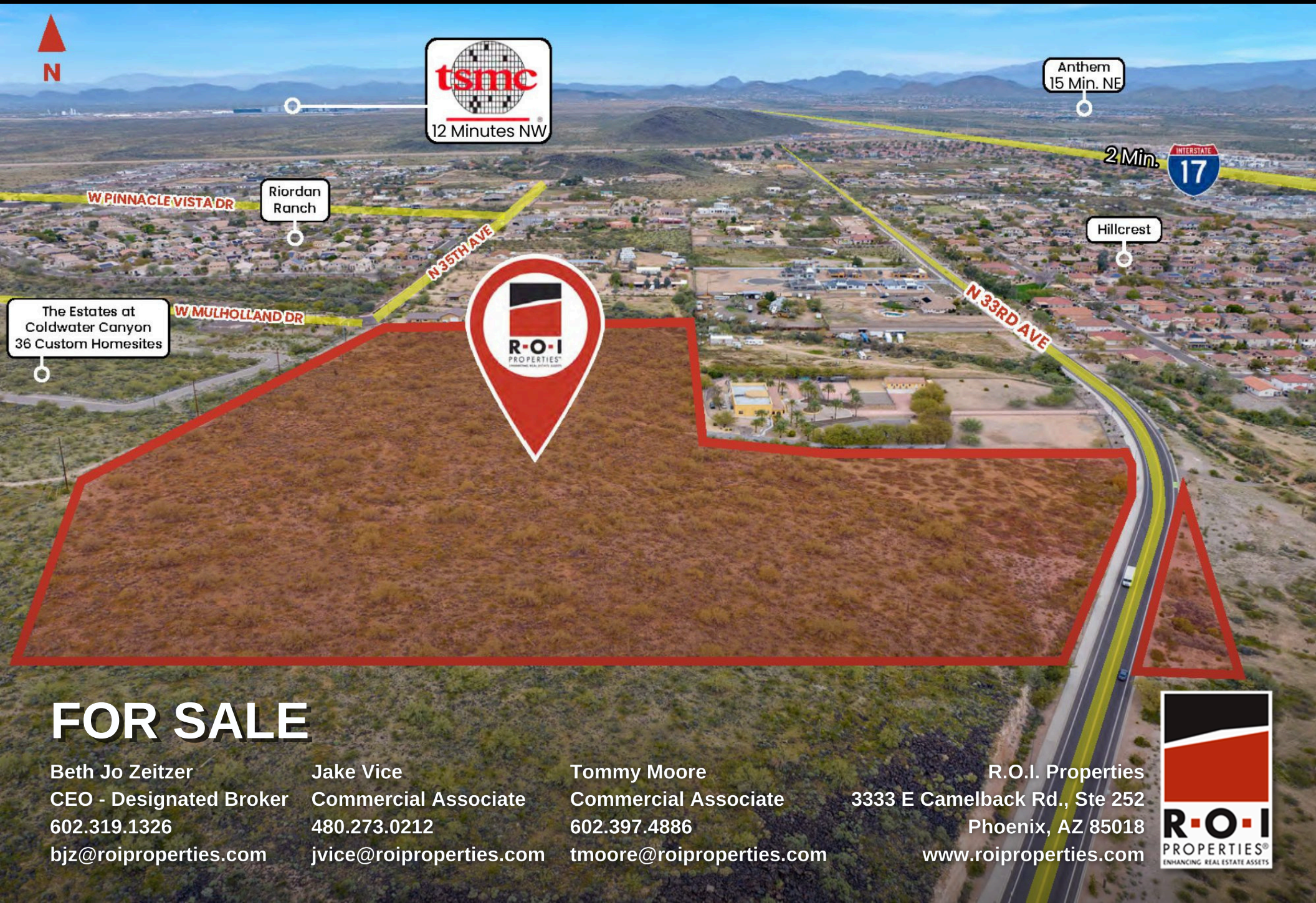


# LUXURY HOMEBUILDER OPPORTUNITY – NORTH VALLEY

3310 W JOMAX RD, PHOENIX, AZ 85083



Anthem  
15 Min. NE



Hillcrest

Riordan  
Ranch

W PINNACLE VISTA DR

N 35TH AVE



W MULHOLLAND DR

N 33RD AVE

The Estates at  
Coldwater Canyon  
36 Custom Homesites

## FOR SALE

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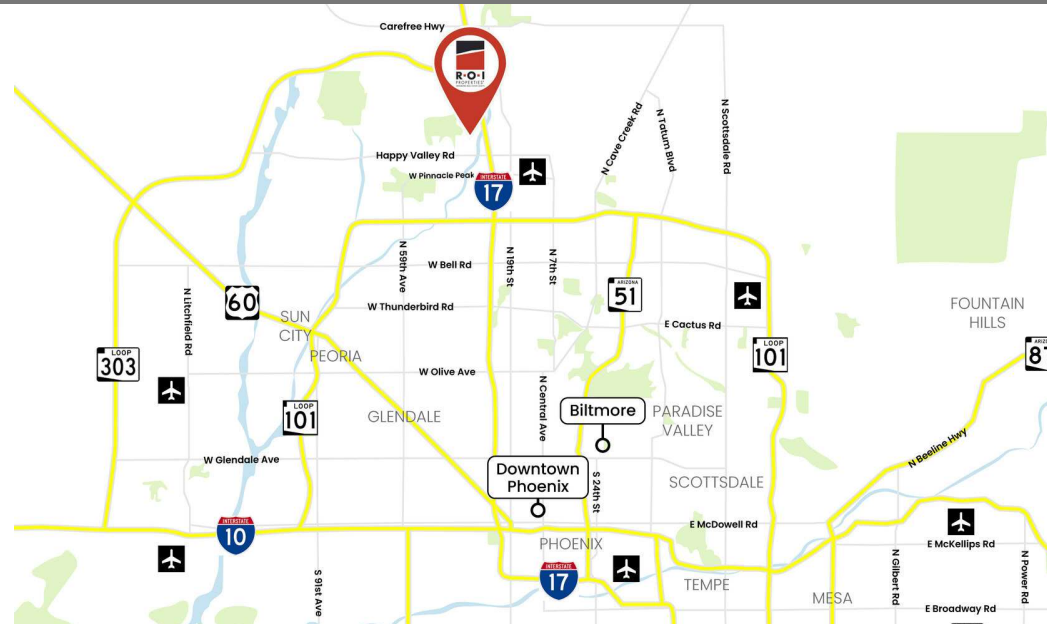
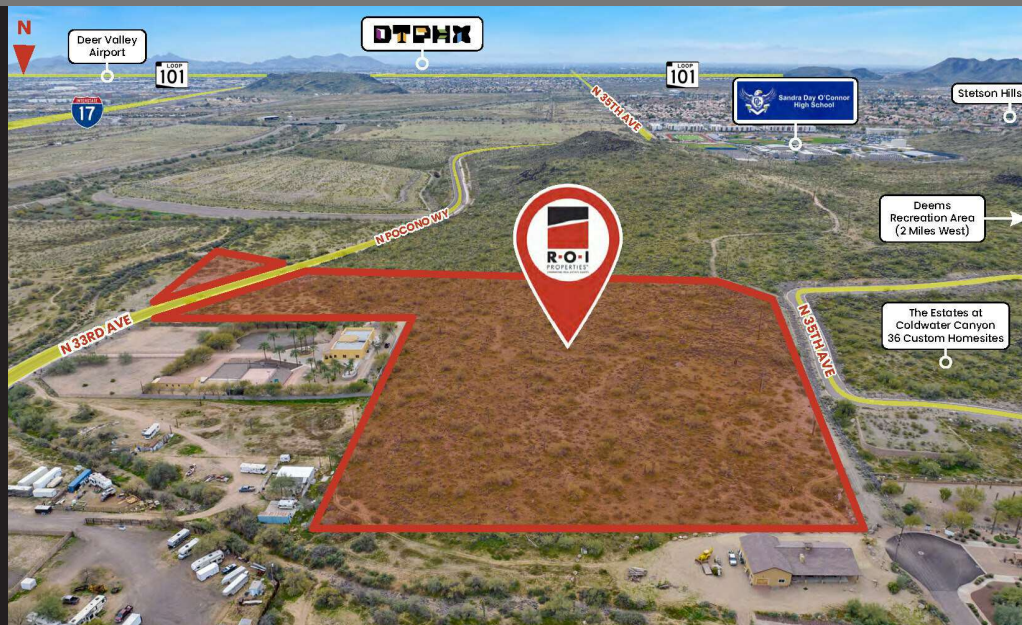




# HILLSIDE 18.93 ACRES – ALREADY REZONED TO R-18

3310 W JOMAX RD, PHOENIX, AZ 85083

## FOR SALE



### OFFERING SUMMARY

Sale Price:	\$4,800,000
Price/AC:	\$253,566/AC
APN:	205-03-005-A,C, 205-03-017, 205-03-016-A, B, 205-03-015-A,B
Lot Size:	18.93 Acres
Zoning:	R1-18 (96%) / S-1 (4%)

### PROPERTY OVERVIEW

Situated on 18.93 acres at 35th Avenue & W Mulholland Dr, just west of the I-17 in the North Valley, this property offers a strategic location ±12 minutes south of the TSMC plant. Less than a mile to the east, the I-17 provides easy access to the Valley, TSMC and Northern Arizona. Positioned on a hillside near Deems Recreation Area, it presents a promising opportunity for luxury and custom homebuilders.

### PROPERTY HIGHLIGHTS

- \$107,727 Median Household Income within 3-Mile Radius
- Picturesque Hillside Views
- Rapidly Growing North Valley Location

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# A PROPOSED SITE PLAN FOR 36 HOMESITES

3310 W JOMAX RD, PHOENIX, AZ 85083

FOR SALE



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# EASE ACCESS TO SHOPPING, ENTERTAINMENT & MORE

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# STRONG DEMOGRAPHICS

3310 W JOMAX RD, PHOENIX, AZ 85083

FOR SALE

## DEMOGRAPHIC SUMMARY

0 W Jomax Rd, Phoenix, Arizona, 85083

g of 3 miles

### KEY FACTS

47,724

Population

35.0

Median Age



17,359

Households

\$89,952

Median Disposable Income

### EDUCATION

3.8%

No High School Diploma



15.3%

High School Graduate



32.8%

Some College/  
Associate's Degree



48.1%

Bachelor's/Grad/Prof Degree

### INCOME



\$107,727

Median Household Income



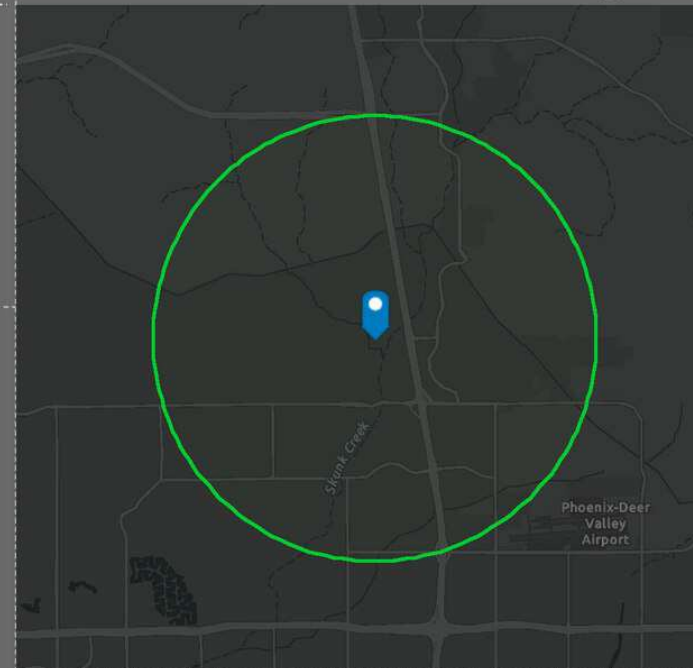
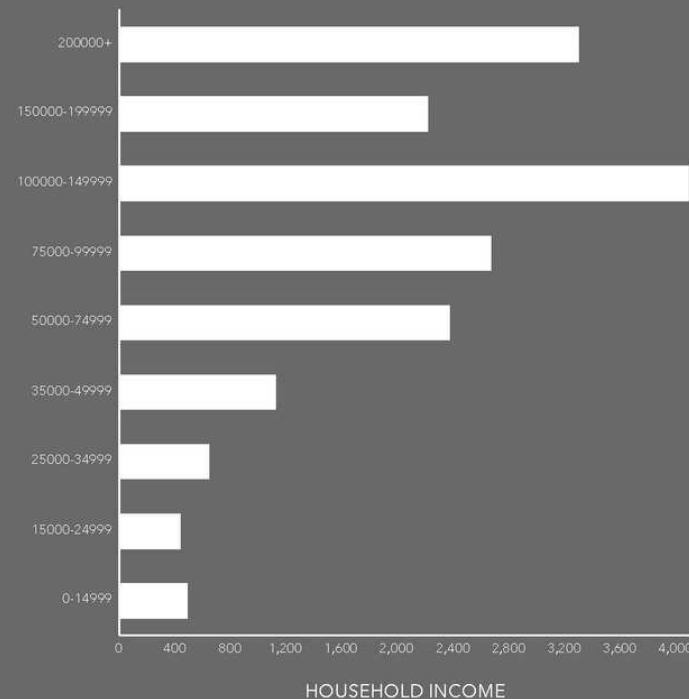
\$52,662

Per Capita Income



\$266,547

Median Net Worth



### EMPLOYMENT



White Collar

80.6%



Blue Collar

9.6%



Services

11.5%

4.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

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