

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

833 N 2ND AVENUE | PHOENIX, AZ 85003

Roosevelt St.

**FOR SALE**

Beth Jo Zeitzer  
CEO - Designated Broker  
602.319.1326  
bjz@roiproperties.com

Jake Vice  
Associate  
480.273.0212  
jvice@roiproperties.com

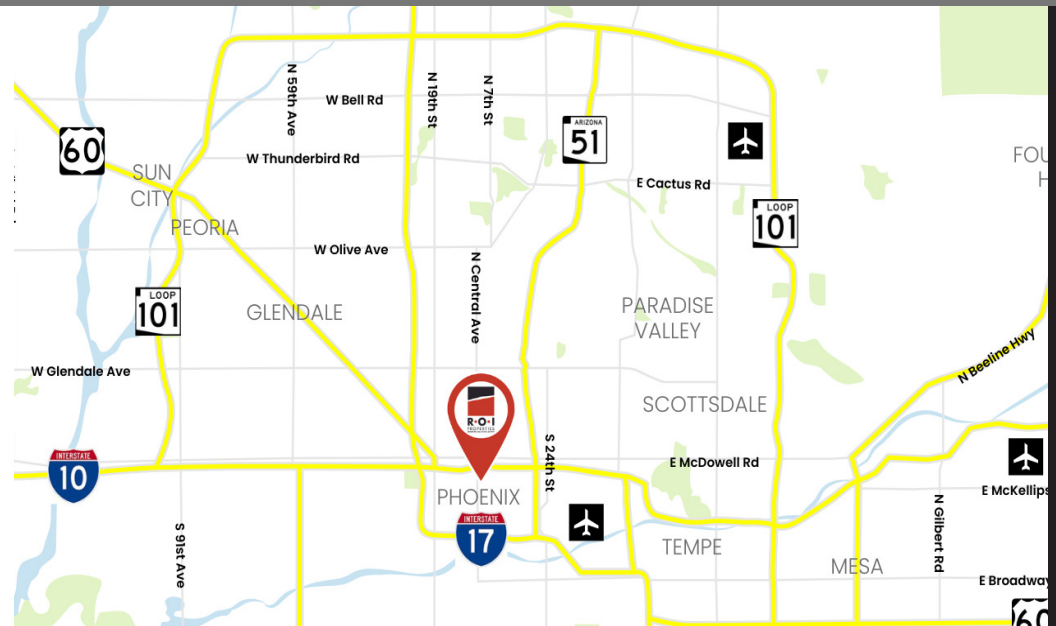
Tommy Moore  
Commercial Analyst  
602.397.4886  
tmoore@roiproperties.com

R.O.I. Properties  
3333 E Camelback Rd., Ste 252  
Phoenix, AZ 85018  
www.roiproperties.com



# RARE DOWNTOWN MF LAND ADJACENT TO RORO

## FOR SALE



### OFFERING SUMMARY

Sale Price:	\$703,500
Price / SF:	\$67 PSF
Lot Size:	10,500 SF
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)

BETH JO ZEITZER

JAKE VICE

TOMMY MOORE

R.O.I. PROPERTIES

602.319.1326  
bjz@roiproperties.com

480.273.0212  
jvice@roiproperties.com

602.397.4886  
tmoore@roiproperties.com

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018  
T: 602.319.1326 | F: 602.794.6389

[www.roiproperties.com](http://www.roiproperties.com)



833 NORTH 2ND AVENUE, PHOENIX, AZ 85003

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

## FOR SALE



BETH JO ZEITZER

602.319.1326

bjz@roiproperties.com

JAKE VICE

480.273.0212

jvice@roiproperties.com

TOMMY MOORE

602.397.4886

tmoore@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018

T: 602.319.1326 | F: 602.794.6389

[www.roiproperties.com](http://www.roiproperties.com)



833 NORTH 2ND AVENUE, PHOENIX, AZ 85003

# DEVELOPMENT OPPORTUNITY SITUATED NEAR ROOSEVELT ROW

## FOR SALE



BETH JO ZEITZER

602.319.1326  
bjz@roiproperties.com

JAKE VICE

480.273.0212  
jvice@roiproperties.com

TOMMY MOORE

602.397.4886  
tmoore@roiproperties.com

R.O.I. PROPERTIES

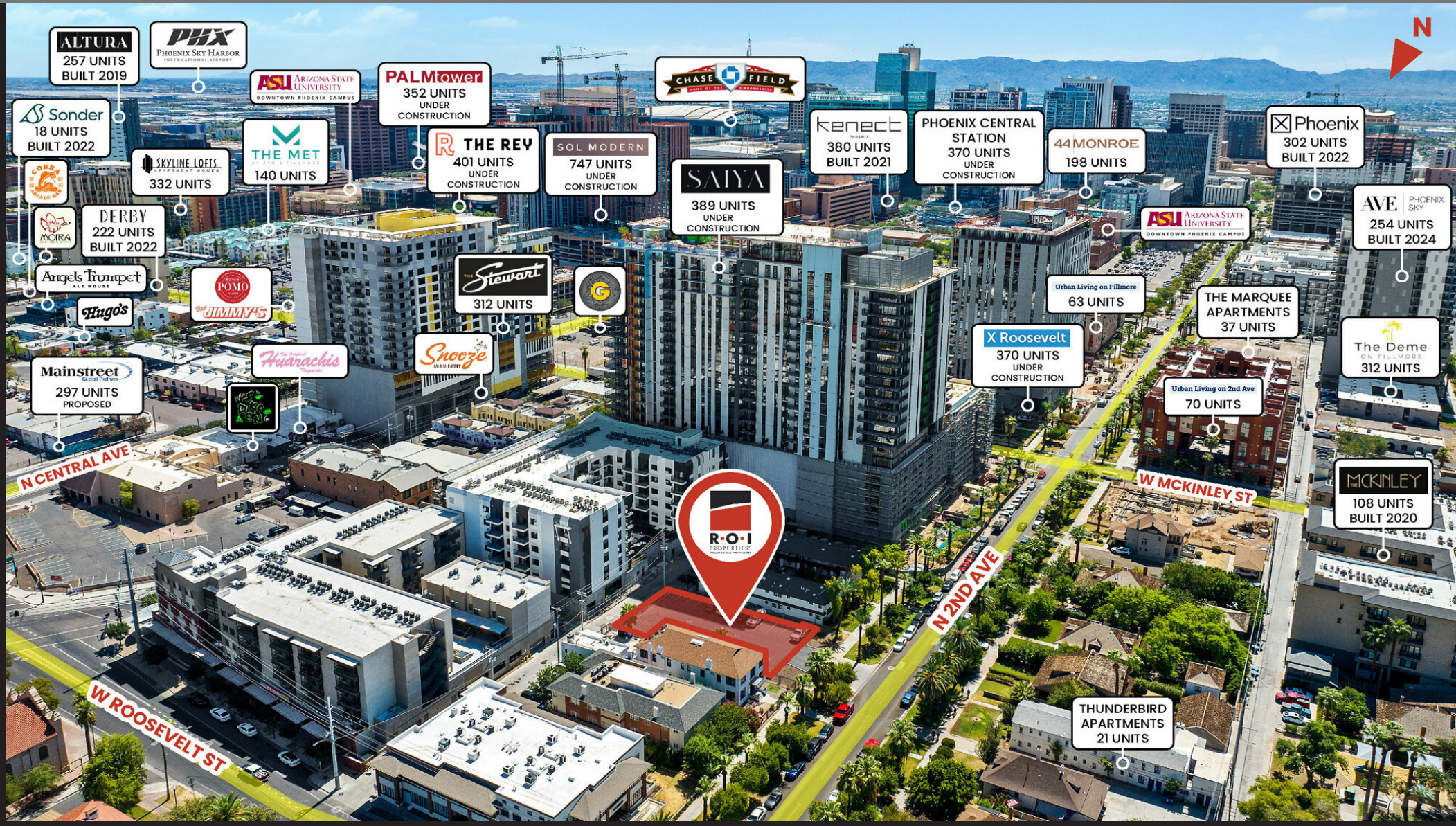
3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018  
T: 602.319.1326 | F: 602.794.6389

[www.roiproperties.com](http://www.roiproperties.com)



# DENSE MF DEVELOPMENT AREA NEAR DOWNTOWN ASU CAMPUS

## FOR SALE



BETH JO ZEITZER

JAKE VICE

TOMMY MOORE

R.O.I. PROPERTIES

602.319.1326

480.273.0212

602.397.4886

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018

[bjz@roiproperties.com](mailto:bjz@roiproperties.com)

[jvice@roiproperties.com](mailto:jvice@roiproperties.com)

[tmoore@roiproperties.com](mailto:tmoore@roiproperties.com)

T: 602.319.1326 | F: 602.794.6389

