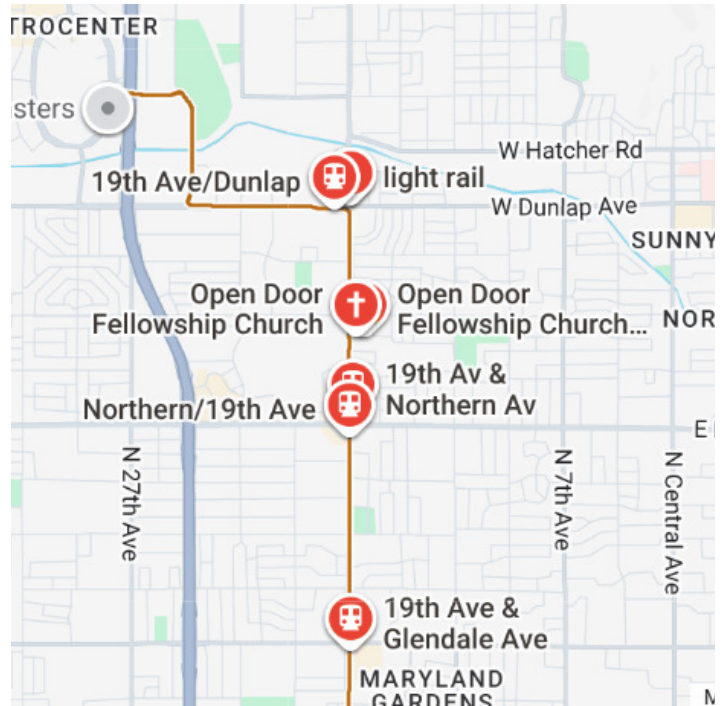


# SALE

# DEVELOPMENT OPPORTUNITY

8301 N 19th Ave Phoenix AZ 85021



Sale Price

**\$2,000,000**

## OFFERING SUMMARY

Price / Acre	\$1M
Zoning:	R1-10
Market:	Phoenix North Mountain
Traffic Count:	35,451

## PROPERTY HIGHLIGHTS

- \$1,000,000/acre
- 2 acres available
- Property located on the Phoenix Valley Metro Light Rail
- 1.5 miles from \$850M Metrocenter Redevelopment Project
- Zoned R1-110
- Prime location in Phoenix, AZ
- TOD: Transportation overlay district
- High-demand area for real estate development

**Kelee-Lee Walton**  
(602) 327-3770

**Candace Eldridge**  
(602) 661-8566

**Cathy Fox**  
(602) 316-7978



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REALTY

# SALE

## DEVELOPMENT OPPORTUNITY

8301 N 19th Ave Phoenix, AZ 85021



### PROPERTY DESCRIPTION

Offering 2 acres for \$1M/acre at 8301 N 19th Ave in Phoenix, AZ; a prime investment opportunity for development. With a sought-after location in the bustling Phoenix area, this parcel is primed for savvy investors or developers looking to capitalize on the city's growth. Don't miss the chance to acquire a promising investment in a high-demand area and unlock the potential of this desirable piece of land.

### LOCATION DESCRIPTION

Ideally situated at 19th Avenue and Butler, this location offers exceptional connectivity via the Valley Metro light rail, multiple bus routes, and close proximity to I-17. Residents and visitors alike benefit from seamless access to Phoenix, Tempe, Mesa, major employment hubs, and a wide range of urban amenities. Just blocks away, the transformative \$850 million redevelopment of the former Metrocenter Mall—now called The Metropolitan—is underway. This 64-acre mixed-use urban village will feature retail and office space, over 1,000 new residences, public plazas, rooftop restaurants, and entertainment venues, all integrated with transit infrastructure to create a vibrant, walkable community that reflects Phoenix's commitment to smart growth.



### SITE DESCRIPTION

2 acre shovel ready site on 19th Avenue and Butler is now available for SALE! The surrounding area is undergoing active planning and transformation, positioning it as a key site for mixed-use and multifamily development. Reflecting the evolving needs of the community and aligning with Phoenix's broader urban revitalization strategy, the city is advancing the rezoning of a 12-acre site at 19th Avenue and Dunlap—just steps from Butler—to support walkable, transit-oriented development. The proposed changes prioritize a blend of multifamily housing options, including rentals, condominiums, and townhomes, integrated with commercial and office uses.



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## Near \$850M Metrocenter Redevelopment



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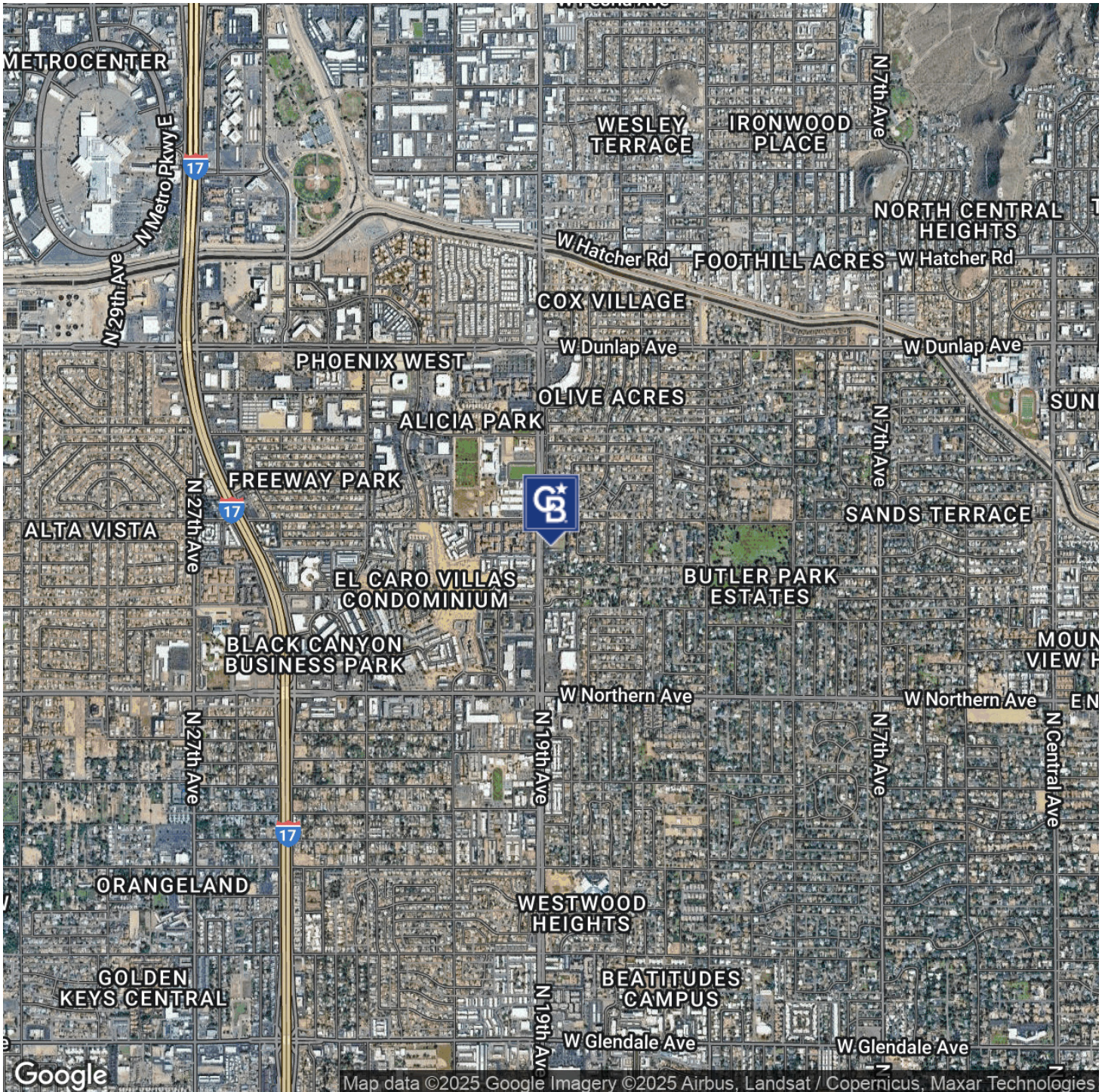
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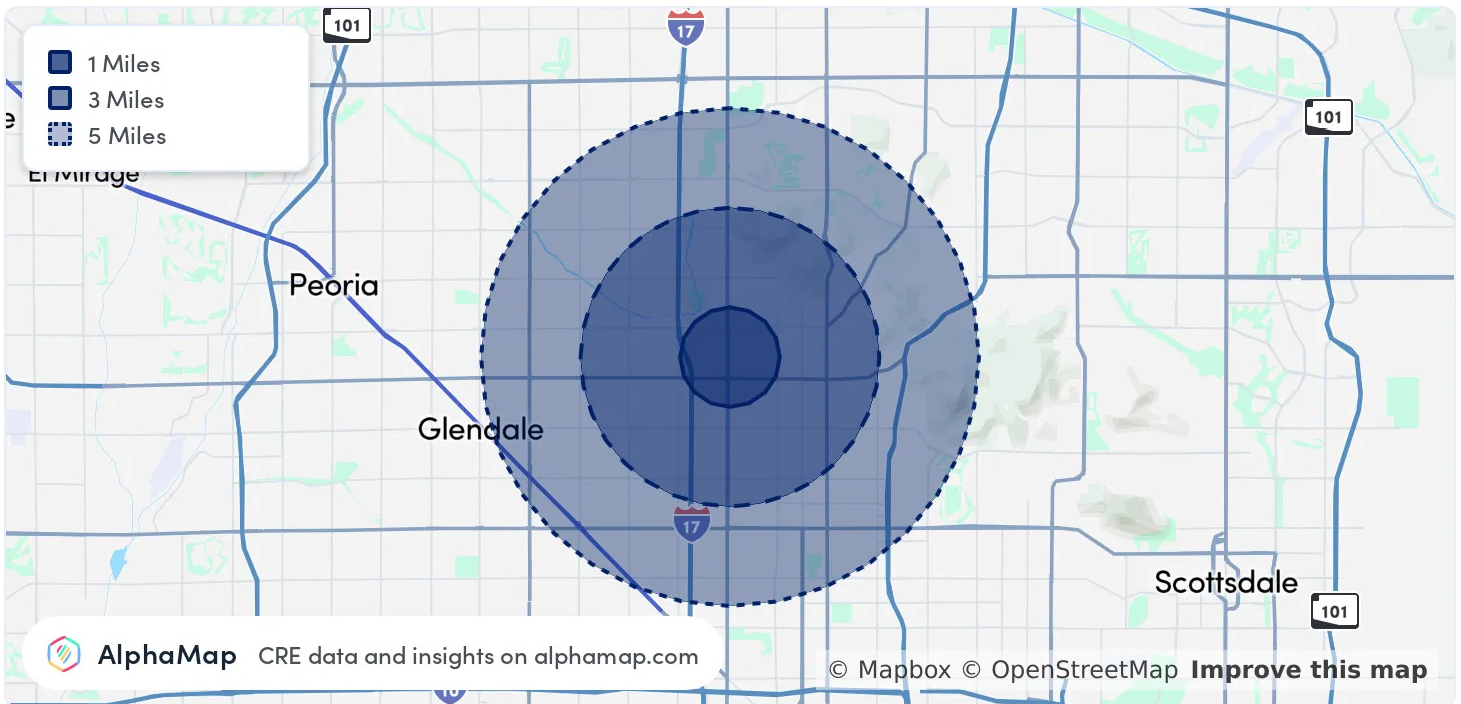
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# SALE

## DEVELOPMENT OPPORTUNITY

8301 N 19th Ave Phoenix, AZ 85021



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,314	175,118	452,577
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	39	38

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	9,186	67,533	174,692
Persons per HH	2.3	2.6	2.6
Average HH Income	\$88,475	\$86,615	\$86,584
Average House Value	\$431,645	\$422,845	\$426,659
Per Capita Income	\$38,467	\$33,313	\$33,301

Map and demographics data derived from AlphaMap

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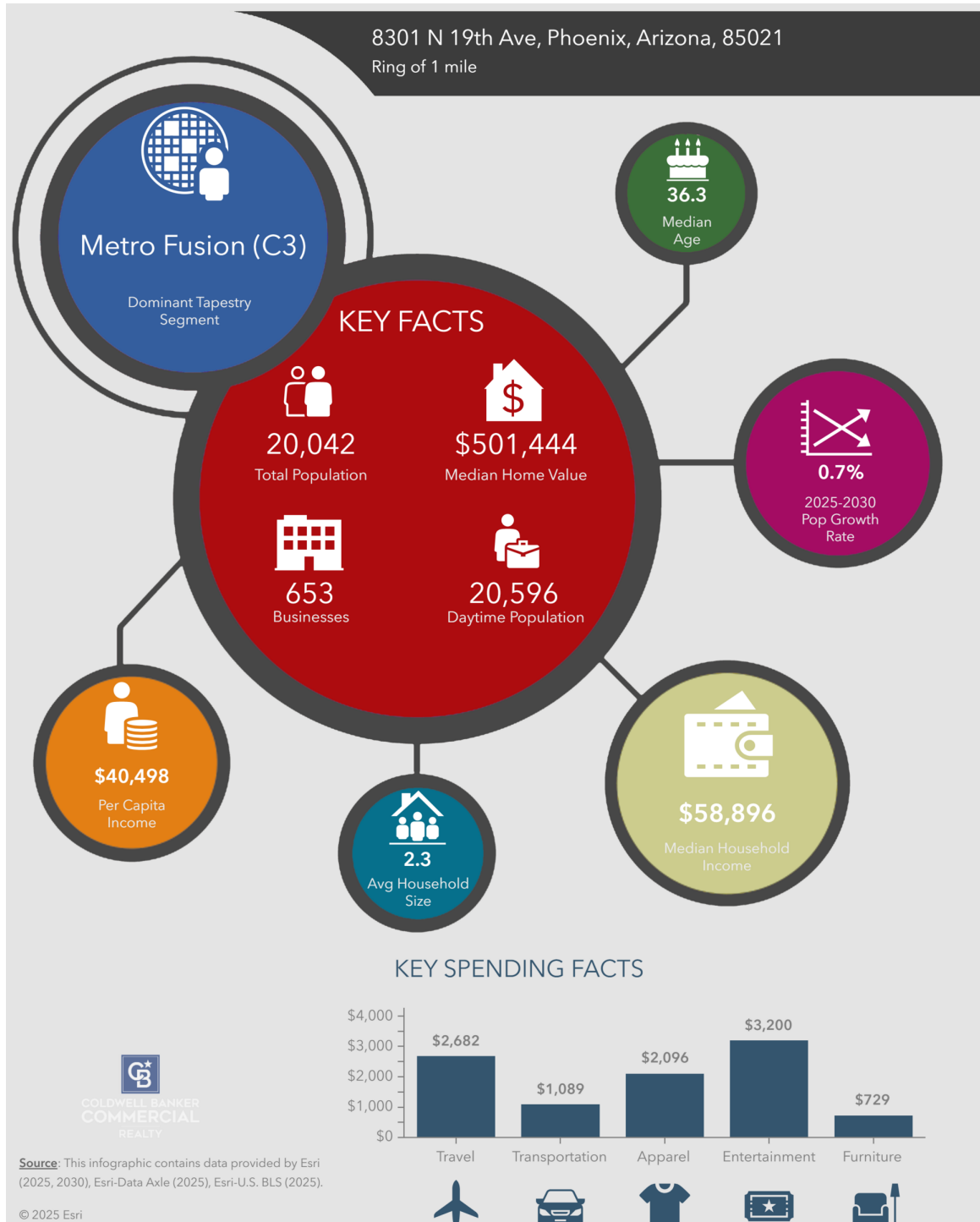
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(602) 316-7978



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# SALE DEVELOPMENT OPPORTUNITY NEAR METROCENTER

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(602) 327-3770

**Candace Eldridge**  
(602) 661-8566

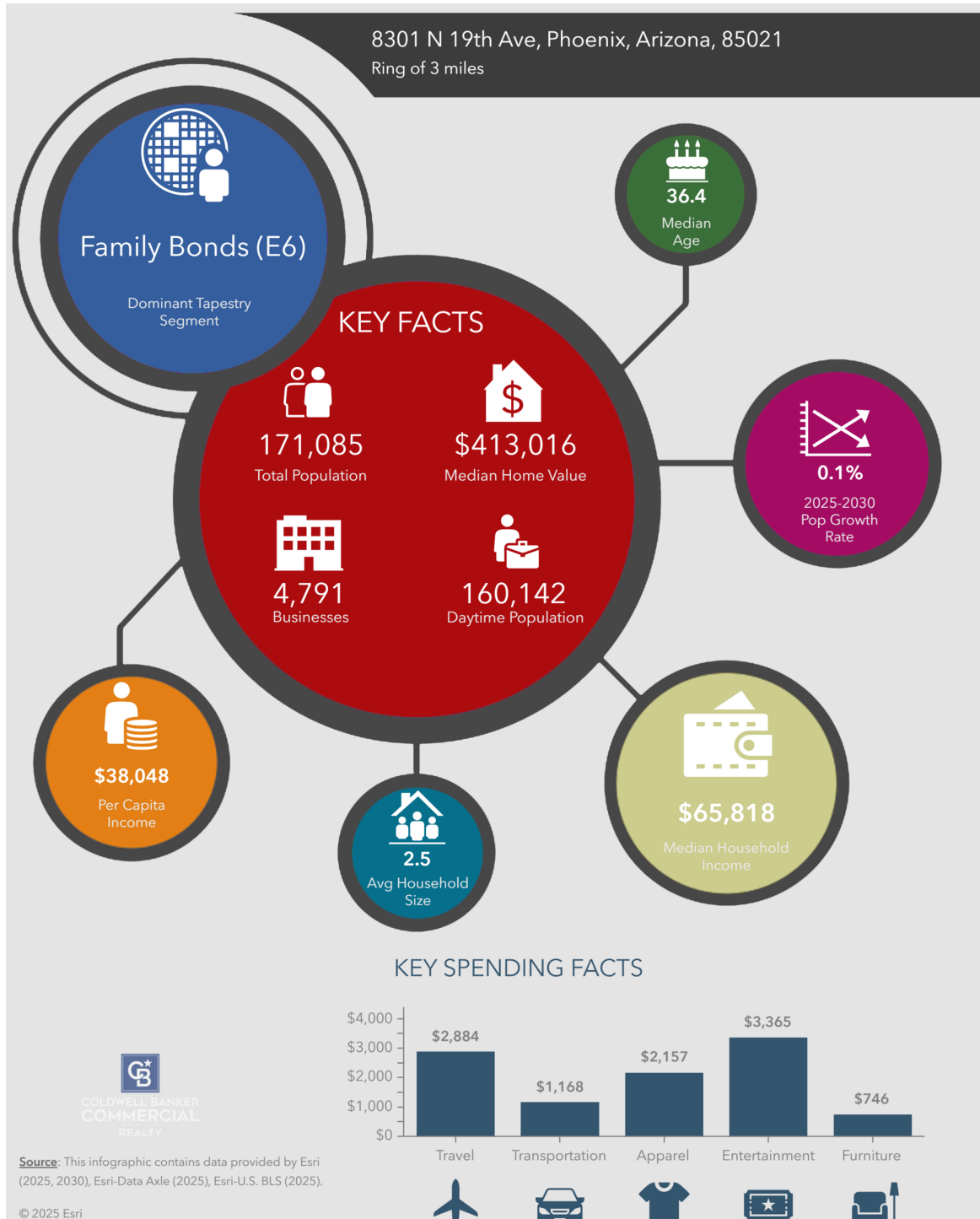
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(602) 316-7978



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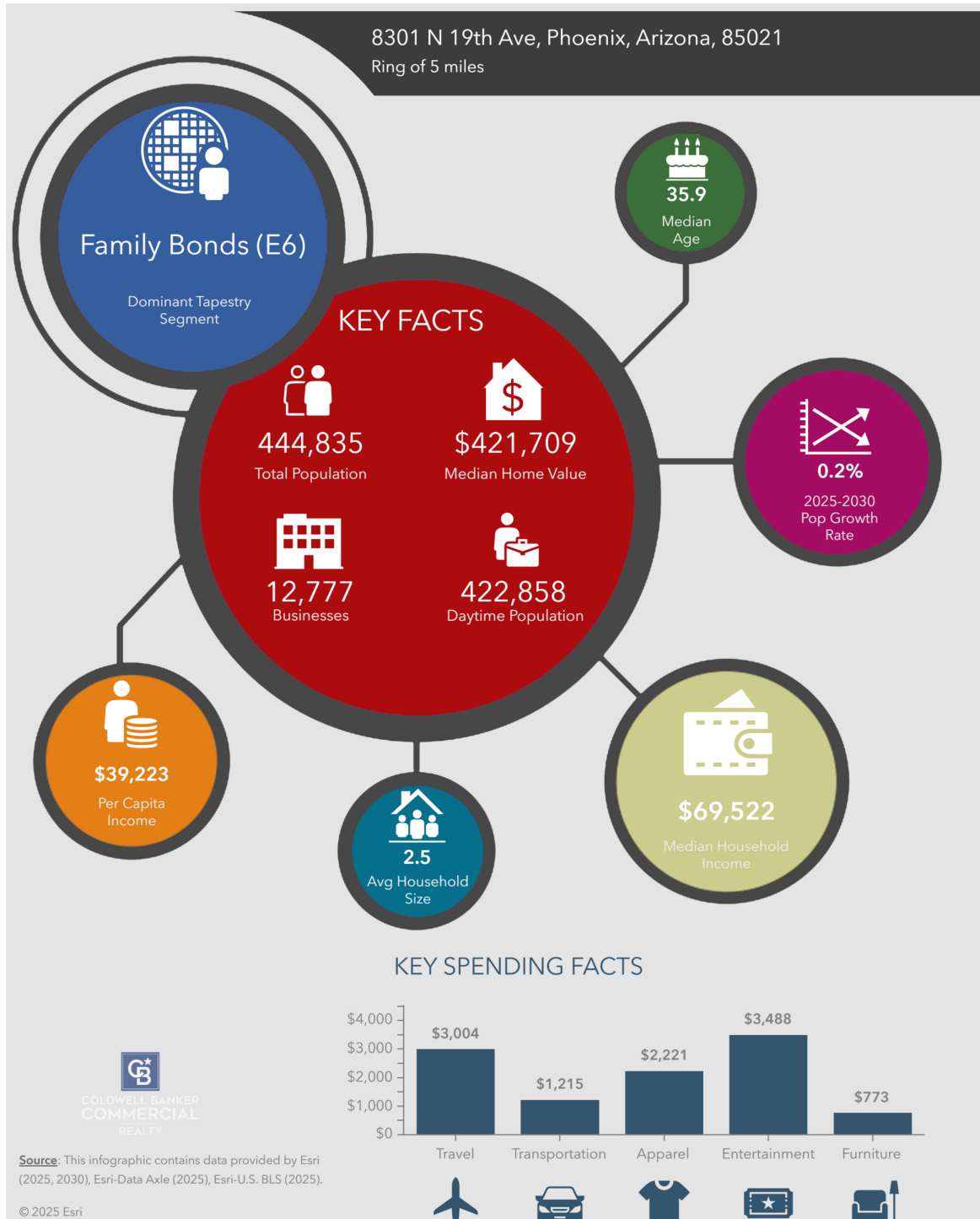
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