH STREET LOFTS

*For more information on
this property, please contact*

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