

# Property Summary

30 N 20th St, Phoenix, AZ 85034

**FOR SALE \$1,190,000.00**



## PROPERTY HIGHLIGHTS

- Prime .792-acre infill development site in the heart of Central Phoenix
- Located within a federally designated Opportunity Zone offering significant tax advantages
- Situated in a Qualified Census Tract, enhancing eligibility for additional federal programs and financing tools
- R-5 High-Density Residential zoning allows up to ~45+ units per acre
- Ideal for multi-family, mixed-use, workforce housing, or market-rate development
- Minutes from Downtown and Midtown Phoenix, the region's largest employment centers
- Immediate access to Interstate 10, State Route 51, and Loop 202
- Close proximity to the Phoenix Light Rail and multiple bus lines
- Surrounded by ongoing urban revitalization and redevelopment activity
- Strong rental demand driven by proximity to ASU Downtown, major hospitals, and corporate offices
- Flat, usable site with excellent development efficiency
- All utilities available (buyer to verify), streamlining planning and entitlement
- Emerging corridor with significant public and private investment momentum
- Opportunity to build high-demand housing near major sports, entertainment, and cultural venues
- Highly flexible site accommodating diverse building typologies and project concepts

## PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 30 N 20th St, Phoenix, AZ, 85034. Nestled in the heart of the Multi Family area and zoned R-5, this property presents an enticing prospect for the discerning Land/Multifamily investor. With its strategic location and versatile zoning, the property offers immense potential for the development of multi-family residences. Embrace the chance to capitalize on this thriving market and maximize your investment returns. Explore the possibilities and secure your foothold in an area primed for growth and success.

## OFFERING SUMMARY

Sale Price:	\$1,190,000
Lot Size:	34,351 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	924	3,598
Total Population	540	2,282	10,000
Average HH Income	\$35,981	\$36,142	\$60,245

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