



**FOR SALE
.792 ACRE
ZONED R-5
HIGH DENSITY
RESIDENTIAL
\$1,475,000.00**



30 N 20th St

Phoenix, AZ 85034

Brett Skotnick

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AZ #SA695220000

Property Summary

FOR SALE

PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 30 N 20th St, Phoenix, AZ, 85034. Nestled in the heart of the Multi Family area and zoned R-5, this property presents an enticing prospect for the discerning Land/Multifamily investor. With its strategic location and versatile zoning, the property offers immense potential for the development of multi-family residences. Embrace the chance to capitalize on this thriving market and maximize your investment returns. Explore the possibilities and secure your foothold in an area primed for growth and success.

PROPERTY HIGHLIGHTS

- Prime .792-acre infill development site in the heart of Central Phoenix
- Located within a federally designated Opportunity Zone offering significant tax advantages and situated in a Qualified Census Tract, enhancing eligibility for additional federal programs and financing tools
- R-5 High-Density Residential zoning allows up to ~45+ units per acre
- Ideal for multi-family, mixed-use, workforce housing, or market-rate development
- Minutes from Downtown and Midtown Phoenix.
- Immediate access to Interstate 10, State Route 51, and Loop 202
- Surrounded by ongoing urban revitalization and redevelopment activity
- Strong rental demand driven by proximity to ASU Downtown, major hospitals, and corporate offices
- Flat, usable site with excellent development efficiency
- All utilities available (buyer to verify), streamlining planning and entitlement
- Emerging corridor with significant public and private investment momentum
- Highly flexible site accommodating diverse building typologies and project concepts



OFFERING SUMMARY

Sale Price:	\$1,475,000.00
Lot Size:	34,351 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	924	3,598
Total Population	540	2,282	10,000
Average HH Income	\$35,981	\$36,142	\$60,245

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Property Description

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LOCATION DESCRIPTION

This .792 acre property located at 30 N 20th St in Phoenix, Arizona, offers a premier infill development opportunity within one of the most rapidly evolving urban corridors in the region. Ideally situated between Downtown and Midtown Phoenix, the site provides seamless access to the city's most significant employment, education, transit, and cultural amenities. Located in a federally designated Opportunity Zone, the property sits in a strategic position to benefit from both public and private reinvestment that continues to fuel growth in the Central City area.

The surrounding neighborhood has experienced multifaceted redevelopment over the past decade, driven by demand for higher-density housing close to the urban core. The property offers direct connectivity to major transportation networks, including Interstate 10, State Route 51, and the Phoenix Light Rail, enabling convenient mobility for future residents and tenants. Numerous bus routes, bike lanes, and pedestrian pathways further enhance accessibility.

Within minutes, one can reach major regional destinations such as Downtown Phoenix, home to government agencies, financial institutions, legal firms, ASU's Downtown Campus, and world-class entertainment venues like Chase Field and Mortgage Matchup Center. Midtown Phoenix, known for its healthcare employers, corporate office towers, and arts institutions, is also nearby, driving strong demand for housing and mixed-use development.

This exceptional location—paired with flexible R-5 zoning, Opportunity Zone incentives, and Qualified Census Tract designation—supports a wide range of potential development paths, including multi-family housing, mixed-use concepts, workforce housing, or market-rate residential communities. The site's central position ensures long-term desirability and strong demand.

All Opportunity Zone statements as well as utilities availability and locations to be verified by Buyer during due diligence.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Prime .792-acre infill development site in the heart of Central Phoenix
- Located within a federally designated Opportunity Zone offering significant tax advantages
- Situated in a Qualified Census Tract, enhancing eligibility for additional federal programs and financing tools
- R-5 High-Density Residential zoning allows up to ~45+ units per acre
- Ideal for multi-family, mixed-use, workforce housing, or market-rate development
- Minutes from Downtown and Midtown Phoenix, the region's largest employment centers
- Immediate access to Interstate 10, State Route 51, and Loop 202
- Close proximity to the Phoenix Light Rail and multiple bus lines
- Surrounded by ongoing urban revitalization and redevelopment activity
- Strong rental demand driven by proximity to ASU Downtown, major hospitals, and corporate offices
- Flat, usable site with excellent development efficiency
- All utilities available (buyer to verify), streamlining planning and entitlement
- Emerging corridor with significant public and private investment momentum
- Opportunity to build high-demand housing near major sports, entertainment, and cultural venues
- Highly flexible site accommodating diverse building typologies and project concepts

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Additional Photos

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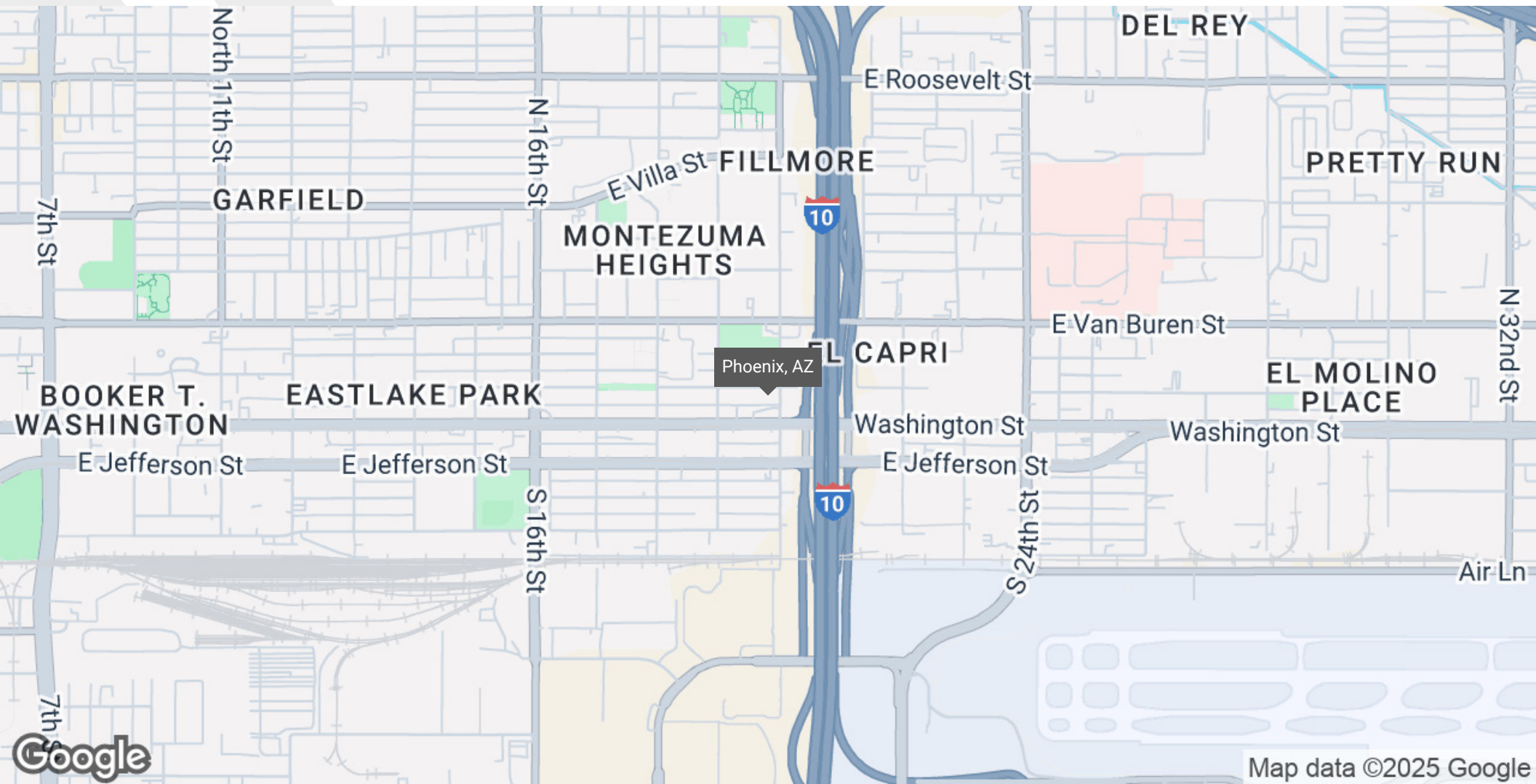
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Regional Map

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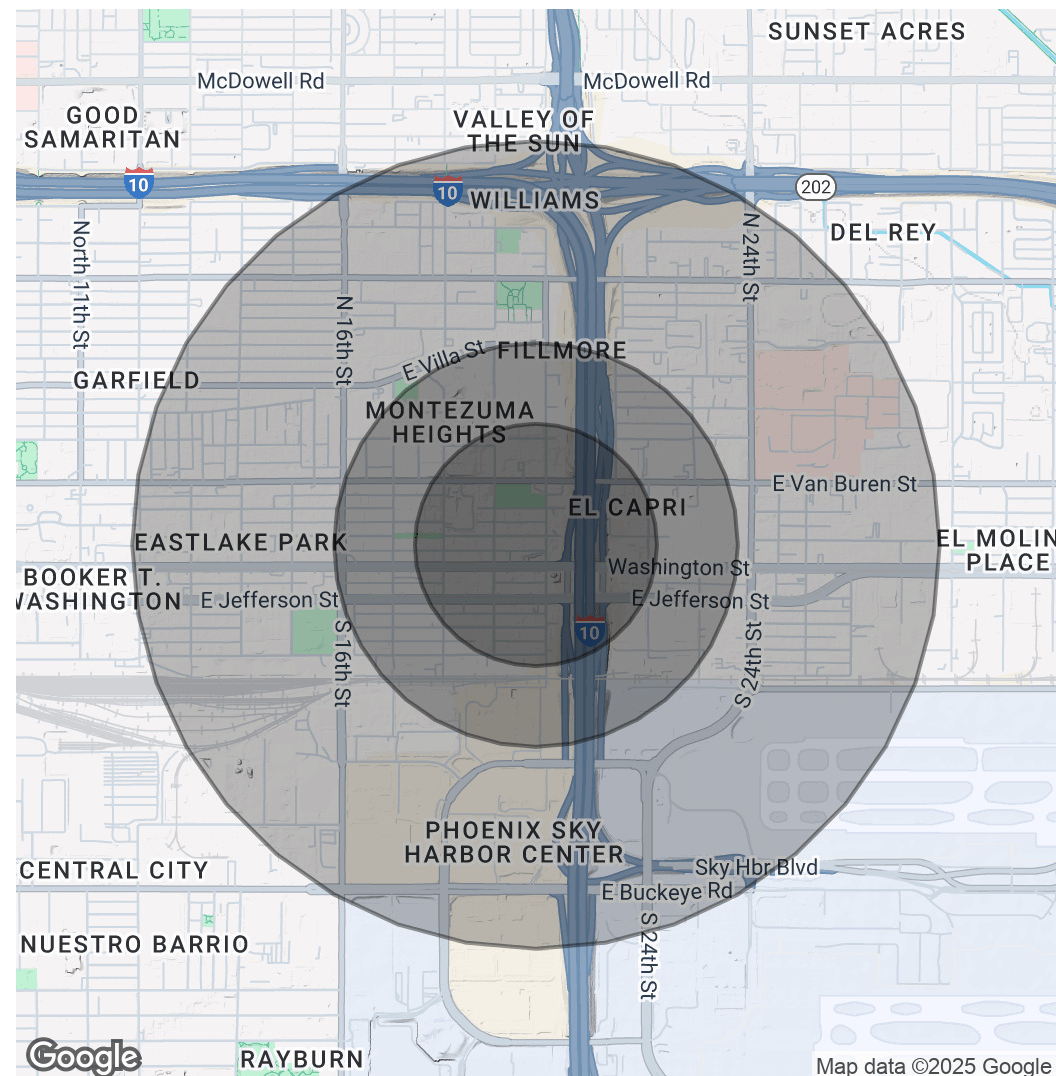
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	540	2,282	10,000
Average Age	32	35	36
Average Age (Male)	31	34	36
Average Age (Female)	33	35	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	924	3,598
# of Persons per HH	2.9	2.5	2.8
Average HH Income	\$35,981	\$36,142	\$60,245
Average House Value	\$766,916	\$618,865	\$465,155

Demographics data derived from AlphaMap



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Thank you!

Thank you for reviewing this Offering Memorandum. Your time and consideration are sincerely appreciated. Please reach out with any request or for additional information.



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