

SUNNYSLOPE MULTIFAMILY SITE – R-3 LAND AVAILABLE

1723 W CHOLLA ST | PHOENIX, AZ 85029



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R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
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PHX MULTIFAMILY INFILL DEVELOPMENT OPPORTUNITY

FOR SALE



OFFERING SUMMARY

Sale Price:	\$500,000
APN:	159-12-032-B
Lot Size:	64,317 SF (1.48 AC)
Zoning:	R-3
Price / SF:	\$7.77

PROPERTY OVERVIEW

1723 W Cholla St. presents an excellent opportunity for developers looking to build multi-family in a growing area. With beautiful mountain views, close proximity to excellent schools, and near I-17 / Metrocenter redevelopment, this property is primed for new multifamily development. With its existing Multi-Family zoning, this location offers significant potential for a successful housing project in a sought-after area.

PROPERTY HIGHLIGHTS

- Located in the North Mountain Village
- Prime Infill Area
- Close to I-17, Light Rail & Metro Center Redevelopment

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INFILL MULTIFAMILY PARCEL IN EVOLVING NORTH PHOENIX CORRIDOR

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DEMOGRAPHIC SUMMARY

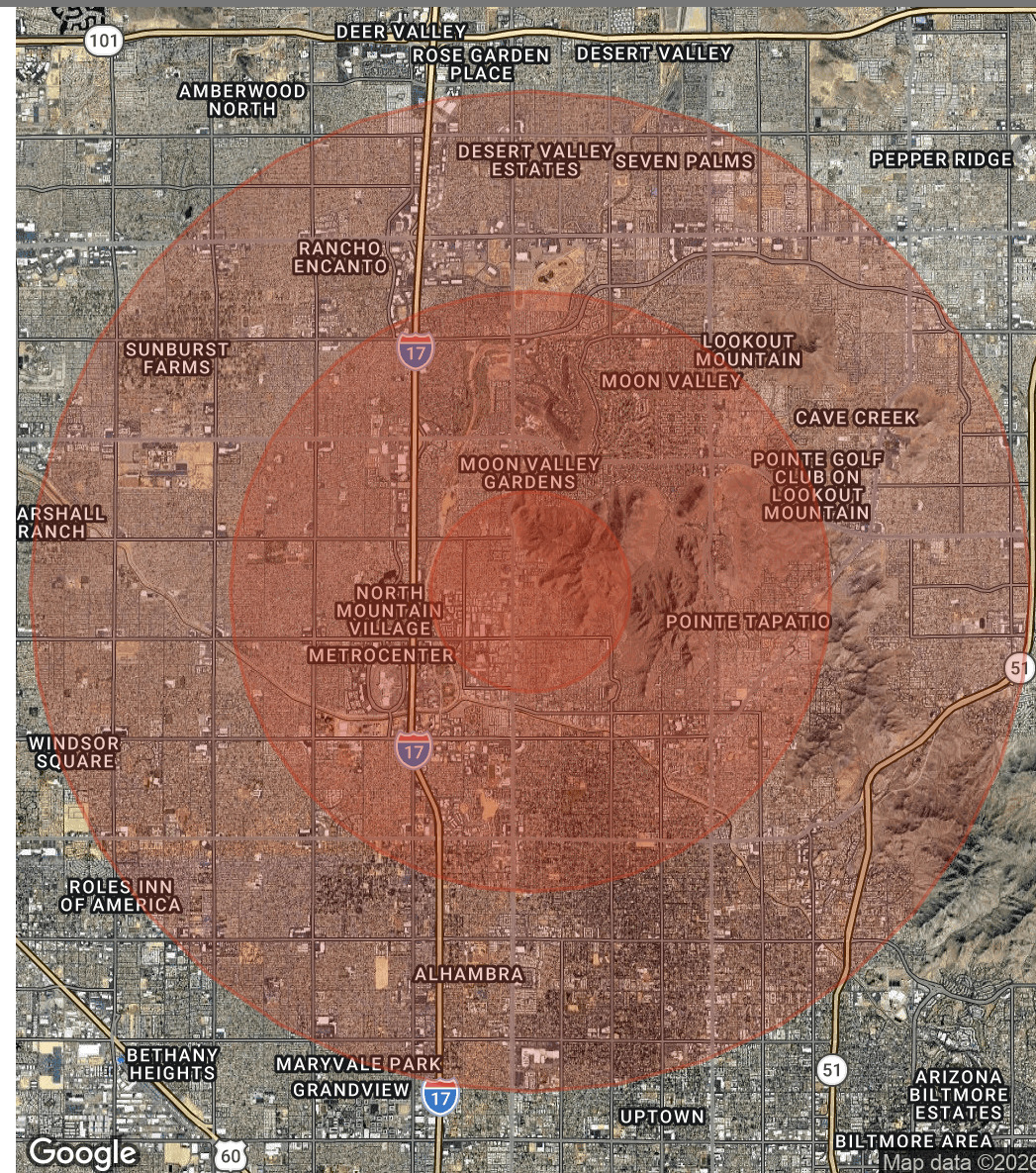
FOR SALE

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,975	141,866	427,128
Average Age	36	39	39
Average Age (Male)	35	38	38
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,988	55,977	167,439
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$60,318	\$87,597	\$91,417
Average House Value	\$333,552	\$429,105	\$415,791



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