



➤ **Location:** 4724 South 35th Ave, Phoenix, AZ

➤ **Project:** 35 Completed Townhomes

➤ **Price:** Submit offers

➤ **Comments:**

✓ 35 fully designated BTR Townhome Units. All 3-bed / 2.5 bath units at 1,324 SF each. Delivering spacious layouts ideal for families and long-term renters.

✓ Attached 2 car garages for every unit. Highly desirable amenity in rental housing, boosting tenant retention and rent premiums.

✓ Upscale interiors + gated community. Features luxury finishes, In-Unit laundry, granite countertops, modern lighting, and community security.

✓ Located in high growth South Phoenix Submarket, minutes from Loop 202, Downtown Phoenix, and major employment centers including Collins Aerospace, Advanced Logistics, FedEx, and many City of Phoenix municipal operations.

Great Investment Opportunity | Exclusively Available

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INVESTMENT HIGHLIGHTS

35 Purpose-Built BTR Townhome Units

This community consists of 35 thoughtfully designed Build-to-Rent townhomes, each offering 3 bedrooms, 2.5 bathrooms, and 1,324 square feet of efficient, livable space. The floorplans cater to families and long-term renters seeking the comfort of a single-family layout within a professionally managed community.

Attached 2-Car Garages With Every Unit

Each townhome features a fully enclosed, direct-access 2-car garage, providing secure parking and added storage—an amenity rarely seen at scale in multifamily communities. This feature increases tenant retention and supports rent premiums over comparable product types.

Upscale Interiors & Gated Community Living

The gated neighborhood will offer granite countertops, shaker-style cabinets, luxury vinyl plank flooring, and modern LED lighting in every unit. Residents will also enjoy in-unit washers and dryers, designer hardware, and the peace of mind of a secure, controlled-access environment.

Strategically Located in the South Phoenix Growth Corridor

Located just minutes from the Loop 202 freeway, Downtown Phoenix, and Sky Harbor Airport, this site is surrounded by major employment centers including Collins Aerospace, Amazon Fulfillment & Sortation Centers, FedEx, Home Depot Distribution, and key City of Phoenix departments. The location offers convenience, connectivity, and long-term rental demand drivers.

Supply-Constrained Submarket With Strong Rental Demand

South Phoenix continues to experience strong absorption and occupancy rates above 93%, particularly for new, high-quality rental product. The area has seen limited BTR development, creating a strategic opportunity for investors to deliver differentiated housing in a rising market.

Price - Market Pricing

Terms - All Cash / New Loan

Address - 4724 South 35th Avenue, Phoenix, AZ 85041

Total Units - 35

Size - 46,340 SF

Building Type - Wood Frame /Stucco

Roof Type - Flat

of Stories - 2

of Buildings - 7

Acreage - ±2.00

APN - 105-69-002N

