

VERSATILE C-2 LAND FOR SALE

1844 NORTH 83RD AVENUE & 8355 WEST PALM LANE | PHOENIX, ARIZONA 85035



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ORION
INVESTMENT REAL ESTATE

1844 NORTH 83RD AVENUE & 8355 WEST PALM LANE

Located in West Phoenix, 1844 N 83rd Ave (4.26 acres) and 8355 W Palm Ln (2.08 acres) offer a combined 6.34-acre development opportunity zoned C-2, ideal for multifamily, retail, medical, or build-to-rent uses. The properties sit along a high-traffic corridor with \pm 38,069 VPD and are just 1.5 miles from Banner Estrella Medical Center and minutes from I-10, providing excellent visibility, access, and connectivity. Fully approved construction plans for a 138-unit apartment community and existing on-site infrastructure significantly streamline development timelines and reduce upfront costs. The flexible zoning supports a wide range of commercial and residential uses, aligning with Phoenix's growing demand for mixed-use projects. Offered at \$5.5 million, this investment presents a rare opportunity in a rapidly expanding submarket.

Sale Price: \$5,500,000

Price Per Acre: \$867,508

Price Per SF: \$19.92

POTENTIAL USES

- Retail
- Medical
- Fitness Center
- Day Care
- Recreational Facilities
- Professional Facilities
- Professional Office
- Restaurant

1844 N 83RD AVE, PHOENIX, AZ 85035
APN: 102-36-611B



8355 W PALM LN, PHOENIX, AZ 85035
APN: 102-36-613A



DEVELOPMENT HIGHLIGHTS

1844 North 83rd Avenue & 8355 West Palm Lane | Phoenix, Arizona 85035



APPROVED PLANS

The sale will include fully approved construction drawings for a 138 unit apartment community.



INFRASTRUCTURE READY

Utilities are on-site, with completed curb, gutter, and off-site improvements, reducing upfront development costs and timelines.



VERSATILE ZONING

C-2 zoning supports a broad range of uses, including:

Multifamily Residential:

Apartments or condominiums (aligned with R-3 standards, allowing 15.1–23.9 dwelling units per acre, or up to 30.5 with bonuses).

Retail/Medical:

Ideal for retail centers, medical offices, or mixed-use developments with ground-floor commercial space.

Build-to-Rent Single-Family Residences:

Opportunity for high-demand rental homes in a growing sub-market.

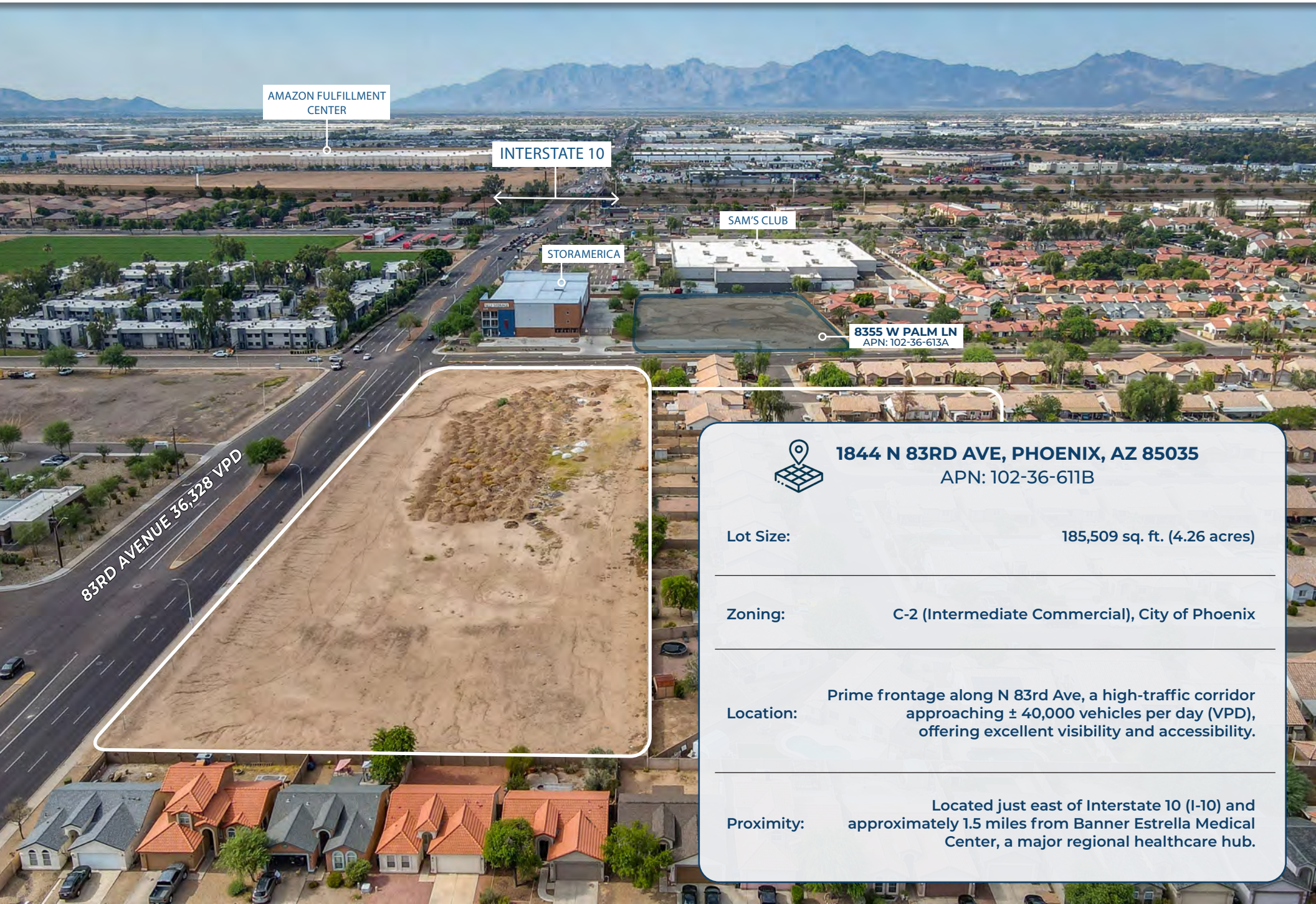
Other Commercial Uses:

Restaurants, professional offices, fitness centers, daycare, hotels, or recreational facilities.



PROPERTY OVERVIEW

1844 North 83rd Avenue | Phoenix, Arizona 85035



AMAZON FULFILLMENT
CENTER

INTERSTATE 10

STORAMERICA

SAM'S CLUB

8355 W PALM LN
APN: 102-36-613A



1844 N 83RD AVE, PHOENIX, AZ 85035

APN: 102-36-611B

Lot Size: 185,509 sq. ft. (4.26 acres)

Zoning: C-2 (Intermediate Commercial), City of Phoenix

Location: Prime frontage along N 83rd Ave, a high-traffic corridor approaching \pm 40,000 vehicles per day (VPD), offering excellent visibility and accessibility.

Proximity: Located just east of Interstate 10 (I-10) and approximately 1.5 miles from Banner Estrella Medical Center, a major regional healthcare hub.

PROPERTY OVERVIEW

8355 West Palm Lane | Phoenix, Arizona 85035



8355 W PALM LN, PHOENIX, AZ 85035

APN: 102-36-613A

Lot Size: 90,595 sq. ft. (2.08 acres)

Zoning: C-2 (Intermediate Commercial), City of Phoenix

Location: Immediately adjacent to 1844 N 83rd Ave, benefitting from the same high traffic corridor, yet quietly buffered between the new Sam's Club, the new StorAmerica and established residential.

Proximity: Across the street from Talking Stick Resort Amphitheater and minutes from prime West Valley attractions.



INVESTMENT OPPORTUNITY

1844 North 83rd Avenue & 8355 West Palm Lane | Phoenix, Arizona 85035

FLEXIBLE PURCHASE OPTIONS

Available for \$5.5M as a combined purchase or individually priced based on parcel.

MARKET APPEAL

The versatile C-2 zoning, utility-ready infrastructure, and diversity of the corridor make these parcels attractive for various uses.

ECONOMIC DRIVERS

The properties' prime location near the Banner Estrella Medical Center, along high-traffic corridors, and within a region characterized by robust income demographics establishes an optimal environment for sustained, long-term value appreciation.

STREAMLINED DEVELOPMENT

For buyers seeking to develop multi-family, the sale will include fully approved and shovel-ready plans for a 138 unit apartment community. These approved plans reduce barriers to entry, enabling faster project timelines and cost savings.





BANNER ESTRELLA MEDICAL CENTER

LOCATED 1.5 MILES WEST OF THE SUBJECT PROPERTY

Banner Estrella Medical Center is a state-of-the-art, full-service hospital that has served the community since 2005. Part of the nationally recognized Banner Health system, the 317-bed facility offers comprehensive medical services including emergency care, cardiology, oncology, surgery, and women's health. With its strong reputation for quality care and continued investment in advanced medical technologies, Banner Estrella plays a vital role in the region's healthcare landscape and serves as a major demand driver for surrounding medical and professional office developments.



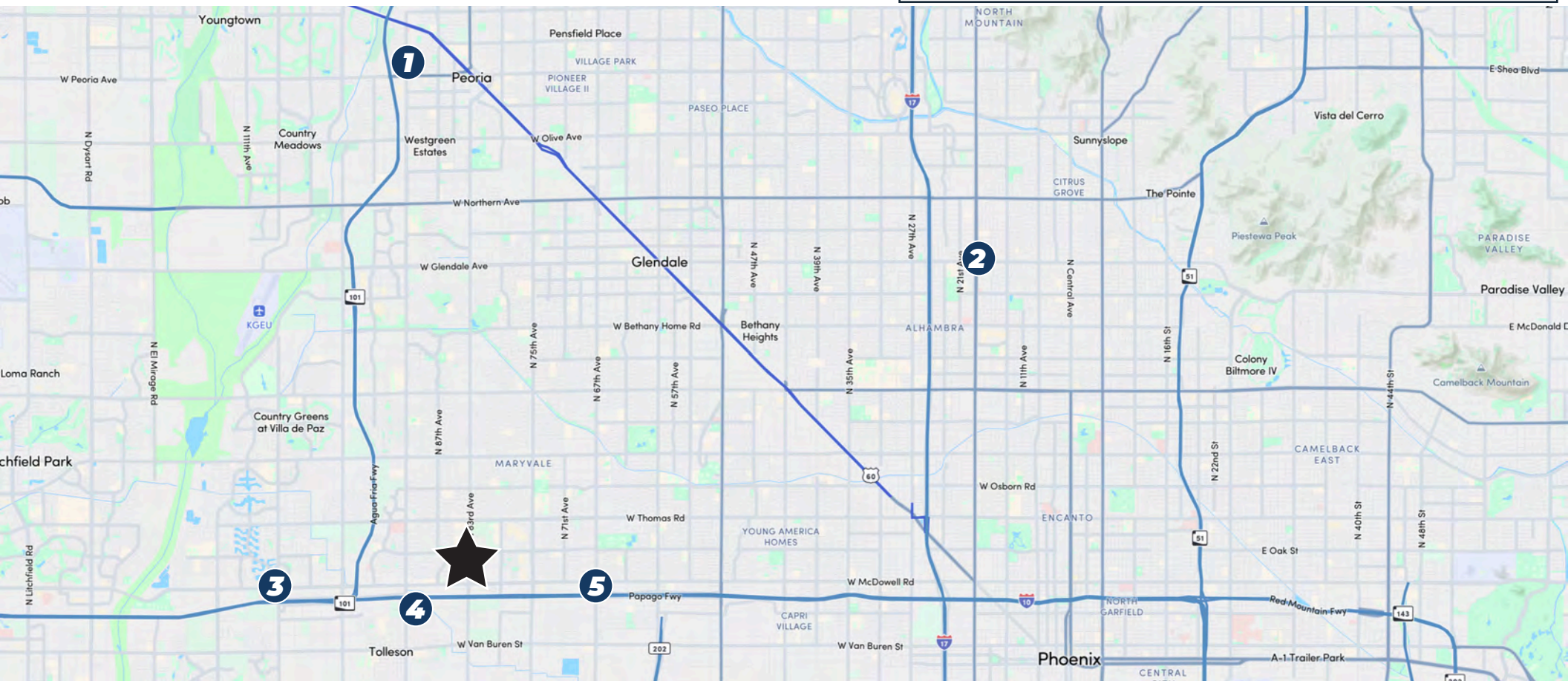
ARIZONA'S #1 PRIVATE EMPLOYER

Headquartered in Phoenix, Banner Health operates a 33-hospital system across six states and employs between 45,000 and 55,000 people statewide, making it one of Arizona's largest private employers. This extensive workforce generates steady foot traffic and drives consistent demand for surrounding medical offices, retail, hospitality, and housing.

SALE COMPARABLES

1844 North 83rd Avenue & 8355 West Palm Lane | Phoenix, Arizona 85035

PROPERTY ADDRESS:	ACRES:	SALE PRICE:	PRICE PER ACRE:	PRICE PER SF:
1. PEORIA AVE & 91ST AVE PEORIA, AZ 85345	2.64 AC	\$1,750,000	\$662,879	\$15.21
2. 7011 N 19TH AVE PHOENIX, AZ 85021	2.00 AC	\$2,500,000	\$1,250,000	\$28.70
3. 107TH AVENUE AND MCDOWELL ROAD AVONDALE, AZ 85323	4.59 AC	\$2,821,500	\$614,706	\$14.11
4. 8906 W ALZORA WAY, TOLLESON, AZ 85353	2.37 AC	\$1,842,000	\$777,217	\$17.84
5. 6725 W MCDOWELL RD PHOENIX, AZ 85035	2.52 AC	\$2,870,370	\$1,139,035	\$26.14
★ 1844 NORTH 83RD AVENUE & 8355 WEST PALM LANE	6.34 AC	\$5,500,000	\$867,508	\$19.92
		AVERAGE:	\$888,767	\$20.40



STRATEGIC LOCATION

1844 North 83rd Avenue & 8355 West Palm Lane | Phoenix, Arizona 85035



5 MILE DAYTIME
POPULATION

389,312



AVERAGE HOUSEHOLD
INCOME (1 MILE)

\$104,932



STRONG
INTERSECTION

± 38,069 VPD



PROXIMITY TO I-10

Easy access to Interstate 10, connecting to downtown Phoenix (10 miles east) and regional employment.

BANNER ESTRELLA MEDICAL CENTER

Located 1.5 miles west, driving demand for residential, medical, and retail services.



GROWING AREA

West Phoenix is experiencing rapid growth, with increasing population and commercial activity, supported by nearby amenities like The Cove Apartments and Regional Retail.

VERSATILE C-3 LAND FOR SALE

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Property Exclusively Represented By:



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