

LUXURY HOMEBUILDER OPPORTUNITY – NORTH VALLEY

3310 W JOMAX RD, PHOENIX, AZ 85083



Anthem
15 Min. NE

2 Min.



Hillcrest

W PINNACLE VISTA DR

Riordan
Ranch

N 35TH AVE

N 33RD AVE



W MULHOLLAND DR

The Estates at
Coldwater Canyon
36 Custom Homesites

FOR SALE

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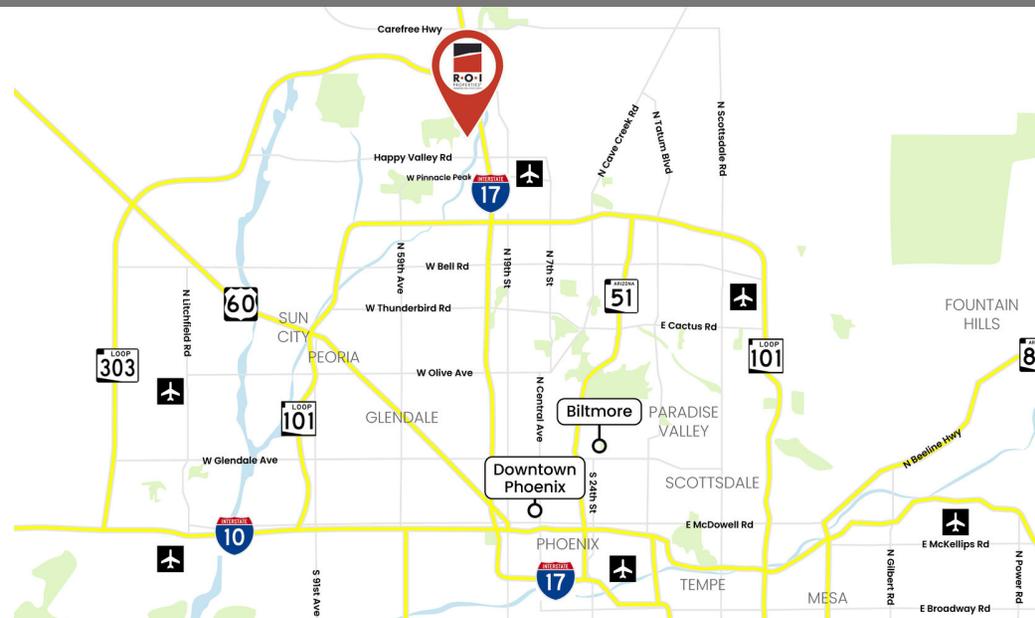
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3333 E Camelback Rd., Ste 252
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HILLSIDE 18.93 ACRES – ALREADY REZONED TO R-18

FOR SALE



OFFERING SUMMARY

Sale Price:	\$4,200,000
Price/AC:	\$221,870/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

- \$155,674 Median Household Income within 3-Mile Radius
- Picturesque Hillside Views
- Rapidly Growing North Valley Location
- Seller Financing Available

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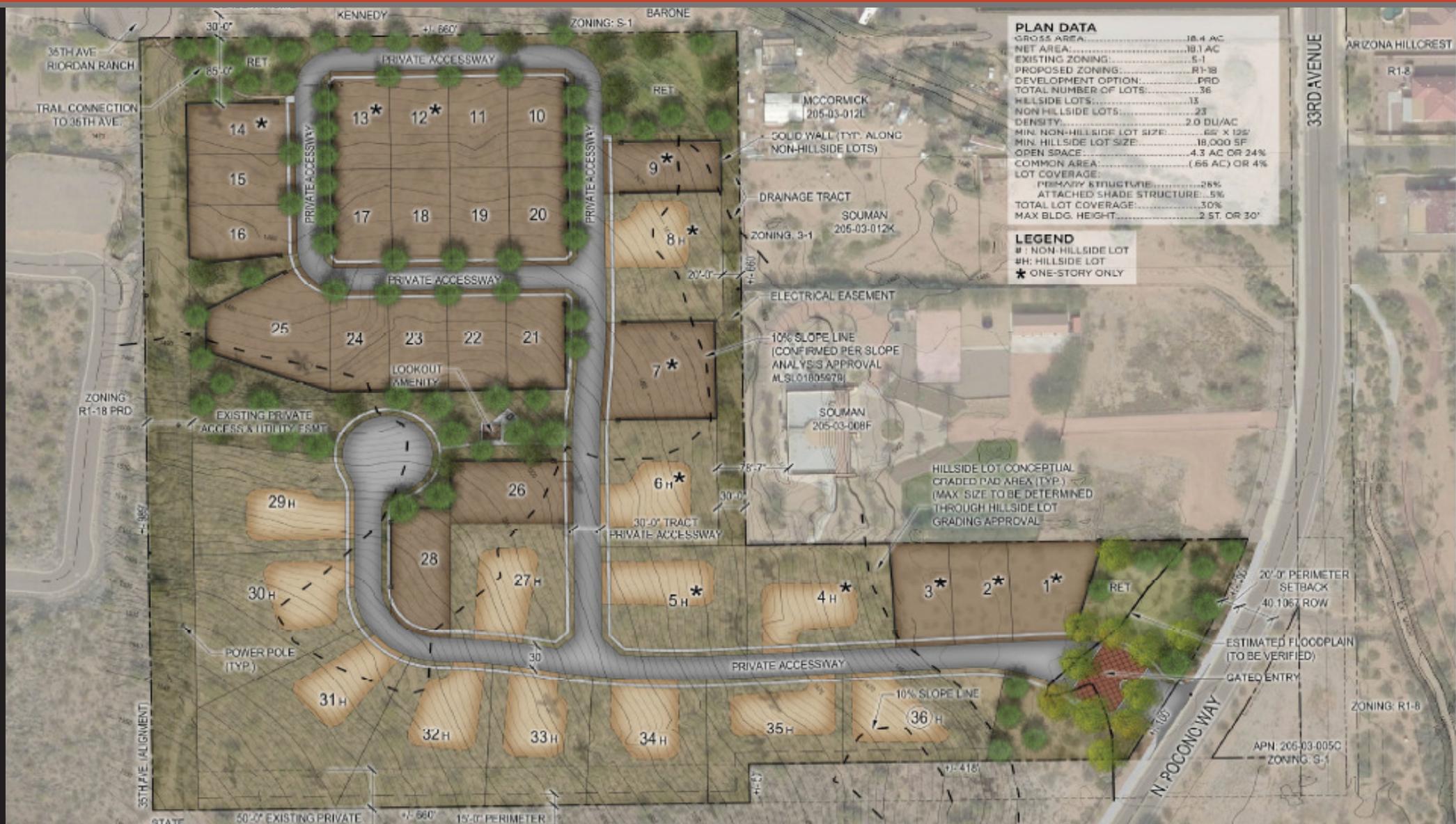
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A PROPOSED SITE PLAN FOR 36 HOMESITES

FOR SALE



PLAN DATA

GROSS AREA	18.4 AC
NET AREA	18.1 AC
EXISTING ZONING	S-1
PROPOSED ZONING	R1-18
DEVELOPMENT OPTION	PRD
TOTAL NUMBER OF LOTS	36
HILLSIDE LOTS	13
NON HILLSIDE LOTS	23
DENSITY	2.0 DU/AC
MIN. NON-HILLSIDE LOT SIZE	65' x 125'
MIN. HILLSIDE LOT SIZE	18,000 SF
OPEN SPACE	4.3 AC OR 24%
COMMON AREA	(.66 AC) OR 4%
LOT COVERAGE	
PRIMARY STRUCTURE	28%
ATTACHED SHADE STRUCTURE	5%
TOTAL LOT COVERAGE	30%
MAX BLDG. HEIGHT	2 ST. OR 30'

LEGEND

#	NON-HILLSIDE LOT
#H	HILLSIDE LOT
*	ONE-STORY ONLY

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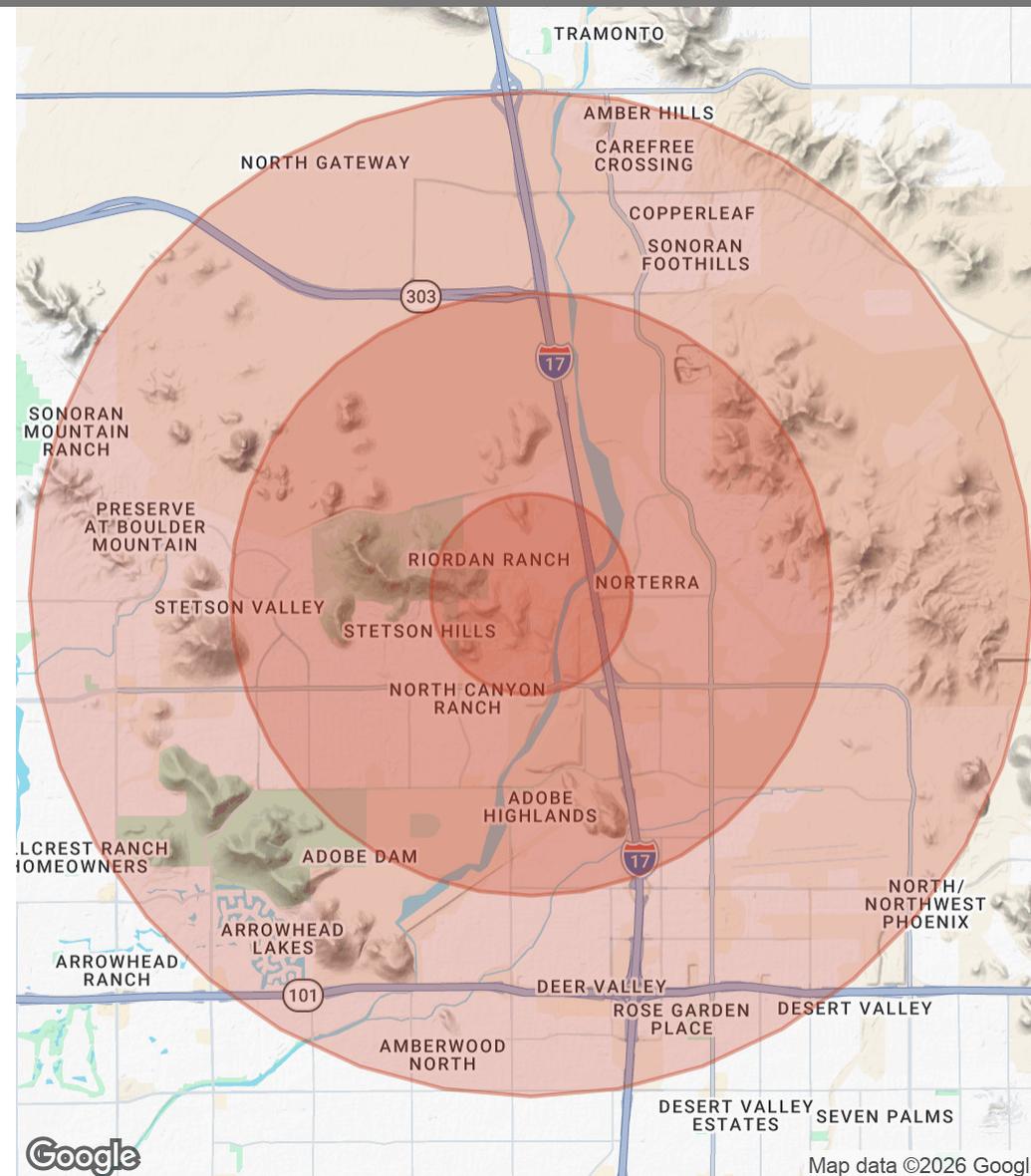


DEMOGRAPHIC SUMMARY

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,120	48,397	139,667
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,028	17,320	52,878
# of Persons per HH	3	2.8	2.6
Average HH Income	\$173,703	\$155,674	\$138,105
Average House Value	\$624,816	\$593,777	\$521,847



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