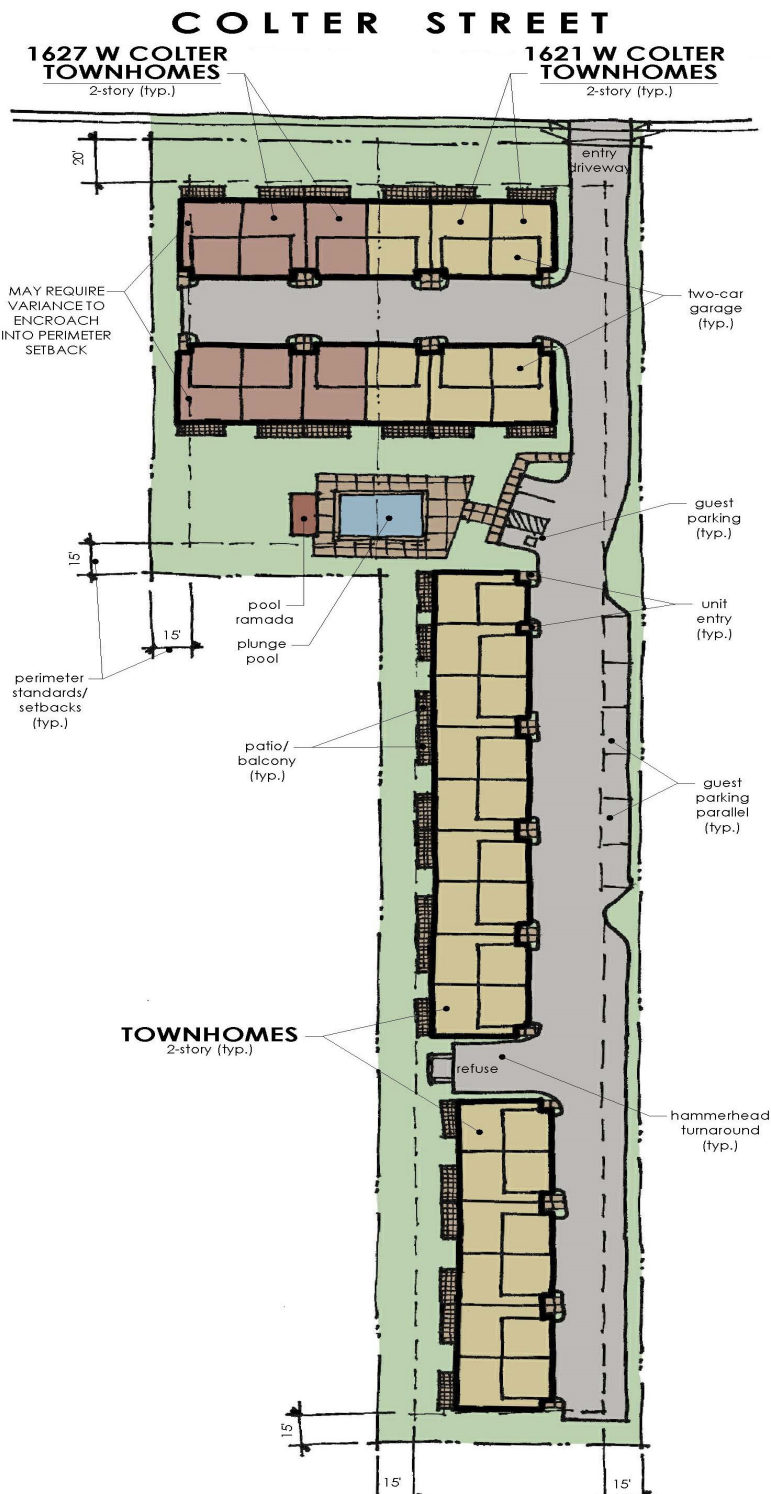


# CRAFTSMAN ON COLTER TOWNHOMES (PROPOSED)

PHOENIX, ARIZONA - 2-ACRE OPPURTUNITY ZONE







## PROPOSED PROPERTY OVERVIEW

The Craftsman on Colter Townhomes project will comprise 27 two and three-bedroom units. Each townhome will be two-story, with an individual yard and two-car garage. Each unit will average 1,300 square feet.

The property is strategically located in one of the most desirable and affordable neighborhoods in the Valley, just south of Missouri Avenue and east of 19th Avenue. With 1.98 acres of R-3 zoning, the buyer will be able to develop up to 27 lots, similar to the new single-family subdivisions in the surrounding neighborhood. This project is less than a quarter mile south of Christown Spectrum Mall where Walmart, Target, Big 5, Dollar Tree, PetSmart, Ross Dress for Less, Walgreens, and Harkins Theatre are tenants.

For convenience, the Phoenix Light Rail is less than a mile to the east, about a 15 minute walk. The Abrazo Central medical campus offers a 216-bed acute care facility just to the north of the property. Fry's marketplace and Albertson's are nearby grocers.

## PROPOSED OFFERING

<b>PRICE</b>	<b>\$2,500,000</b>
<b>ADDRESS</b>	<b>1621 &amp; 1627 W. Colter St.</b>
<b>CITY, STATE</b>	<b>Phoenix, Arizona</b>
<b>TOTAL SQUARE FOOTAGE</b>	<b>85,478</b>





Grand Canyon University  
**GCU**

Cielito Park

Westwood  
Elementary  
School



Abrazo Central  
Campus

Bethany Home Road

Valley Metro  
Light Rail

COLTER  
PROPERTY

Camelback Road

Solano  
Elementary  
School

Osborn  
Middle  
School

Xavier College  
Preparatory and  
Brophy College  
Preparatory

Central High  
School

Christown Spectrum Center

