

520 WEST GLENROSA AVENUE

Phoenix, AZ 85013

LAND FOR SALE



PROPERTY DESCRIPTION

Explore an exceptional investment opportunity in the thriving Phoenix area. This property presents an ideal setting for a multifamily investment, offering easy access to the city's amenities and attractions. With its prime location in the heart of Phoenix, this property is perfectly positioned to attract tenants seeking a dynamic urban lifestyle. Don't miss the chance to acquire this desirable asset in a highly sought-after location, offering a blend of modern living and city conveniences.

PROPERTY HIGHLIGHTS

- Prime location in the heart of Phoenix
- Close proximity to Melrose District, Midtown and Downtown Phoenix
- Initial building plans for (39) units provided with sale

OFFERING SUMMARY

| | |
|--------------------------|-------------------|
| Sale Price: | *Call for Pricing |
| Lot Size: | 1.215 Acres |
| Pre-Approved Unit Count: | 39 Units |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 888 | 4,112 | 11,831 |
| Total Population | 1,723 | 7,823 | 22,969 |
| Average HH Income | \$89,280 | \$89,610 | \$91,203 |

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

FRANKLIN CONNELL

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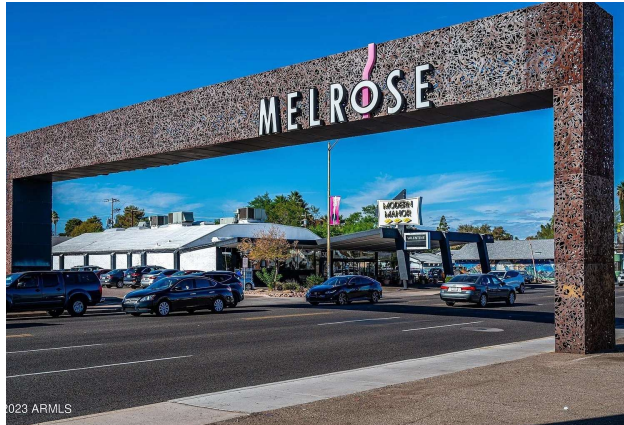


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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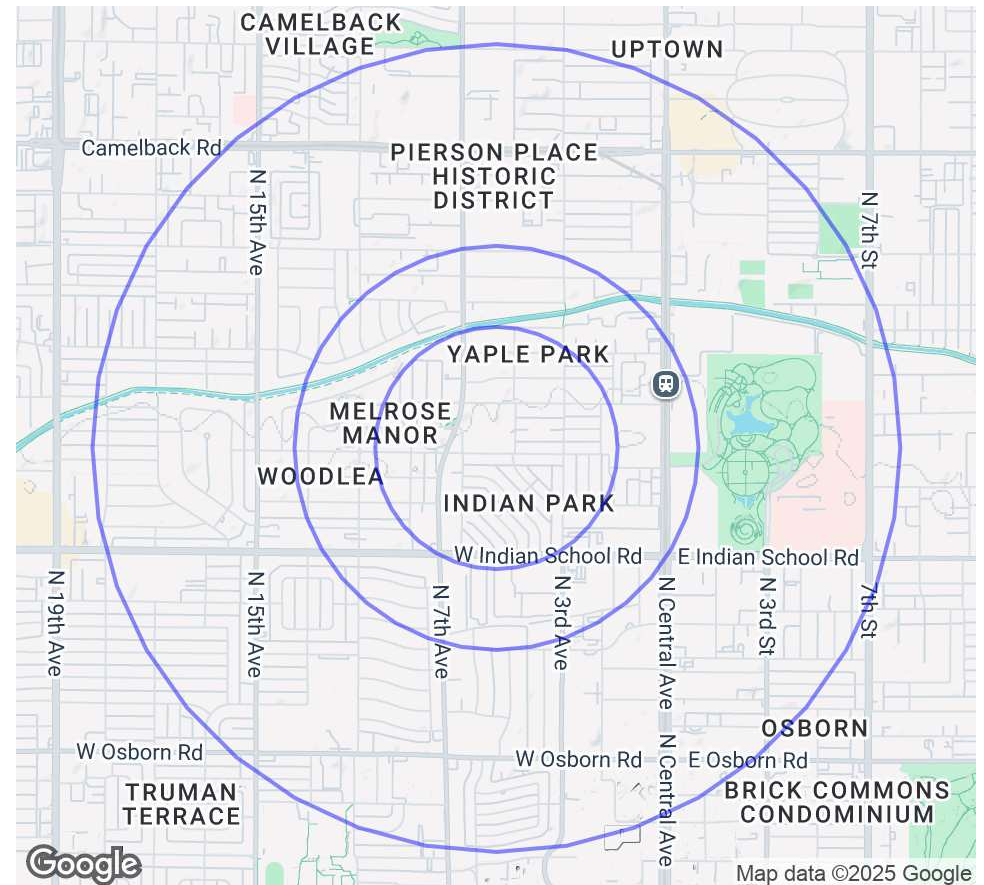
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,723 | 7,823 | 22,969 |
| Average Age | 38 | 39 | 39 |
| Average Age (Male) | 39 | 40 | 39 |
| Average Age (Female) | 37 | 38 | 38 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 888 | 4,112 | 11,831 |
| # of Persons per HH | 1.9 | 1.9 | 1.9 |
| Average HH Income | \$89,280 | \$89,610 | \$91,203 |
| Average House Value | \$516,017 | \$455,168 | \$474,133 |

Demographics data derived from AlphaMap



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