

LAND FOR SALE

1230 East Roeser Road

Phoenix, Arizona 85040



Listed by:

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EXECUTIVE SUMMARY



Sale Price: **\$2,000,000**

Price-Per-Acre: **\$400,000/AC**

Price-Per-SF: **\$9.18/PSF**

APN: **113-53-011**

Zoning: **R-3**

Lot Size: **± 5.00 AC (217,642 SF)**

Municipality: **City of Phoenix**

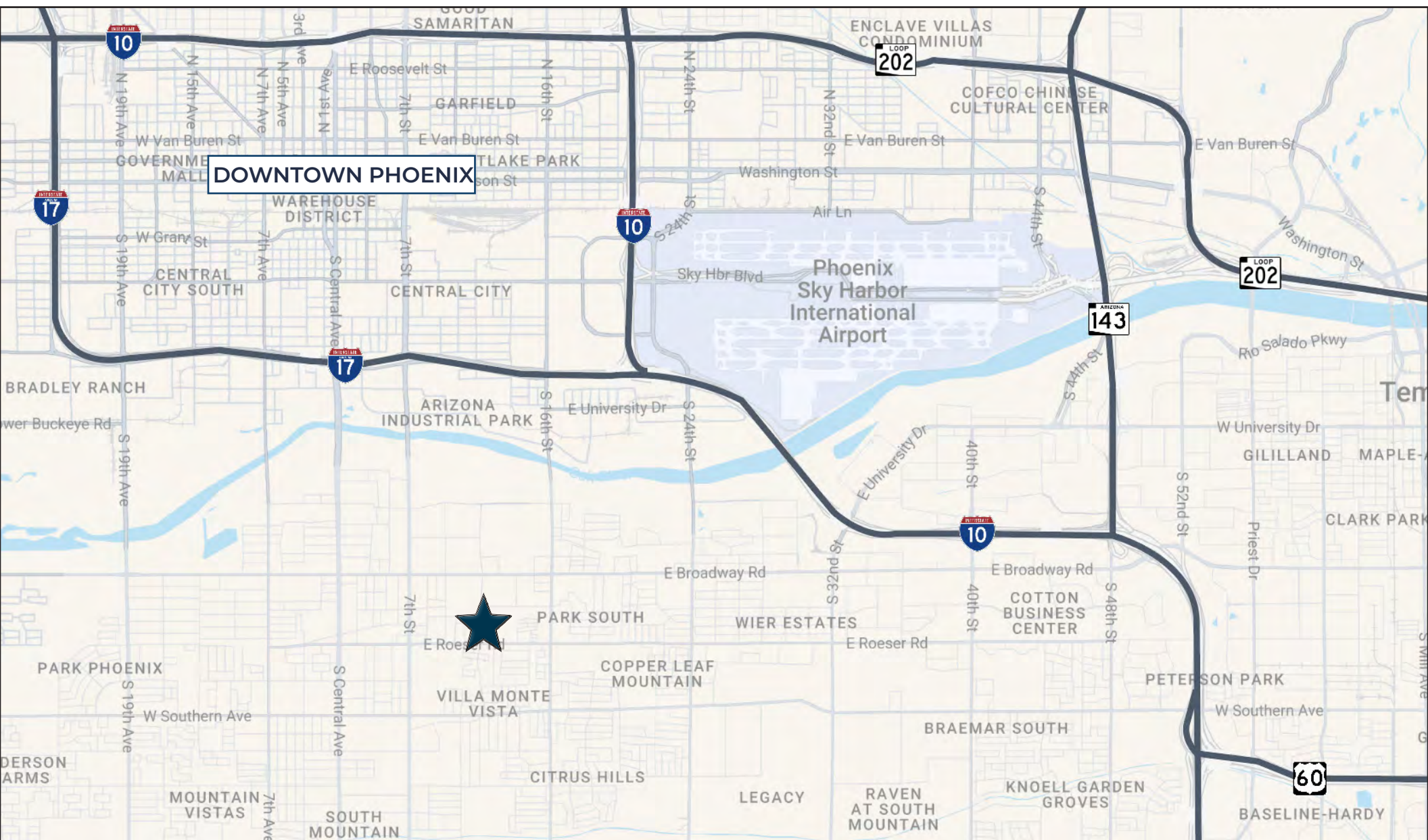
The property is located West of the Northwest corner of Roeser and 16th Street in Phoenix, Arizona. Great infill location within the City of Phoenix with favorable R-3 Multi-Family zoning already in place. It is located just minutes away from Downtown Phoenix, Phoenix Sky Harbor International Airport, and major freeways.

PARCEL INFORMATION

1230 EAST ROESER ROAD | PHOENIX, ARIZONA 85040



Convenient Access to ***SEVERAL MAJOR FREEWAYS***



ECONOMIC DEVELOPMENT

PHOENIX METROPOLITAN AREA

Phoenix is the vibrant center of one of the fastest-growing job markets and economies in the United States. The 5th largest city in the country, Phoenix is emerging in the new economy with strength in high technology, manufacturing, bioscience research and advanced business services. As a top market for skilled and available workforce, companies are growing in Phoenix because it's not only a thriving business environment, but a great place to live. Phoenix is #1 in Entrepreneurial Activity.

The Phoenix Metropolitan Area (PMA) is the business center of Arizona and a major tourist destination. Phoenix's ability to blend the influences of Old West, Native American, Mexican and Spanish cultures makes it a very dynamic and interesting city to live in or visit. It is the capital city of Arizona, as well the county seat for Maricopa County, adding a strong government and legislative presence to the city.

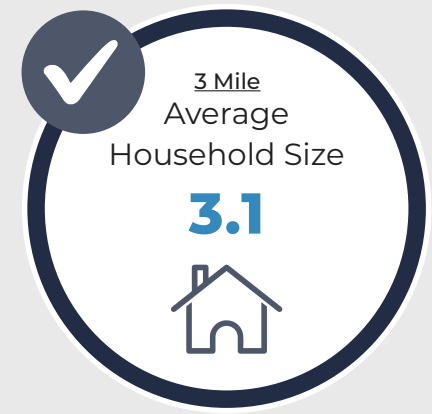
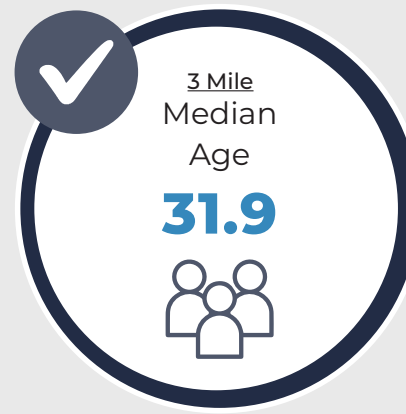
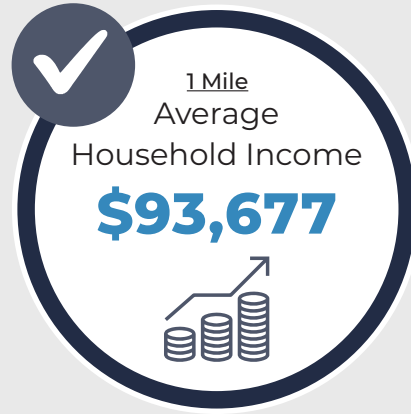
As the urban center for the entire city, Downtown Phoenix is the political, business and cultural focal point of Phoenix. More than one billion in new construction and renovation projects in the 1990's transformed Phoenix's downtown area into a vibrant core of business, sports, arts and entertainment.

These venues include over 5.6 million square feet of rentable office space, a wide variety of restaurants, Chase Field, U.S. Airways Arena, Phoenix Symphony Hall, the Dodge Theatre and the Orpheum Theatre. The City of Phoenix recently won a major biotech contract with the International Genomics Consortium by forming the Translational Genomics Research Institute. The research center, a \$21 million complex, will boost the state's economy by creating spin-off companies that will commercialize technologies developed at the institution. Supporters of the project also claim the institution will create 15,000 jobs and create demand for at least one million square feet of downtown space during the next decade.



DEMOGRAPHICS

1230 EAST ROESER ROAD | PHOENIX, ARIZONA 85040



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	22,006	152,730	422,430
Estimated Population:	18,598	98,057	233,880
2029 Proj. Residential Population:	18,984	100,679	246,387
Average Household Income:	\$76,718	\$93,677	\$91,608
Median Age:	31.5	31.9	32.2
Average Household Size:	3.0	3.1	2.7
Housing Units:	6,712	34,289	89,618
Total Households:	6,137	31,481	81,610
Total Employees:	3,408	54,673	188,550





ORION Investment Real Estate

7150 East Camelback Road, Suite 425

Scottsdale, Arizona 85251

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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.