

MULTI-FAMILY OPPORTUNITY IN NORTH PHOENIX

±1.44 ACRES AVAILABLE **FOR SALE**

3275 E Paradise Lane, Phoenix, AZ 85032



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DIVERSIFIED PARTNERS

Nationwide Real Estate Services

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PROPERTY FEATURES

- Price: \$1,100,000
- Location: 3275 E Paradise Lane
- Size: ±1.44 Acres (±62,650 SF)
- Zoning: R-2 (10 du/acre - 12 du/acre with bonus)
- Utilities: City of Phoenix
- Parcel: 214-35-004C
- Traffic Count: Paradise Lane- 1,200 VPD
32nd Street- 24,056 VPD
- ±1 mile to the 51 Freeway & Bell Road full diamond interchange or the Greenway Road full diamond interchange
- ±15 minutes to Downtown Phoenix
- General Plan: 50 to 10 du/acre
Traditional lot
MF Plans and Entitlements approved by City



DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



MEDIAN HOME VALUE



DAYTIME POPULATION



TOTAL BUSINESSES

	POPULATION	HOUSEHOLDS	AVG HH INCOME	MEDIAN HOME VALUE	DAYTIME POPULATION	TOTAL BUSINESSES
1 MILE	21,112	7,998	\$89,143	\$391,375	13,618	994
3 MILE	139,512	59,386	\$121,961	\$470,979	69,776	6,077
5 MILE	283,240	123,011	\$139,886	\$543,776	170,819	15,065

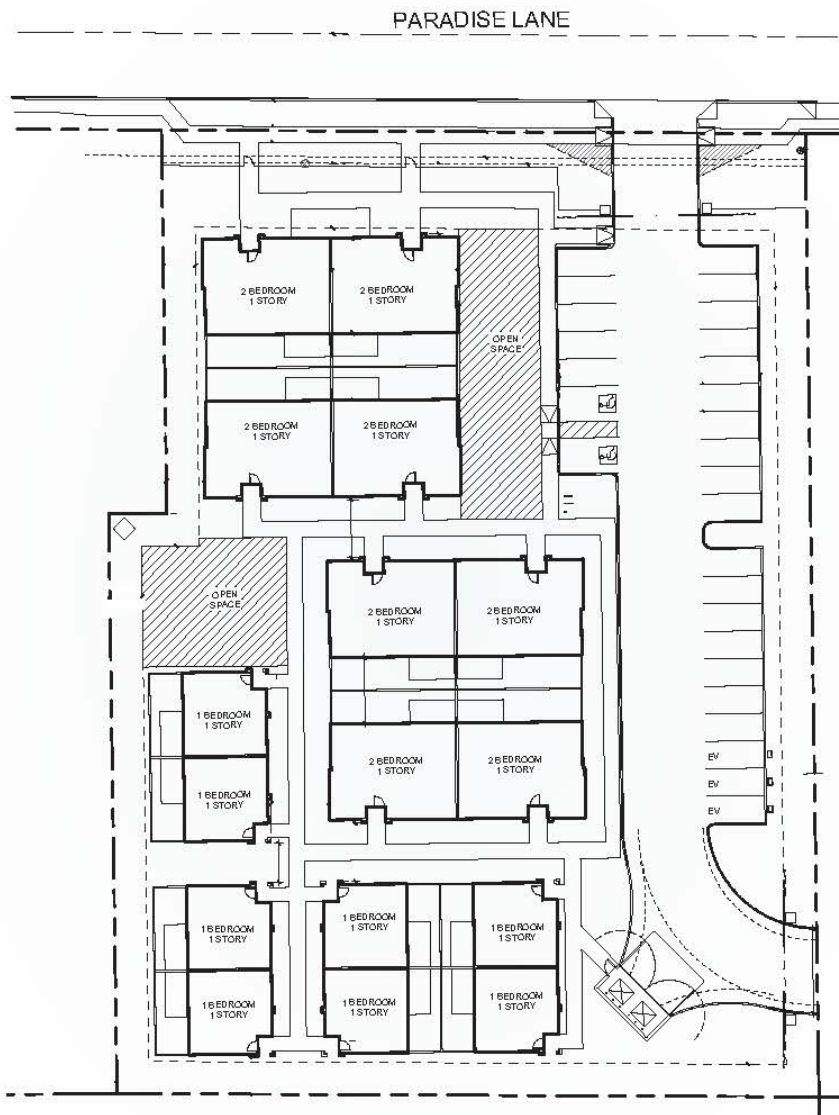
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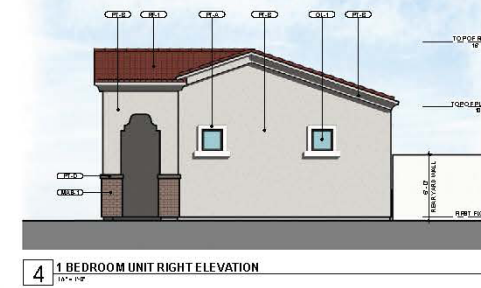
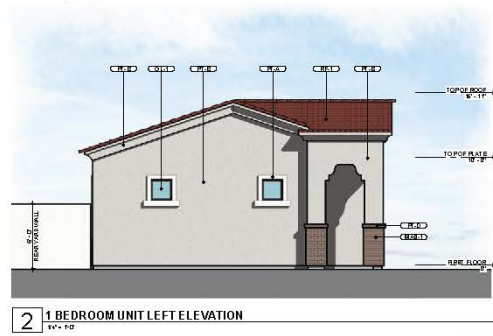
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SITE PLAN



ELEVATIONS



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