

SOUTH PHOENIX REDEVELOPMENT OPPORTUNITY

6239-6243 S 12TH PL - PHOENIX, AZ 85042

FOR SALE | \$525,000

\$465,000

**SINGLE FAMILY HOME +
LAND FOR REDEVELOPMENT**

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ORION 
INVESTMENT REAL ESTATE

PROPERTY OVERVIEW



- **MAXIMIZING CURRENT LEASE REVENUE, THIS IS A GREAT COVERED LAND PLAY**
- **FLEXIBLE FINANCING OPTIONS: RESIDENTIAL/ FHA/ VA**
- **IDEAL FOR INVESTOR SEEKING REPOSITIONING OPPORTUNITY**
- **LOCATED IN GROWING RESIDENTIAL AREA OF SOUTH PHOENIX**
- **POTENTIAL TO DELIVER STRONG RETURNS UPON RENOVATION/ REDEVELOPMENT**
- **SECTION 8 TENANT CURRENTLY OCCUPYING**
- **COLLECTED RENT PER MONTH: \$1,795**
- **EXISTING STRUCTURES OUTSIDE OF THE HOME BUILDING NEED TO BE DEMOLISHED ACCORDING TO THE CITY OF PHOENIX.**

SITE PLAN | REDEVELOPMENT PLAN

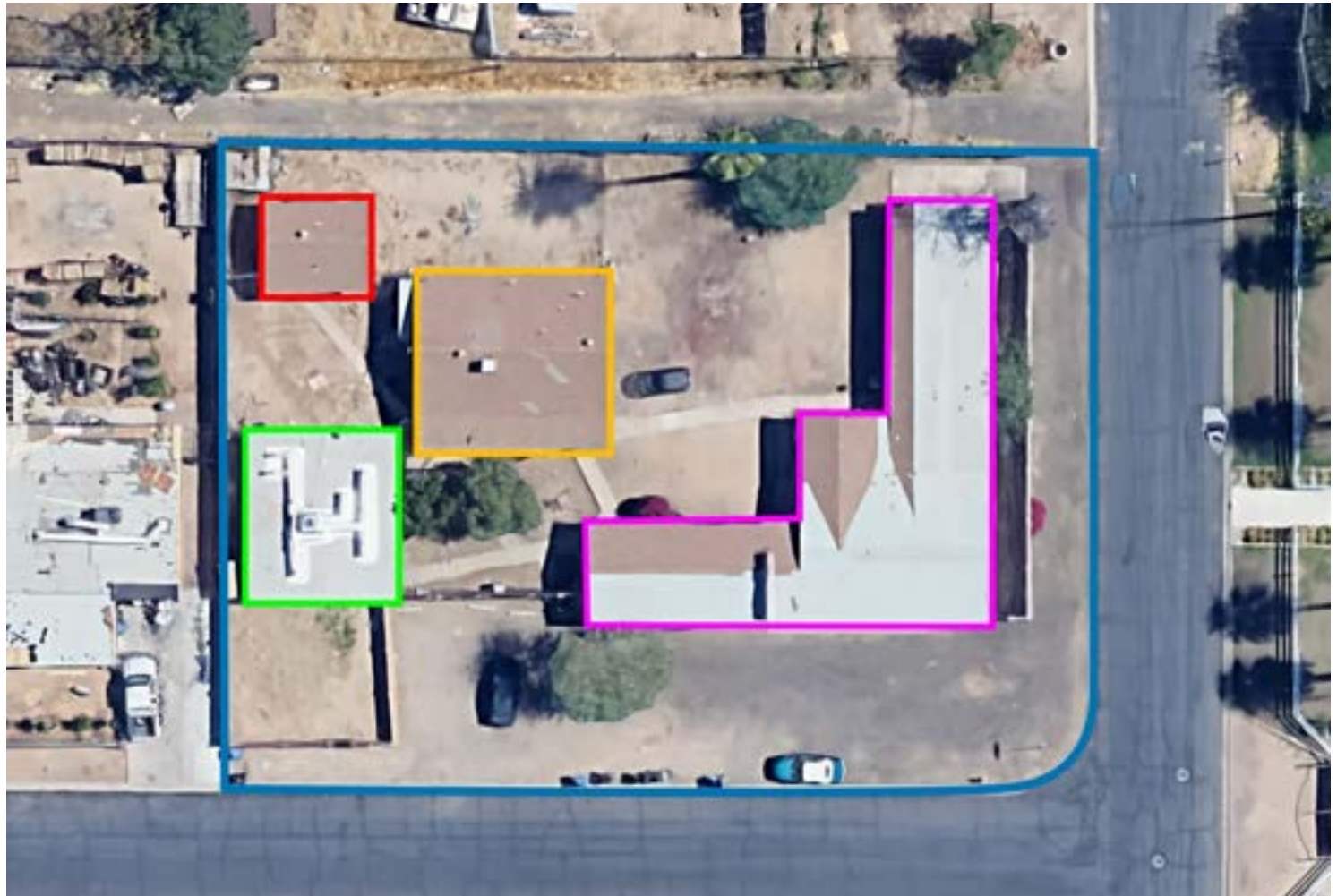
CURRENT ZONING IS CITY OF PHOENIX R1-6, WHICH ALLOWS FOR 6,000 SQFT LOT MINIMUMS. WITH SQUAREFOOTAGE AT 24,848, THE SITE CONCEPTUALLY ACCOMODATES UP TO FOUR DETACHED SINGLE FAMILY HOMES. BUYERS MIGHT WANT TO MAXIMIZE THE CURRENT STRUCTURES TO FINISH THE DEVELOPMENT ON THE CURRENT SITE PLAN OR PREFER TO SCRAP AND REDESIGN A NEW SITEPLAN.

A FULLY STABILIZED +/- 840 SF, 2-BED, 2-BATH RESIDENCE LEASED TO A SECTION 8 TENANT FOR \$1,795/MONTH, PROVIDING COVERED INCOME DURING THE ENTITLEMENT OR PLANNING PROCESS. WELL-SUITED FOR DEVELOPERS AND INVESTORS SEEKING AN INCOME PRODUCING ASSET WITH LONG-TERM REDEVELOPMENT POTENTIAL

THIS +/-1,400 SF STRUCTURE FEATURES A Poured CONCRETE PAD AND COMPLETED FRAMING. STRUCTURE IS COMPLETELY GUTTED IN NEAR GREYSHELL CONDITION

THIS +/- 2,600 SF STRUCTURE ALSO FEATURES A Poured CONCRETE PAD AND COMPLETED FRAMING. STRUCTURE IS COMPLETELY GUTTED IN NEAR GREYSHELL CONDITION, OLD UTILITIES IN PLACE. THE STRUCTURE IS CURRENTLY LEGALLY NON-CONFORMING DUE TO ITS PLACEMENT WITHIN A SETBACK. IN A FACT-FINDING MEETING WITH THE CITY, THEY INDICATED THEY WOULD BE OPEN TO EXPLORING A VARIANCE FOR THIS STRUCTURE

THIS +/-315 SF STRUCTURE FEATURES A Poured CONCRETE PAD AND COMPLETED FRAMING



AREA HIGHLIGHTS



DEMOGRAPHICS



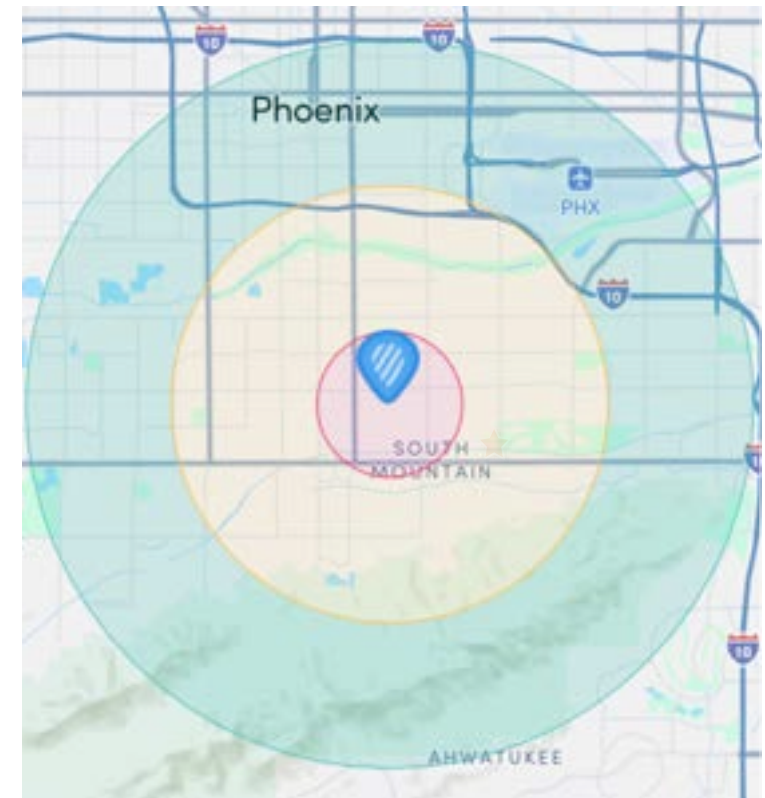
5 MILE DAYTIME POPULATION
377,652



5 MILE AVG HOUSEHOLD INCOME
\$97,141

2025 DEMOGRAPHICS (Sites USA)

	1- MILE	3-MILE	5-MILE
POPULATION:			
Daytime:	22,520	142,053	377,652
Employees:	3,058	37,875	160,479
HOUSEHOLDS:			
Total:	6,078	33,375	75,789
Average Size:	3.2	3.1	2.7
INCOME:			
Average Household Income:	\$98,527	\$100,684	\$97,141
Annual Household Expenditure:	\$654.2 M	\$3.51 B	\$7.54 B



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ORION INVESTMENT REAL ESTATE IS A LEADING FULL-SERVICE BROKERAGE FIRM BASED IN THE SOUTHWESTERN UNITED STATES THAT WAS FOUNDED IN 2009. AFTER SEVERAL YEARS OF CONTINUED GROWTH AND SUCCESS, AND MORE THAN A BILLION DOLLAR TRACK RECORD, THE ORION TEAM PROVIDES BEST-IN-CLASS SERVICE TO THE COMMERCIAL REAL ESTATE COMMUNITY. WITH AN EXTENSIVE KNOWLEDGE OF THE MARKET AND PROPERTIES, ORION USES A TAILORED MARKETING AND STRUCTURED APPROACH TO EACH CLIENT TO UNLOCK THE POTENTIAL OF EVERY DEAL. ORION CONTINUALLY OUTPERFORMS ITS COMPETITION AND DELIVERS UNPRECEDENTED VALUE TO OUR CLIENTS.