

**PLANNED
DEVELOPMENT**

ROESER ROAD

14 UNIT DEVELOPMENT OPPORTUNITY



832 EAST ROESER ROAD, PHOENIX, ARIZONA 85040

FOR SALE

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ORION
INVESTMENT REAL ESTATE

THE OPPORTUNITY

PHOENIX, ARIZONA 85040

PARCEL/APN: 113-48-067



PROPERTY OVERVIEW

The subject property provides an investor with a head start in the development process. Planned for a 14 unit multi-family community, the Planned Roeser Road Apartments includes surveys, site planning, and city comments to be conveyed. This allows a buyer to jump straight into the process utilizing the existing plans, or recreate their own vision using the existing R-3 zoning. The proposed development aims to deliver contemporary living spaces complemented by centralized location, and nearby employment. Convenient access to major roadways and nearby services further enhances the site's appeal with Downtown Phoenix only a short drive north. Overall, the property represents a strong opportunity to contribute to the area's ongoing urban growth and residential demand.

Sale Price: ~~-\$400,000-~~ **\$380,000**

Price/SF: **\$9.59**

Lot Size: **0.91 Acres**

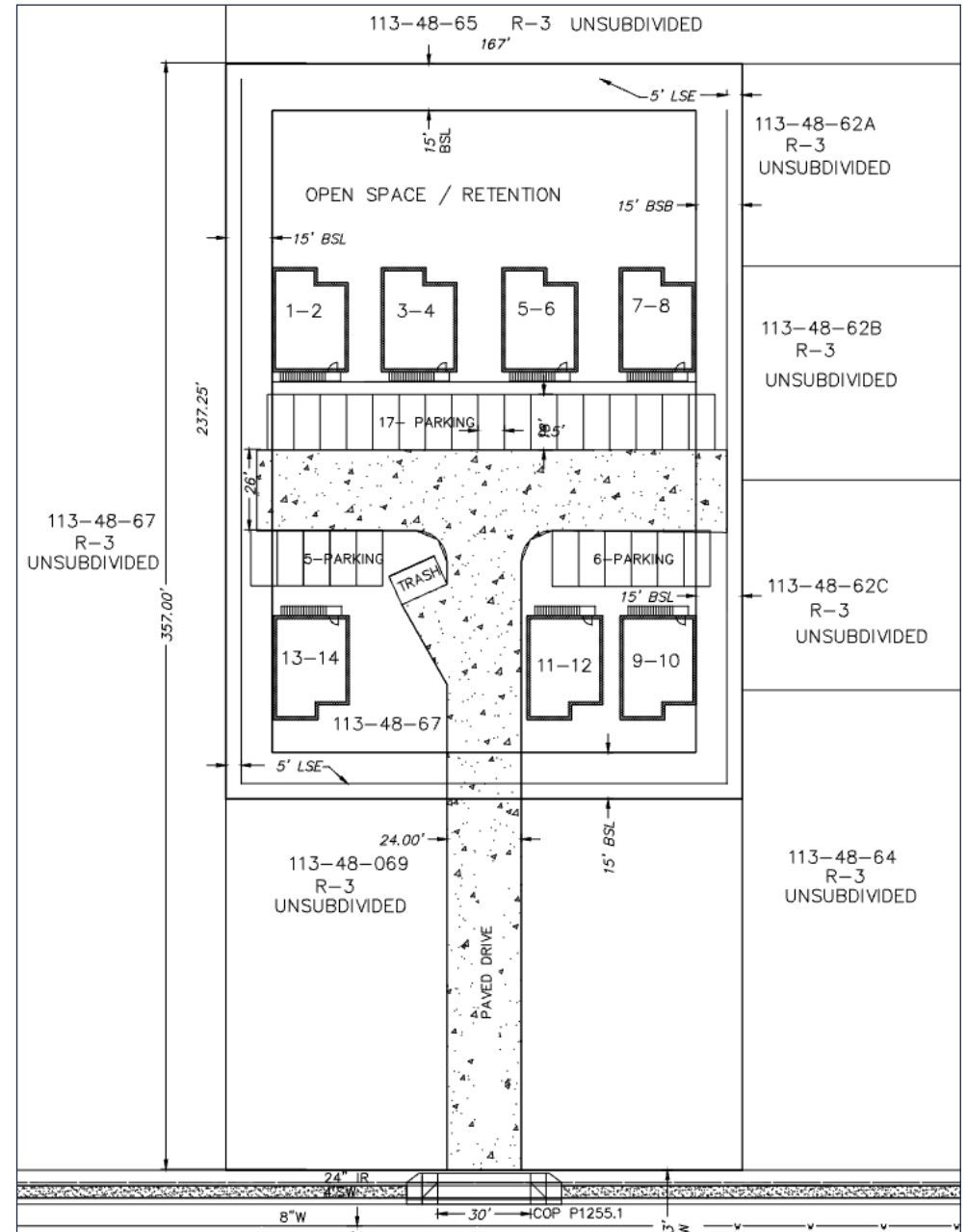
Units: **14**

Buildings: **7**

Parking: **28**

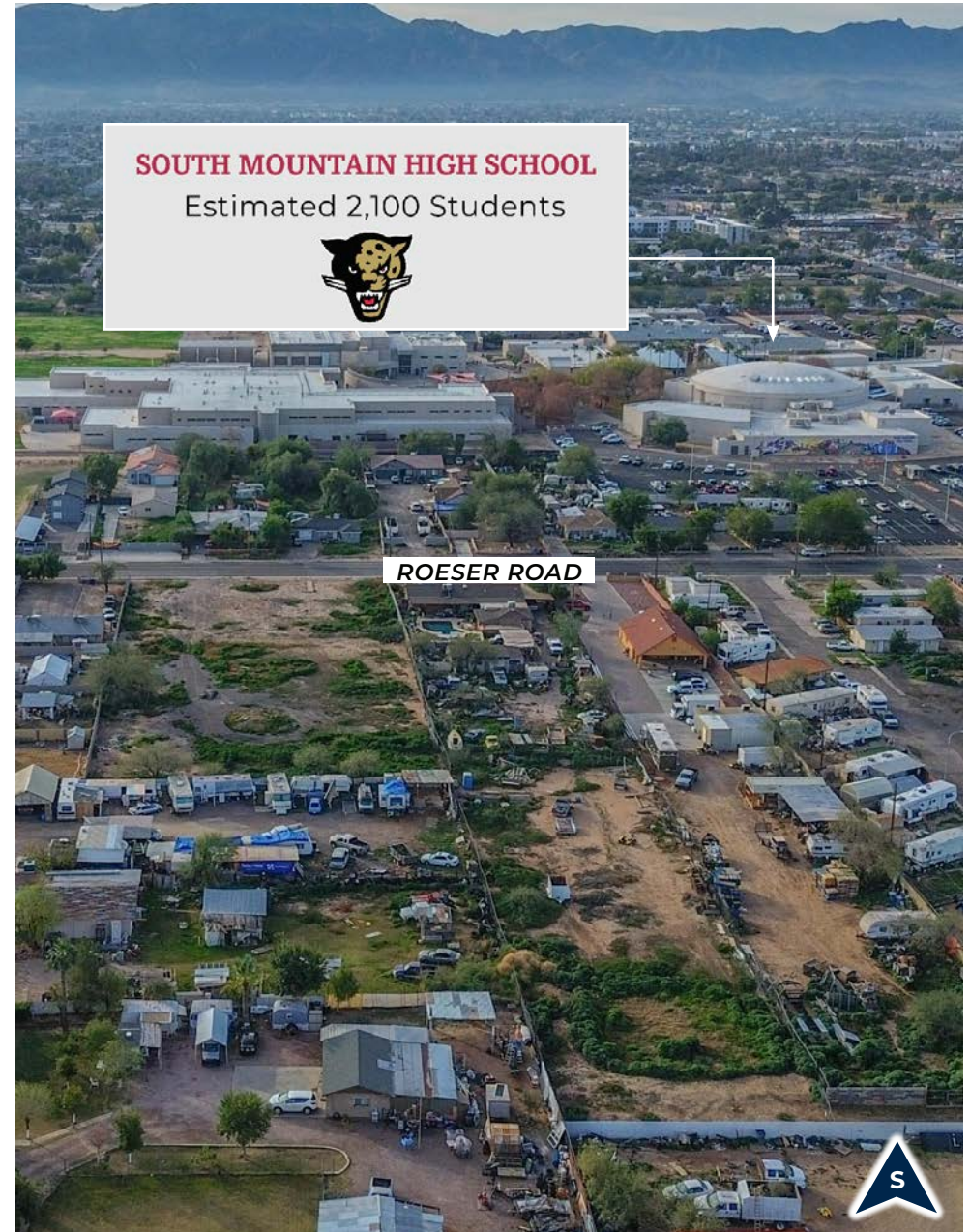
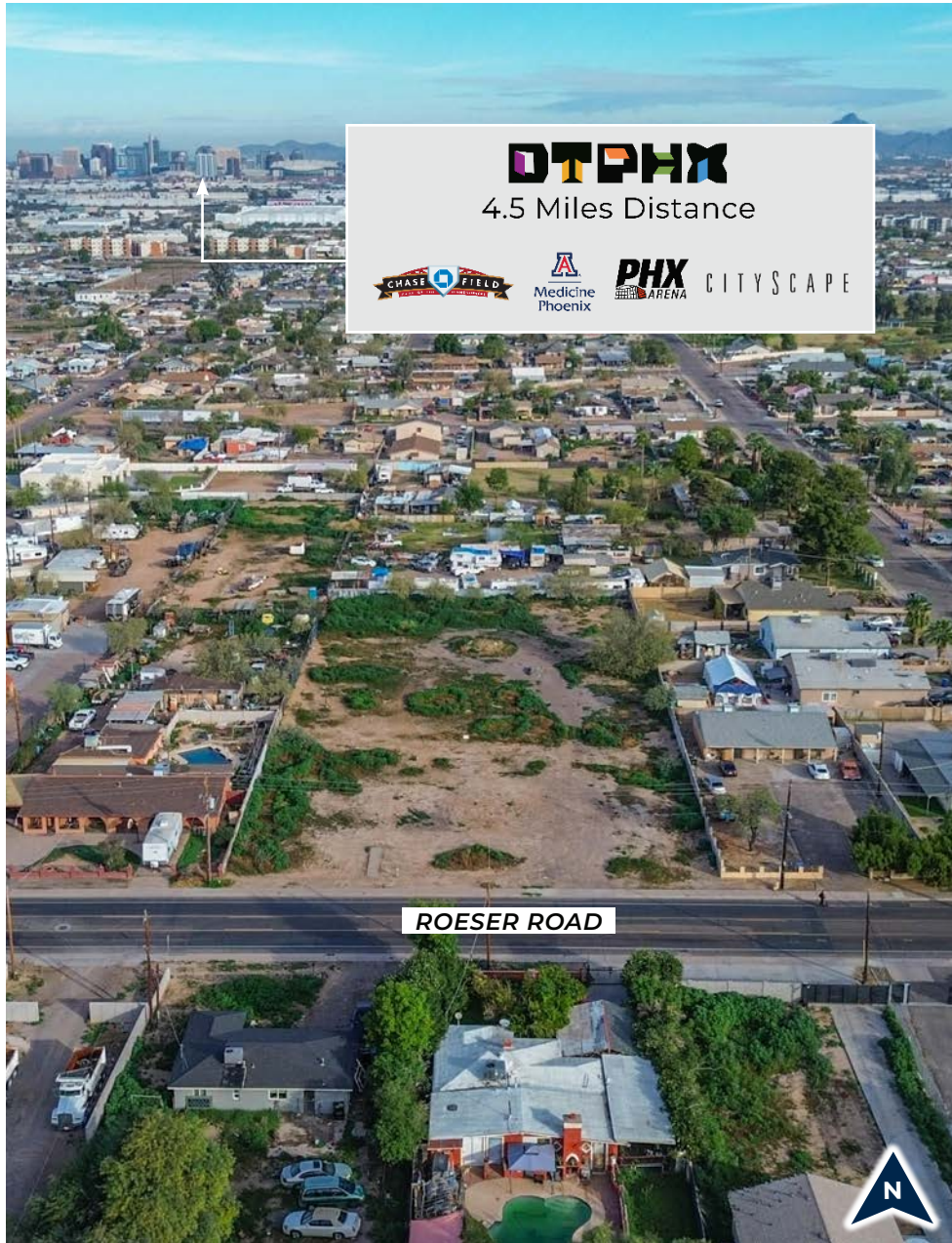
SITE PLAN

PLANNED: ROESER APARTMENTS



AERIAL VIEW

PLANNED: ROESER APARTMENTS



AERIAL MAP

PLANNED: ROESER APARTMENTS

SOUTH MOUNTAIN PARK & PRESERVE

one of the largest municipal parks in the U.S.



DOWNTOWN PHOENIX

convenient location for commuters working in the city core.



SKY HARBOR INTERNATIONAL AIRPORT

among the largest commercial airports in the U.S.



CONVENIENT ACCESS TO

I-10, Loop 202, Central Avenue, Baseline Road



PHOENIX, ARIZONA

Phoenix is one of the fastest-growing metropolitan areas in the country, driven by a strong labor market, diverse industries, and a steadily expanding population. The city offers an attractive business environment with affordable operating costs, a skilled workforce, and major transportation infrastructure connecting the region to national and international markets. Known for its year-round sunshine, quality of life, and broad mix of residential, retail, and employment centers, Phoenix continues to draw new residents and companies alike. Its balanced economic growth, rising consumer demand, and ongoing development activity position the city as a leading hub in the Southwest for business, innovation, and long-term investment.



5 MILE DAYTIME POPULATION

240,787



1 MILE AVG HOUSEHOLD INCOME

\$115,166

2025 DEMOGRAPHICS (Sites USA)

| POPULATION: | 1- MILE | 3-MILE | 5-MILE |
|-------------------------------|------------------|-----------------|-----------------|
| Daytime: | 18,464 | 105,157 | 240,787 |
| Employees: | 7,532 | 103,694 | 271,111 |
| HOUSEHOLDS: | 1-MILE | 3-MILE | 5-MILE |
| Total: | 6,032 | 33,472 | 83,886 |
| Average Size: | 3.1 | 3.1 | 2.7 |
| INCOME: | 1-MILE | 3-MILE | 5-MILE |
| Average Household Income: | \$77,699 | \$95,199 | \$95,062 |
| Annual Household Expenditure: | \$576.5 M | \$3.43 B | \$8.25 B |



DISCLAIMER

PLANNED: ROESER APARTMENTS



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



ORION Investment Real Estate

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