



1035 E Curry Rd & 1050 E Gilbert Dr | Tempe, AZ 85288

RARE TEMPE MULTI-FAMILY DEVELOPMENT OPPORTUNITY

2 Parcels Consisting of ±5.87 Acres Available For Sale | Located in an Opportunity Zone

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 06 30 25



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NextCare
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SCOTTSDALE RD

LESUEUR
CAR COMPANY

132-19-012E
±2.69 ACRES

±0.79
ACRES
±0.55
ACRES

±2.95
ACRES

±4.54
ACRES

132-19-013E
±3.18 ACRES

±1.29
ACRES
±0.55
ACRES

±2.09
ACRES

CURRY RD

MILLER RD

COMPLETED MARCH 2025



NORTHBEND
APARTMENTS

LOOP
202

PLAYA DEL NORTE DR



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MULTI-FAMILY DEVELOPMENT OPPORTUNITY

In the highly sought-after northern region of Tempe, Arizona, an exceptional investment opportunity beckons astute investors. Two prime land parcels, encompassing a total of 5.87 acres, are strategically located at 1035 E Curry Rd and 1050 E Gilbert Dr, firmly within the confines of a federally designated Opportunity Zone. This presents a rare chance to strengthen an investment portfolio while actively participating in the growth and transformation of this vibrant city.

Strategically positioned between Curry Road and Gilbert Drive in Tempe, these parcels enjoy an esteemed location within a city celebrated for its innovation, economic dynamism, and academic prestige. This investment property ensures seamless access to major highways and the Valley Metro Rail system but also boasts close proximity to the bustling Arizona State University (ASU) campus, providing unparalleled convenience and connectivity for occupants and patrons alike.

What truly distinguishes these parcels is their immediate adjacency to the thriving growth at Tempe Town Lake, a hub of development and urban renaissance. This lakeside locale, replete with prospects for commercial, residential, and recreational ventures, is currently experiencing an extraordinary surge in demand. By investing in these parcels, one positions themselves to harness the remarkable potential and ongoing expansion that Tempe Town Lake consistently attracts.

These 5.87 acres of prime real estate present a blank canvas for various investment visions, offering a range of potential uses, including dynamic mixed-use developments, cutting-edge commercial office spaces, high-demand residential apartments, retail establishments, and auto dealerships. Seize this exceptional opportunity to invest in the thriving heart of northern Tempe, where innovation, growth, and financial success converge. Capitalize on the distinctive location and investment advantages conferred by this Opportunity Zone, and make these parcels the cornerstone of a real estate portfolio.

PROPERTY SUMMARY

Address	1035 E Curry Rd & 1050 E Gilbert Dr Tempe, AZ 85288
Parcel Size	2 Parcels Consisting of \pm 5.87 Acres
Parcel Numbers	132-19-012E & 132-19-013E
Property Use	Multi-Family, Residential, Industrial, or Retail Mixed Use Development
Zoning	I-2, County Island
Sale Price	Contact Agent For Pricing





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TEMPE AERIAL



DOWNTOWN TEMPE



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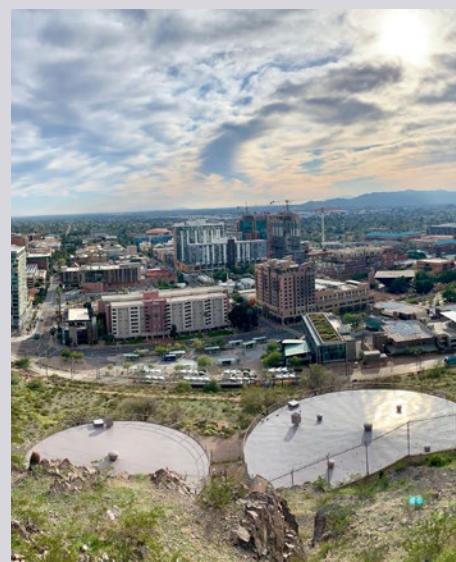
ABOUT TEMPE, ARIZONA

Tempe has a rich and diverse history, beginning with the Hohokam tribe, who built canals to support farming in the area. In the late 1800s, Hayden's Ferry was established as crops were grown to support nearby Fort McDowell. The first permanent settlers in the Phoenix area were in Tempe near the Salt River, that had previously been occupied by the Hohokam. Tempe's name was adopted in 1879, its namesake a butte in Greece. Arizona State University was founded in 1885, and the railroad, built in 1887, crossed the Salt River at Tempe, encouraging its growth to become an incorporated city in 1894. Today, Tempe continues to innovate and support its esteemed reputation as a bustling economic hub in the Phoenix metropolis.



Downtown Tempe is a top submarket for tech companies, with more than 40,000 people working within a mile of Mill Avenue. It's the perfect place for lunch with VIPs or your favorite coworkers. The restaurants and retail shops are steps away from companies like Deloitte, Amazon, Carvana, Waste Management, MOOVz and more.

And so much more is coming! New developments are underway, like the 14-story 250 Rio commercial tower and The Arbor, under construction now. This is where connections and memories are made. Be part of the warm, welcoming and innovative Downtown Tempe atmosphere, where visitors and workforce members enjoy our historic brick buildings, tree lined streets and community art. Hike. Bike. Paddleboard. Take in the sunset from a rooftop bar. Watch a famous band. Run a famous marathon. More than 50 special events a year happen right here!



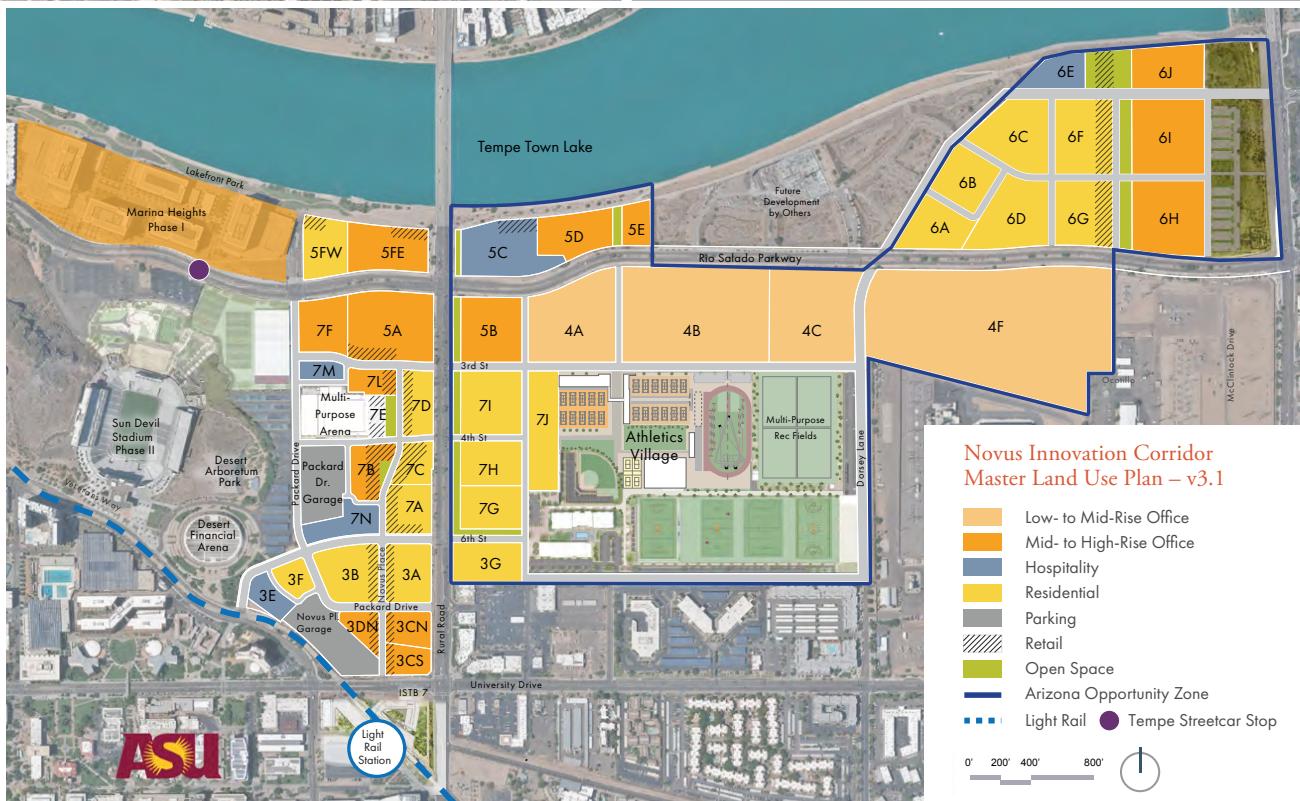
ARIZONA STATE UNIVERSITY DEVELOPMENT PLANS



The logo for Novus Innovation Corridor. It features the word "Novus" in large, white, sans-serif letters. Above the letter "o", there is a graphic element consisting of several overlapping circles in shades of green and grey. Below "Novus", the words "Innovation Corridor" are written in a large, white, sans-serif font. At the bottom left, the Arizona State University (ASU) logo is displayed, which consists of the letters "ASU" in a red, stylized font with a sunburst graphic to the left, followed by the text "Arizona State University" in a red, serif font.

PROJECT HIGHLIGHTS

- Arizona's new premier corporate address – featuring 4 million square feet of high-rise, mid-rise and creative office space integrated into the Novus Live / Work / Play setting.
- Novus Place – a retail district nestled in the urban core of Novus with shopping, dining, entertainment and people-watching options.
- Shaded sidewalks, bike paths, urban parks and pedestrian promenades make Novus a fully walkable community.
- New, renovated and reinvented best-in-class ASU athletic venues expressly designed for shared community use.



WHAT IS AN OPPORTUNITY ZONE?

An Opportunity Zone, established under the 2017 Tax Cuts and Jobs Act, represents a government initiative aimed at driving economic development and investment in economically disadvantaged communities throughout the United States. The primary interest for investors lies in the substantial tax benefits when channeling capital gains into a Qualified Opportunity Fund (QOF); subsequently investing those funds in properties or businesses located within designated Opportunity Zones.

One of the significant advantages for investors is the ability to defer capital gains taxes until the sale of the Opportunity Zone investment or until December 31, 2026, whichever comes first. This deferral mechanism allows investors to promptly reinvest their gains, fostering the potential for compound growth over time. Furthermore, for investors who choose to hold onto their Opportunity Zone investments for at least five years, there's an added incentive with a 10% reduction in their original capital gains tax liability, increasing to 15% if the investment is held for seven years. The most substantial benefit is reserved for those who maintain their Opportunity Zone investments for a minimum of ten years. In such cases, any capital gains realized from the appreciation of the Opportunity Zone investment become entirely tax-free, offering significant long-term savings.

Investing in a property located within an Opportunity Zone, such as the property at 1035 E Curry Rd and 1050 E Gilbert Dr, provides a unique and highly advantageous tax opportunity. Beyond just deferring capital gains taxes, this investment strategy can result in substantial reductions or even complete exemptions from these taxes. Additionally, such investments often align with broader community development goals by contributing to job creation and fostering economic growth in under-served areas. This combination of enticing financial incentives and the opportunity to make a lasting, positive impact on a community makes buying property within an Opportunity Zone an attractive and lucrative investment choice.



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