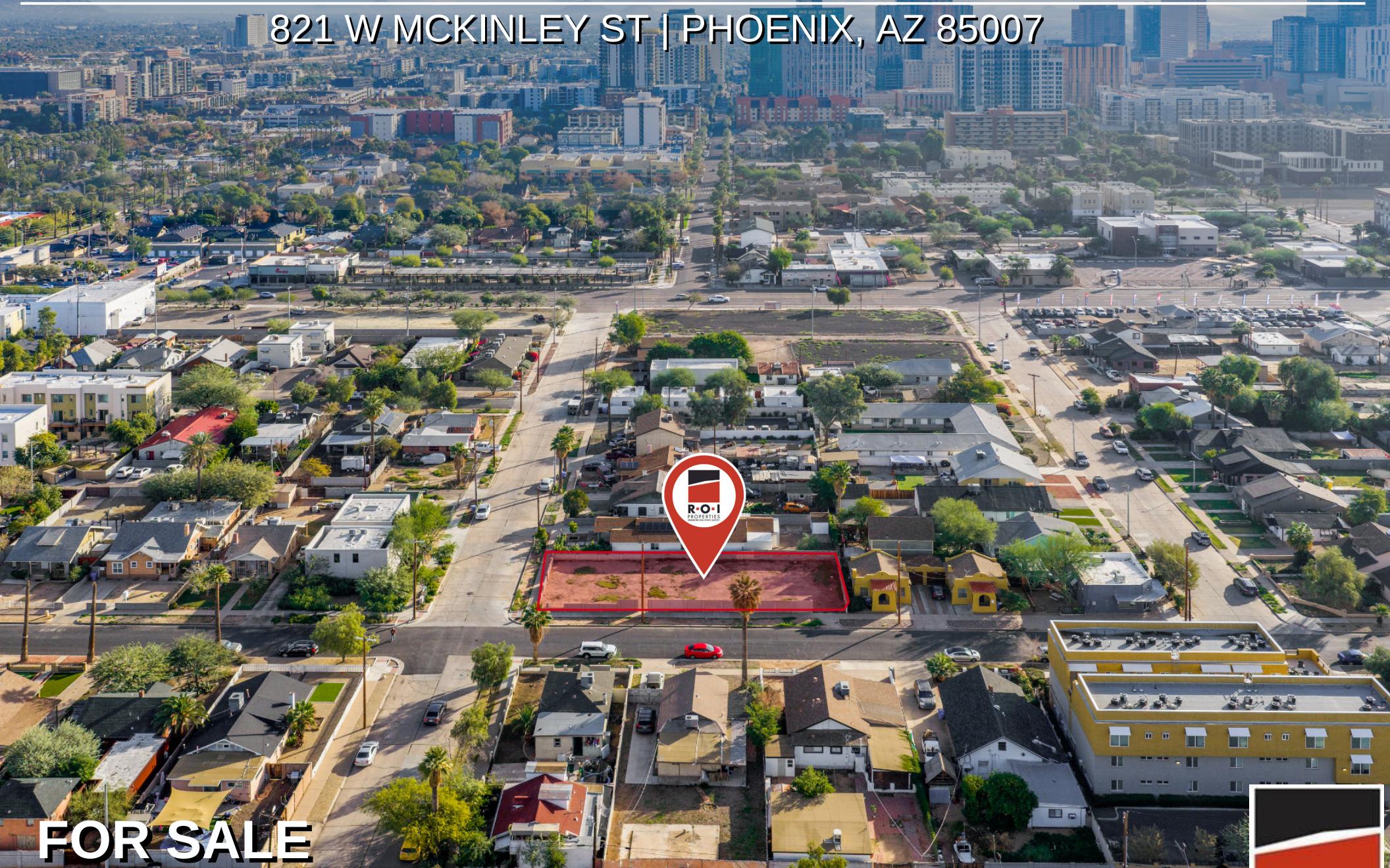


THE DORIS ON MCKINLEY: APPROVED 6-UNIT INFILL DEVELOPMENT OPPORTUNITY

821 W MCKINLEY ST | PHOENIX, AZ 85007



FOR SALE

Jake Vice
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INFILL OPPORTUNITY IN DOWNTOWN PHOENIX - APPROVED BESPOKE PLANS

821 W MCKINLEY ST, PHOENIX, AZ 85007

FOR SALE



OFFERING SUMMARY

Sale Price:	Undisclosed
APN:	111-29-101
Lot Size:	7,076 SF
Zoning:	R-5
Project Approval:	6 - Unit Multi - Family

PROPERTY OVERVIEW

This 7,076 SF (0.162 AC) lot is located on the southeast corner of 9th Avenue and McKinley. The site sits just west of Downtown Phoenix and roughly a quarter mile south of the I-10. The R-5 zoned land includes shovel ready plans for a 6-unit townhome-like bespoke project ("The Doris"). The surrounding area is characterized by single family homes and smaller multifamily and townhome projects recently completed and / or proposed. Grand Avenue has also seen a strong resurgence with local in-demand restaurants such as Bacanora PHX.

PROPERTY HIGHLIGHTS

- Fully Entitled Plans – Shovel Ready
- Prime Downtown Phoenix Location – Excellent Access to Amenities
- Active Area with Recent Redevelopment Projects in the Neighborhood

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THE DORRIS - SHOVEL READY PLANS FOR 6 UNIT MF PROJECT

821 W MCKINLEY ST, PHOENIX, AZ 85007

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DOWNTOWN PHOENIX DEVELOPMENT HOTSPOT, SHOVEL READY TOWNHOME-LIKE BESPOKE PROJECT

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PRIME PHOENIX INFILL LOCATION NEAR DOWNTOWN

821 W MCKINLEY ST, PHOENIX, AZ 85007

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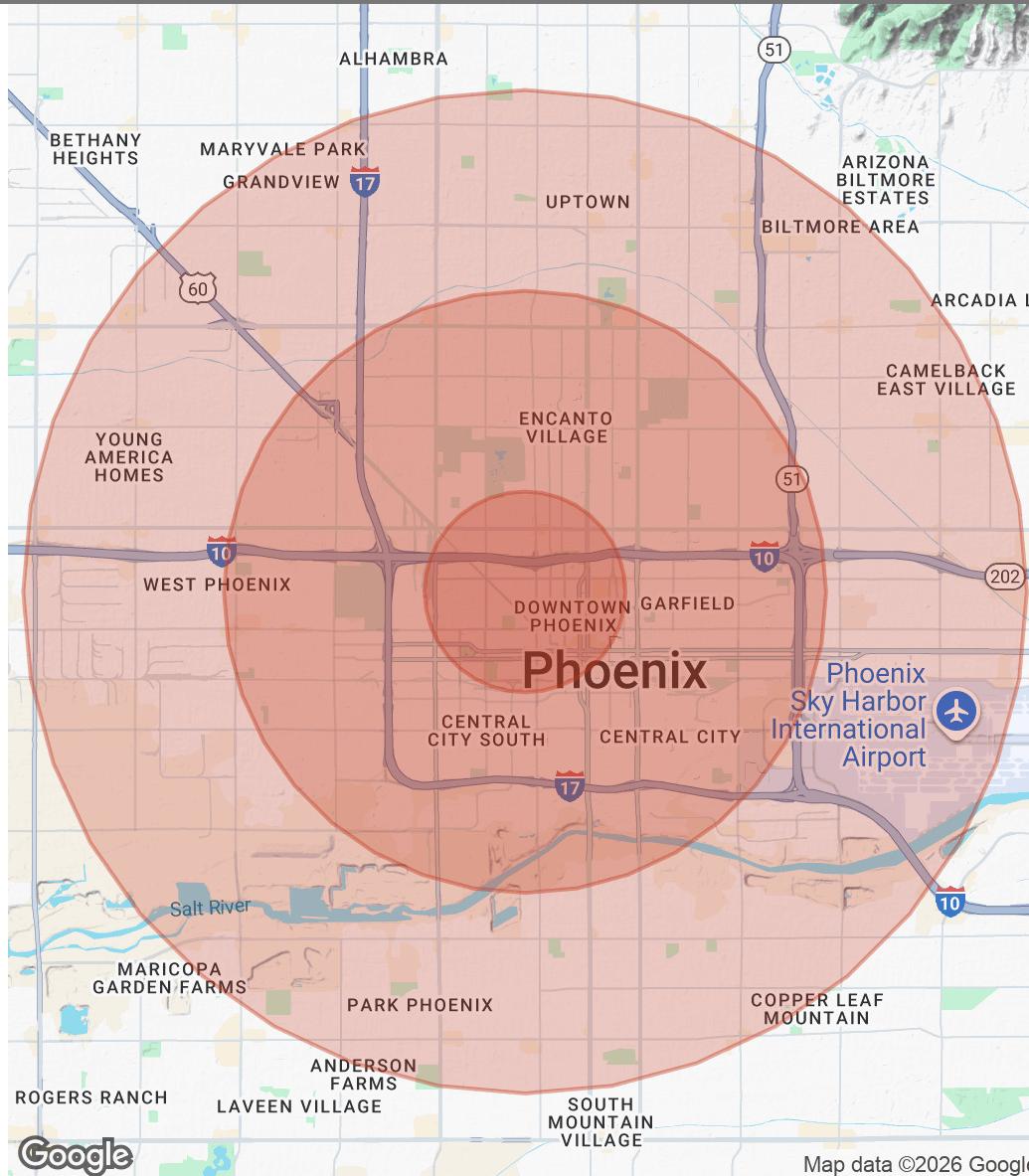
DEMOGRAPHIC SUMMARY

821 W MCKINLEY ST, PHOENIX, AZ 85007

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,758	120,804	387,312
Average Age	38	37	35
Average Age (Male)	39	37	35
Average Age (Female)	38	37	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,120	50,075	139,100
# of Persons per HH	2.1	2.4	2.8
Average HH Income	\$90,918	\$77,164	\$75,325
Average House Value	\$557,126	\$452,678	\$396,326



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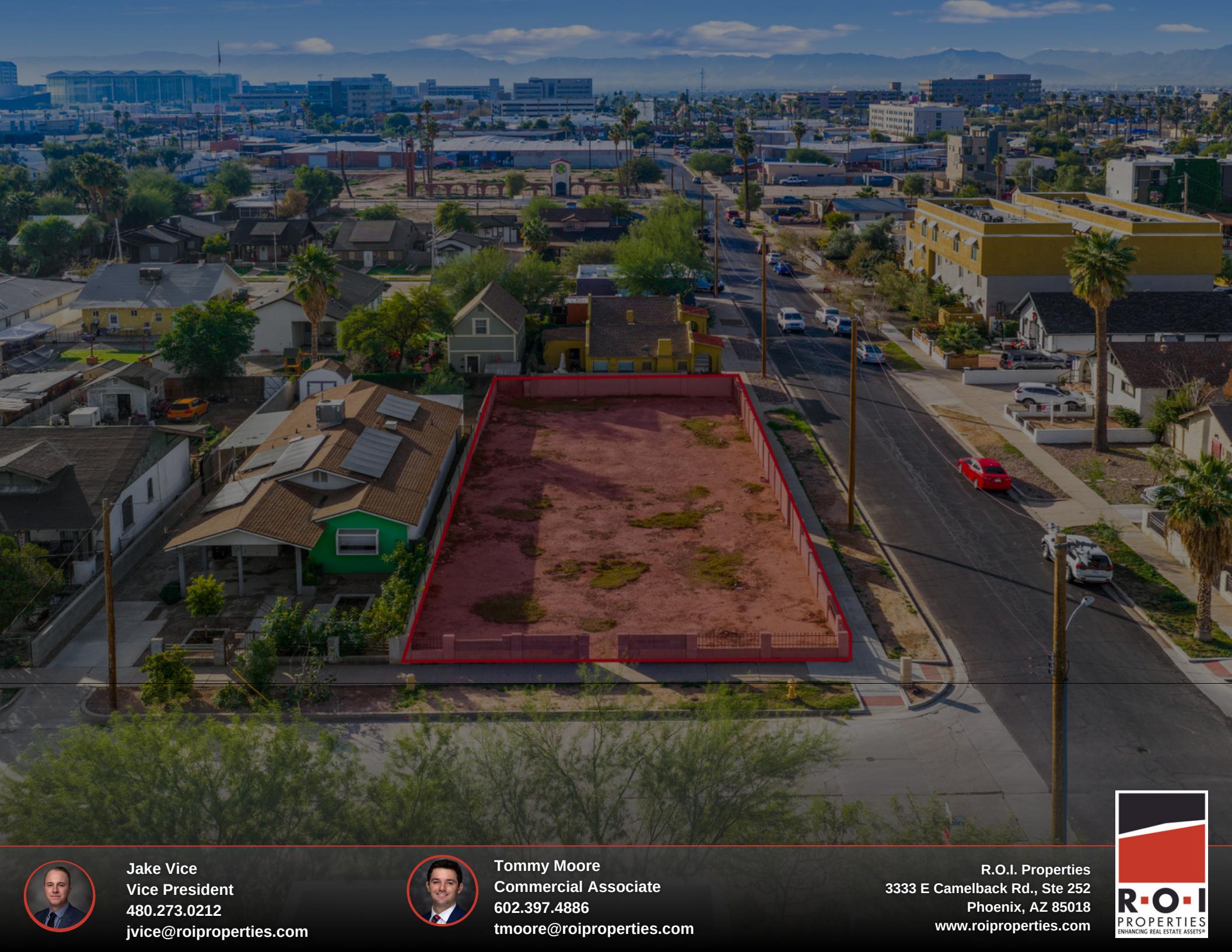
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