



Asking Price: \$1,700,000

28TH STREET LOFTS

2854 E WIER AVE, PHOENIX, AZ 85040

±2.08 Acre R-3 Zoned Lot

Platted for 28 Lots, Partially Improved

Civil Plans Completed

Landscape Plans Completed

MEP Completed

Construction Documents Completed

City of Phoenix Permits Recently Extended

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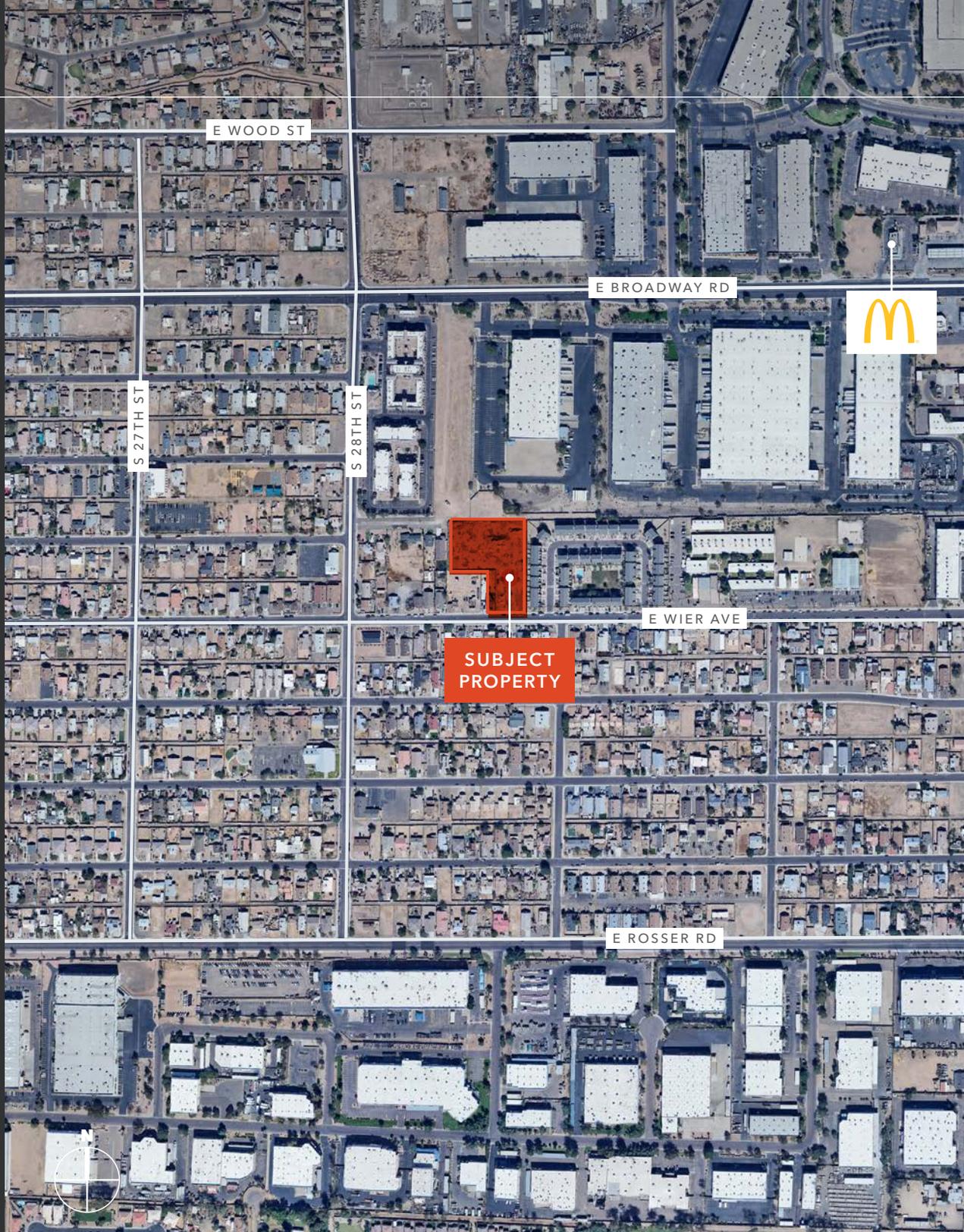
JOSEPH CALISTRI

Senior Associate

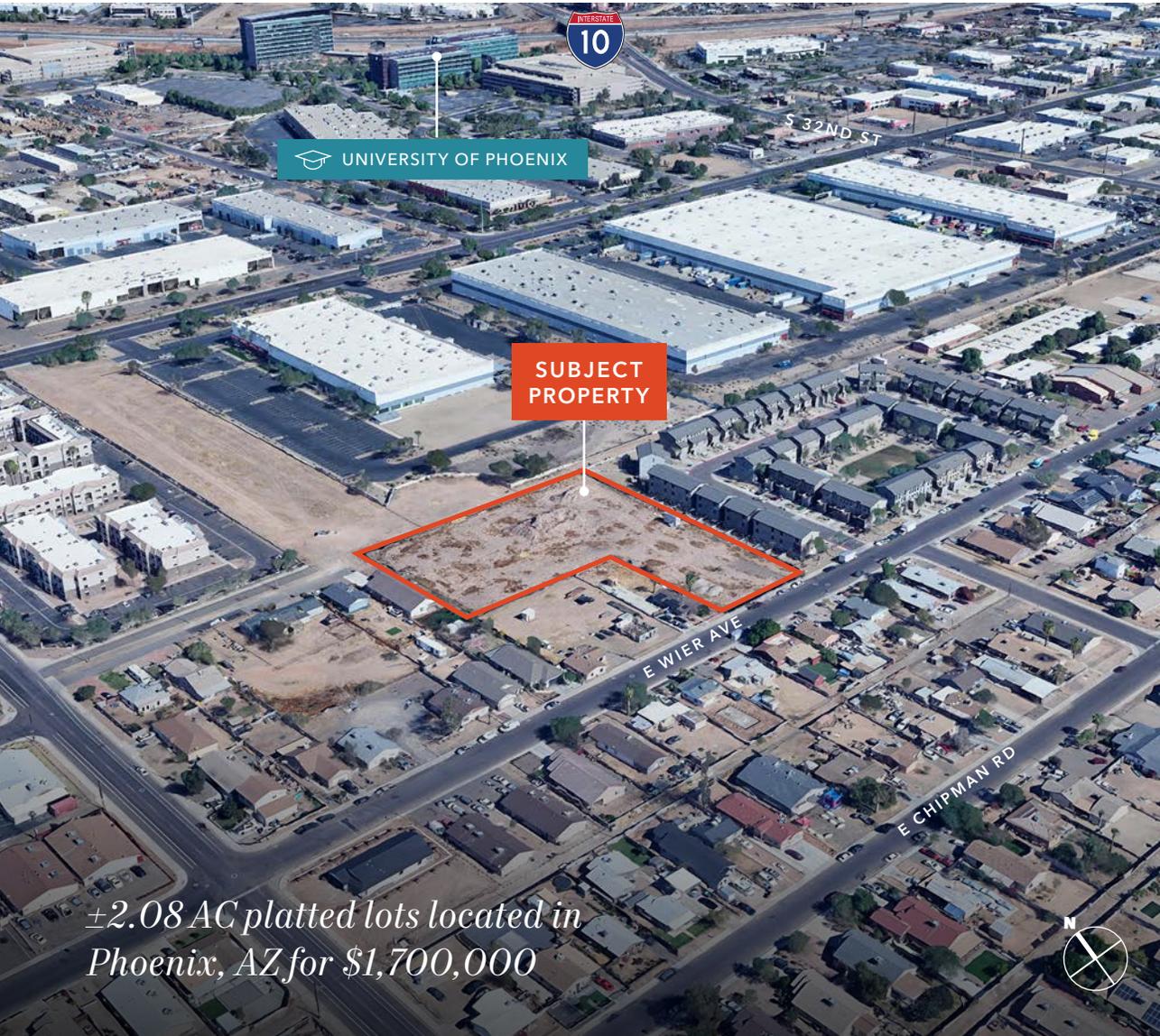
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FOR SALE



UNIVERSITY OF PHOENIX

SUBJECT PROPERTY

+2.08 AC platted lots located in Phoenix, AZ for \$1,700,000

PROPERTY INFORMATION

ADDRESS	2854 E Wier Ave, Phoenix, AZ 85040
TYPE	28 Partially Improved Platted Lots
LAND SIZE	±90,604 SF (±2.08 AC)
APN	122-58-131
ZONING	R- 3 City of Phoenix
PRICE	\$1,700,000

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	11,410	71,338	289,641
2030 PROJECTION	11,203	70,982	293,783

HOUSEHOLD & INCOME

	1 Mile	3 Miles	5 Miles
2025 TOTAL	3,868	24,682	112,010
2030 PROJECTED	3,880	25,048	117,929
2025 AVERAGE HH INCOME	\$92,075	\$102,213	\$92,953
2030 PROJECTED HH INCOME	\$92,019	\$102,058	\$91,958

Data Source: ©2025, Regis

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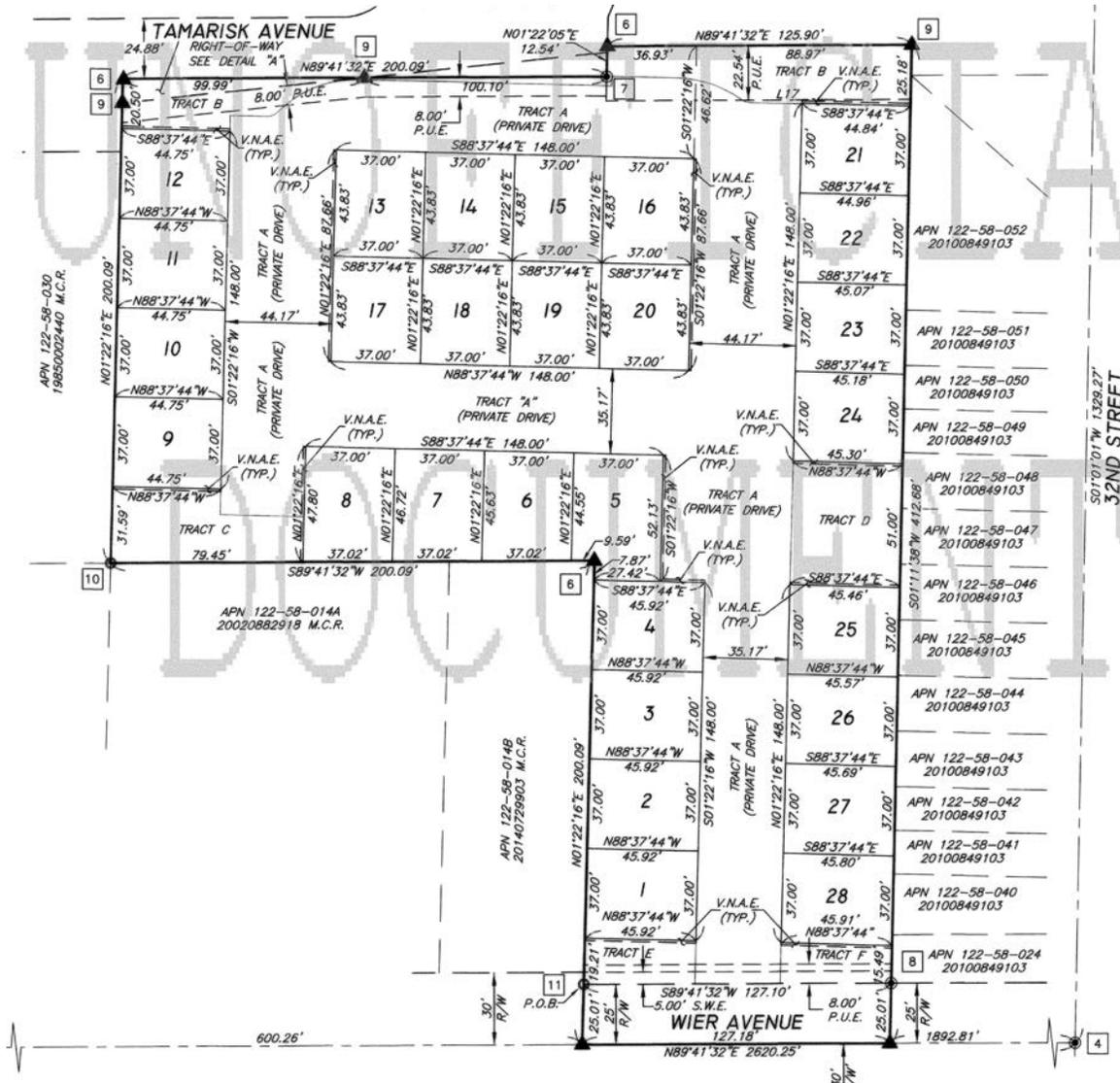


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PLAT





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Exclusively listed by

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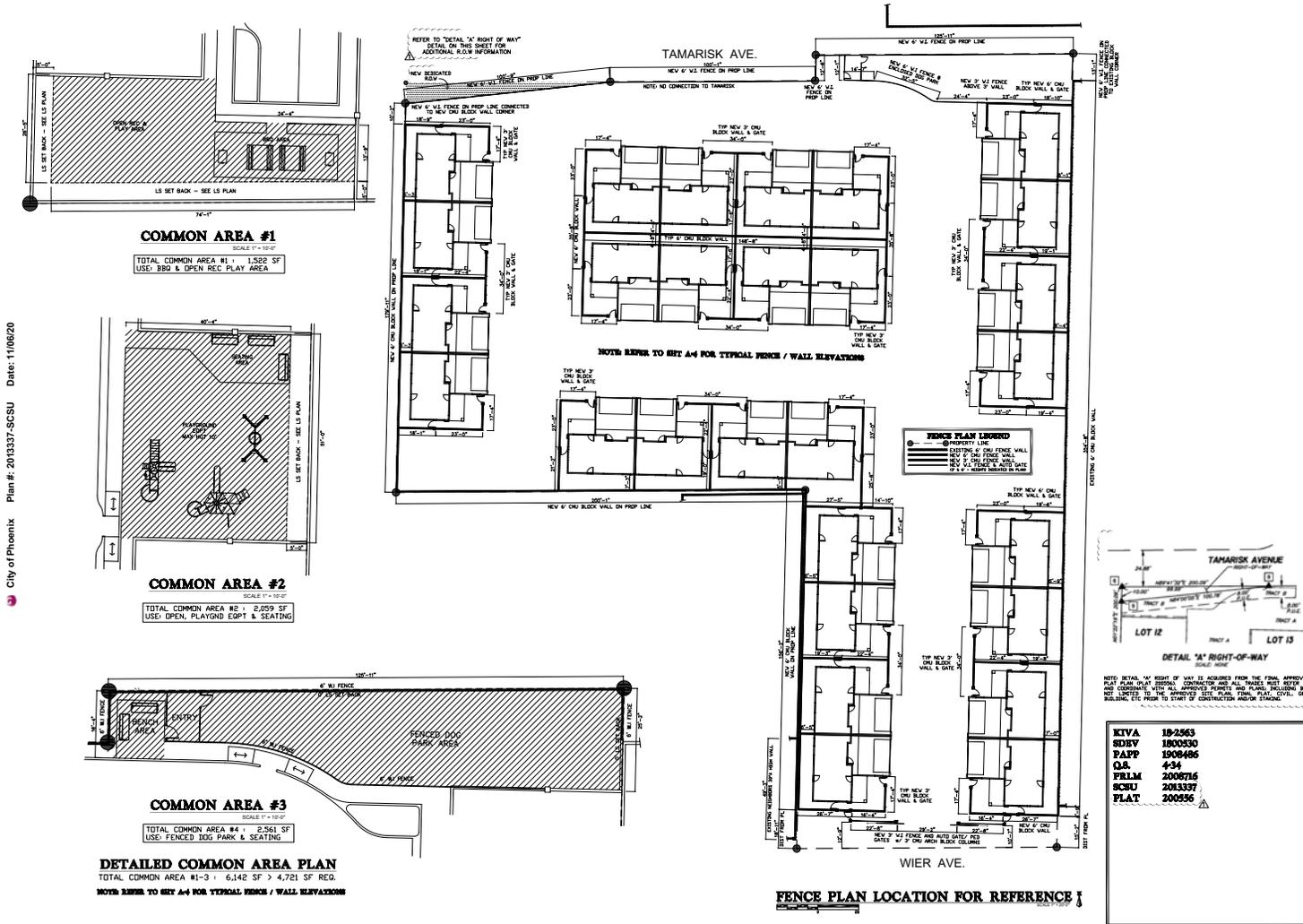
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Fence & Common Area Plan

City of Phoenix Plan #: 2013337-SCSU Date: 11/06/20

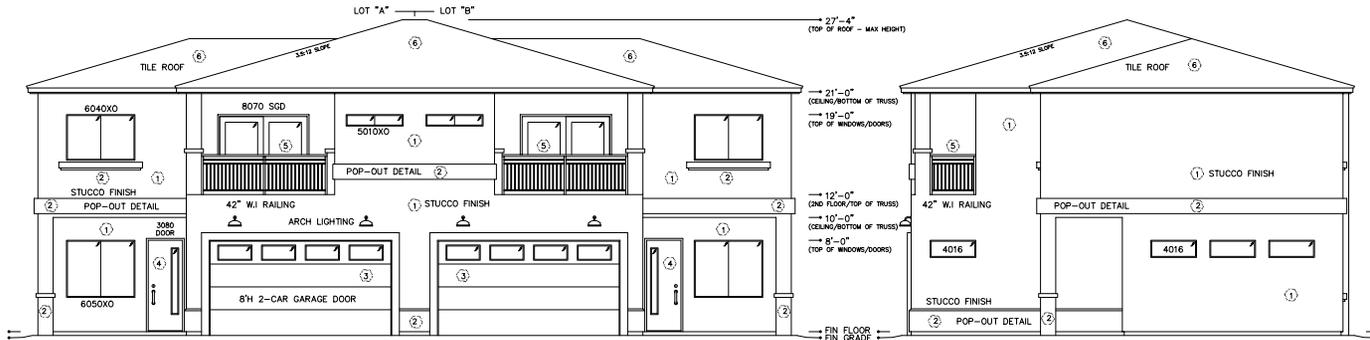


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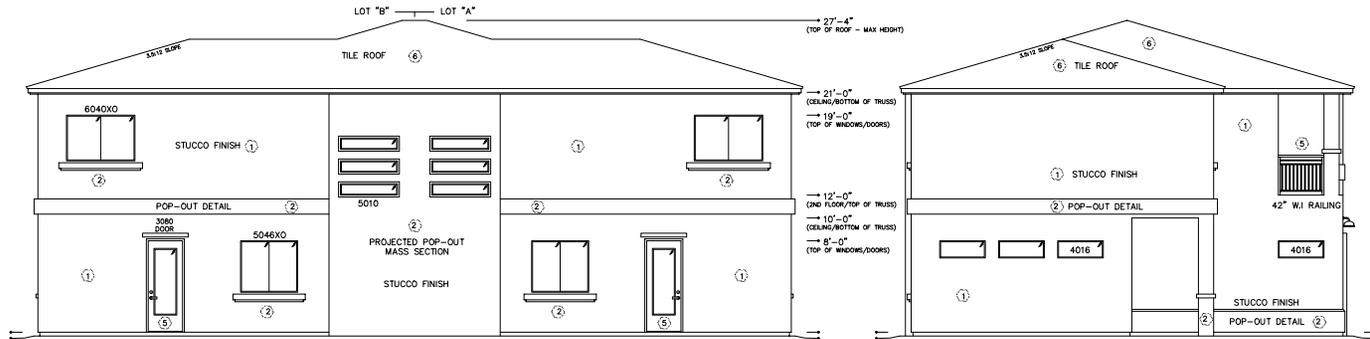
Building Elevations

City of Phoenix Plan #: 2013337-SCSU Date: 11/06/20



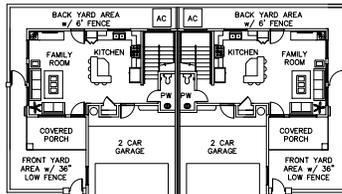
TYPICAL "FRONT" ELEVATION
SCALE 1/4" = 1'-0"

TYPICAL LOT "B" SIDE ELEVATION
SCALE 1/4" = 1'-0"

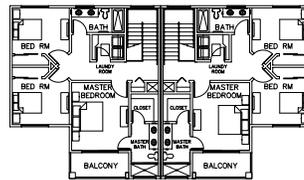


TYPICAL "REAR" ELEVATION
SCALE 1/4" = 1'-0"

TYPICAL LOT "A" SIDE ELEVATION
SCALE 1/4" = 1'-0"



LOWER FLOOR PLAN FOR REFERENCE
SCALE 1/4" = 1'-0"



UPPER FLOOR PLAN FOR REFERENCE
SCALE 1/4" = 1'-0"

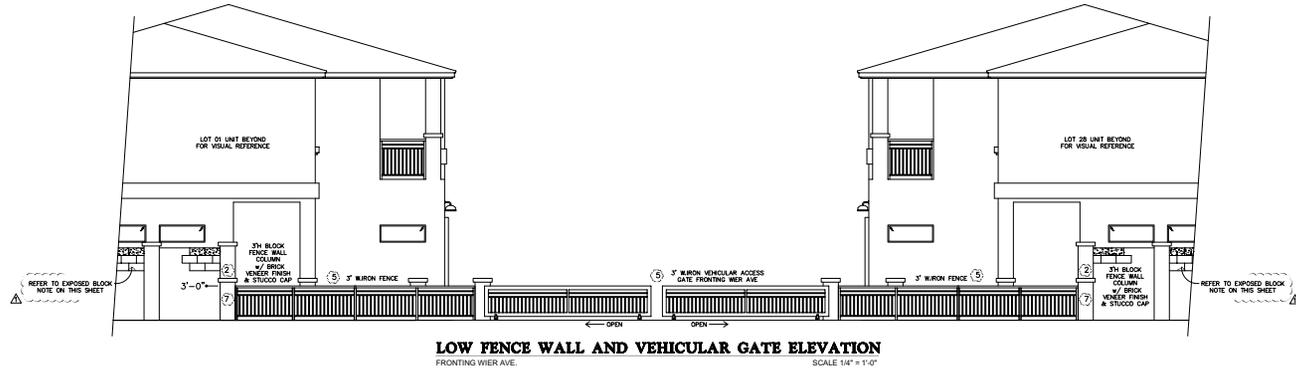
COLOR LEGEND	REMARKS	LOCATION & SHEET #	KTVA 18-2563
①	DUNK EDWARDS (GREY) PAINTED STUCCO	FOND ON SHEETS A-3, A-4 BALCONY & FENCE WALLS	1908486
②	DUNK EDWARDS (DARK GREY/BLUE) PAINTED STUCCO	FOND ON SHEETS A-3, A-4 BALCONY & FENCE WALLS	434
③	WOOD FINISH W/IL PANELING	FOND ON SHEETS A-3 BALCONY ELEV ONLY	2008716
④	BRIGHT ACCENT COLOR (W) FRONT DOOR	FOND ON SHEETS A-3 BALCONY ELEV ONLY	2013337
⑤	BLACK FINISH ACCESSORIES	FOND ON SHEETS A-3, A-4 BALCONY & FENCE WALLS	200356
⑥	EAGLE ROOFING (GREY) ROOF TILES	FOND ON SHEETS A-3, A-4 BALCONY ELEV ONLY	
⑦	LITESTONE GREY FAUX STONE VENEER OR SIMILAR	FOND ON SHEETS A-4 FENCE WALL ELEV ONLY	
⑧	ARCH GD EXPOSED CMU BLOCK	FOND ON SHEETS A-4 FENCE WALL ELEV ONLY	

NOTE

- EXACT MATERIALS AND GENERAL COLOR SCHEME SHOWN HEREWITH IS SUGGESTED AND MAY SLIGHTLY CHANGE DURING CONSTRUCTION. THE OVER-ALL CONCEPT, INCLUDING COLOR PALETTE ARE TO REMAIN IN THE SAME GENERAL DESIGN STYLE.
- CONTRACTOR TO CONFIRM COLORS AND MATERIALS WITH OWNER PRIOR TO PURCHASE OR INSTALLATION.
- COLOR REFLECTIVITY NOT TO EXCEED 20%.

Wall Elevations & External Lighting

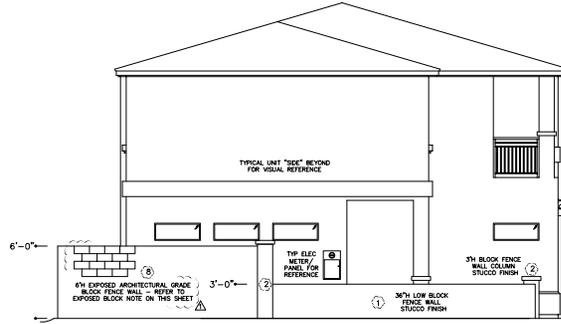
City of Phoenix Plan #: 2013337-SCSU Date: 11/06/20



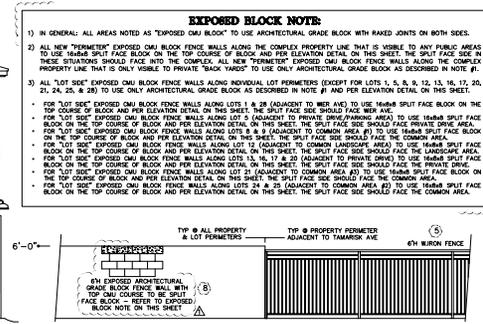
LOW FENCE WALL AND VEHICULAR GATE ELEVATION
FRONTING WIER AVE. SCALE 1/4" = 1'-0"



TYPICAL \"/>

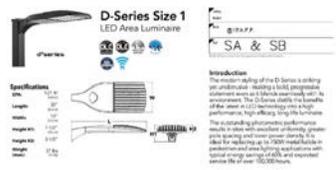


TYPICAL \"/>



TYPICAL \"/>

- EXPOSED BLOCK NOTE:**
- 1) IN GENERAL, ALL AREAS NOTED AS "EXPOSED CMU BLOCK" TO USE ARCHITECTURAL GRADE BLOCK WITH RAKED JOINTS ON BOTH SIDES.
 - 2) ALL NEW "PERIMETER" EXPOSED CMU BLOCK FENCE WALLS ALONG THE COMPLEX PROPERTY LINE THAT IS VISIBLE TO ANY PUBLIC AREAS TO USE 18x18 SPLIT FACE BLOCK ON THE TOP COURSE OF BLOCK AND PER ELEVATION DETAIL ON THIS SHEET. THE SPLIT FACE SIDE SHOULD FACE THE WIER AVE. THESE SITUATIONS SHOULD FACE INTO THE COMPLEX. ALL NEW "PERIMETER" EXPOSED CMU BLOCK FENCE WALLS ALONG THE COMPLEX PROPERTY LINE THAT IS ONLY VISIBLE TO PRIVATE "BACK YARDS" TO USE ONLY ARCHITECTURAL GRADE BLOCK AS DESCRIBED IN NOTE #1.
 - 3) ALL "LOT SIDE" EXPOSED CMU BLOCK FENCE WALLS ALONG INDIVIDUAL LOT PERIMETERS (EXCEPT FOR LOTS 1, 2, 8, 9, 10, 11, 12, 13, 16, 17, 20, 21, 24, 25, & 26) TO USE ONLY ARCHITECTURAL GRADE BLOCK AS DESCRIBED IN NOTE #1 AND PER ELEVATION DETAIL ON THIS SHEET.
 - 4) FOR "LOT SIDE" EXPOSED CMU BLOCK FENCE WALLS ALONG LOTS 1 & 28 (ADJACENT TO WIER AVE) TO USE 18x18 SPLIT FACE BLOCK ON THE TOP COURSE OF BLOCK AND PER ELEVATION DETAIL ON THIS SHEET. THE SPLIT FACE SIDE SHOULD FACE WIER AVE.
 - 5) FOR "LOT SIDE" EXPOSED CMU BLOCK FENCE WALLS ALONG LOT 3 (ADJACENT TO PRIVATE DRIVE/PARKING AREA) TO USE 18x18 SPLIT FACE BLOCK ON THE TOP COURSE OF BLOCK AND PER ELEVATION DETAIL ON THIS SHEET. THE SPLIT FACE SIDE SHOULD FACE PRIVATE DRIVE AREA.
 - 6) FOR "LOT SIDE" EXPOSED CMU BLOCK FENCE WALLS ALONG LOTS 8 & 9 (ADJACENT TO COMMON AREA #1) TO USE 18x18 SPLIT FACE BLOCK ON THE TOP COURSE OF BLOCK AND PER ELEVATION DETAIL ON THIS SHEET. THE SPLIT FACE SIDE SHOULD FACE THE COMMON AREA.
 - 7) FOR "LOT SIDE" EXPOSED CMU BLOCK FENCE WALLS ALONG LOT 13 (ADJACENT TO COMMON LANDSCAPE AREA) TO USE 18x18 SPLIT FACE BLOCK ON THE TOP COURSE OF BLOCK AND PER ELEVATION DETAIL ON THIS SHEET. THE SPLIT FACE SIDE SHOULD FACE THE LANDSCAPE AREA.
 - 8) FOR "LOT SIDE" EXPOSED CMU BLOCK FENCE WALLS ALONG LOTS 16, 17 & 20 (ADJACENT TO PRIVATE DRIVE) TO USE 18x18 SPLIT FACE BLOCK ON THE TOP COURSE OF BLOCK AND PER ELEVATION DETAIL ON THIS SHEET. THE SPLIT FACE SIDE SHOULD FACE THE PRIVATE DRIVE.
 - 9) FOR "LOT SIDE" EXPOSED CMU BLOCK FENCE WALLS ALONG LOT 15 (ADJACENT TO COMMON AREA #2) TO USE 18x18 SPLIT FACE BLOCK ON THE TOP COURSE OF BLOCK AND PER ELEVATION DETAIL ON THIS SHEET. THE SPLIT FACE SIDE SHOULD FACE THE COMMON AREA.
 - 10) FOR "LOT SIDE" EXPOSED CMU BLOCK FENCE WALLS ALONG LOTS 24 & 25 (ADJACENT TO COMMON AREA #3) TO USE 18x18 SPLIT FACE BLOCK ON THE TOP COURSE OF BLOCK AND PER ELEVATION DETAIL ON THIS SHEET. THE SPLIT FACE SIDE SHOULD FACE THE COMMON AREA.



TYPICAL PRIVATE DRIVE LIGHTING @ 17' A.F.F.



TYPICAL EXTERIOR LIGHTS (OR SIMILAR) ABOVE GARAGE DOORS

COLOR LEGEND	REMARKS	LOCATION(S) & SHEET #
① DUNN EDWARDS (GREY) PAINTED STUCCO	MAIN GRAY WALL COLOR	FOUND ON SHEETS 2-3 & 2-4
② DUNN EDWARDS (DARK GREY/BLUE) PAINTED STUCCO	PAINTED STUCCO	BUILDING & FENCE WALLS
③ DUNN EDWARDS (YELLOW) BRIGHT ACCENT COLOR (NO SUNNYSIDE LP - DETAILS)	2-CAR GARAGE W/ GLASS FRONT DOOR	FOUND ON SHEETS 2-2 & 2-3
④ DUNN EDWARDS (YELLOW) BRIGHT ACCENT COLOR (NO SUNNYSIDE LP - DETAILS)	WOOD FINISH W/ PANELING	BUILDING ELEV ONLY
⑤ BLACK FINISH ACCESSORIES	WALL RAILINGS, GATES, ETC	FOUND ON SHEETS 2-2 & 2-3
⑥ 199 CHARCOAL RANGE LITESTONE GREY FAUX STONE VENEER OR SIMILAR	PROFILE: GOLDEN EAGLE ROOF TILES	BUILDING ELEV ONLY
⑦ ARCH GD EXPOSED CMU BLOCK	LOW WALL COLUMNS @ ENTRY FRONTING WIER AVE	FOUND ON SHEETS 2-2 & 2-3
	IF HIGH PROPERTY & LOT PERIMETER FENCE WALLS	FOUND ON SHEETS 2-2 & 2-3

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KTYA	18-2563
SDWV	1800330
PAPP	1908486
Q8	434
TRIM	2000815
SCBL	2013337
PLAT	200236

Color Elevation - 1

City of Phoenix Plan #: 2013337-SCSU Date: 11/06/20



TYPICAL "FRONT" ELEVATION



TYPICAL LOT "B" SIDE ELEVATION



TYPICAL "REAR" ELEVATION



TYPICAL LOT "A" SIDE ELEVATION

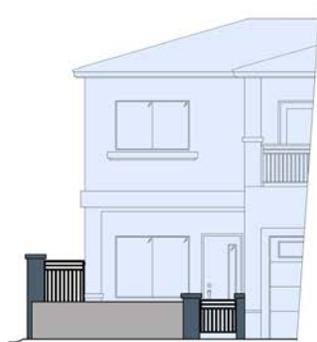
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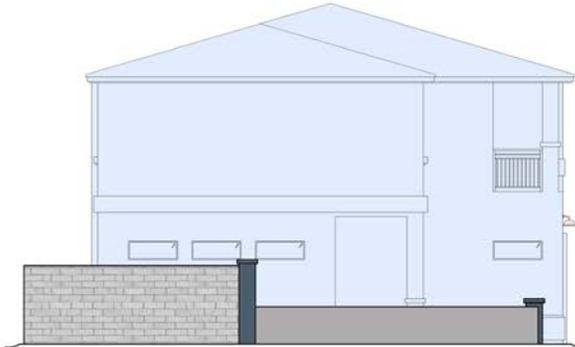
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Color Elevation - 2

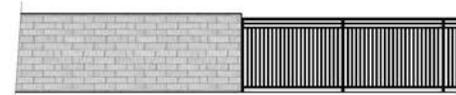
City of Phoenix Plan #: 2013337-SCSU Date: 11/06/20



TYPICAL "FRONT" PATIO ELEVATION
SHOWING LOW FENCE WALL & GATES

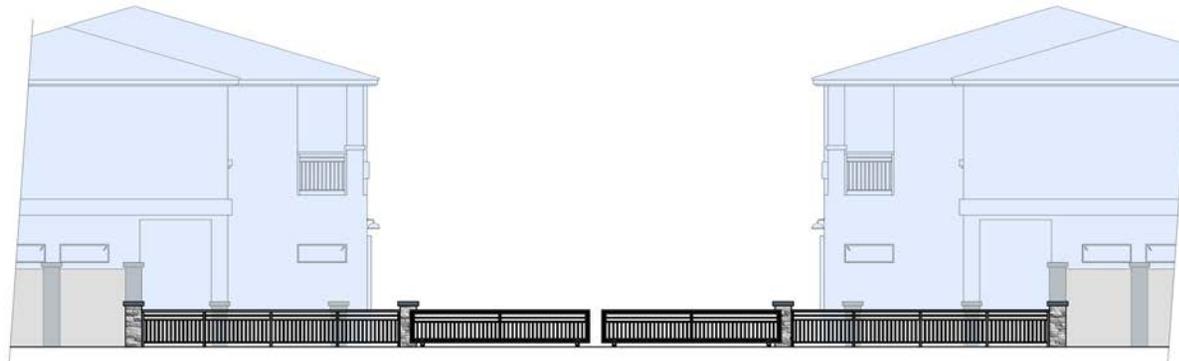


TYPICAL "LOT SIDE" ELEVATION
SHOWING LOT PERIMETER FENCE WALLS



TYPICAL "PERIMETER" FENCE/WALL ELEVATION
SHOWING PROPERTY PERIMETER FENCE WALLS

City of Phoenix Plan #: 2013337-SCSU Date: 11/06/20



LOW FENCE WALL AND VEHICULAR GATE ELEVATION
FRONTING WIER AVE.



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