



# SHOVEL READY DEVELOPMENT SITE

*14 Unit townhouse project*



**MHG Commercial**  
*Your partner in commercial real estate*

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*powered by My Home Group*



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**METRO VISTA TOWNHOMES**



# Summary

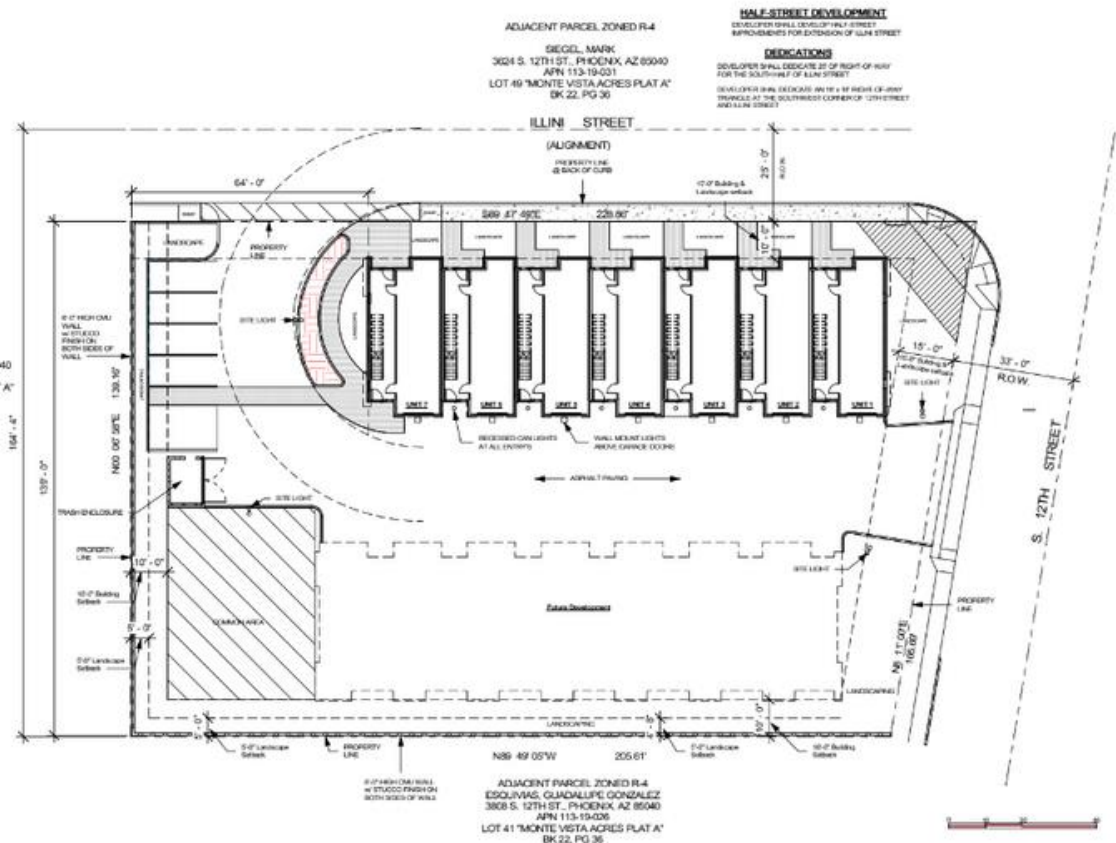
3638 South 12th Street  
Phoenix, Arizona 85040

Number of units	14
Average unit size	2,563 SF
Net rentable square feet	35,882
Asking Price	\$1,200,000

# City Approved!

Full project plans available for 14 unit townhouse development located in an opportunity zone. Garage at street level with 2 stories of living space above. Zoned R4.

ADJACENT PARCEL ZONED R-4  
RODLERS, ADRIAN & YOLANDA  
1025 E. ILLINI ST., PHOENIX, AZ 85040  
APN 113-19-030D  
LOT 49 "MONTE VISTA ACRES PLAT A"  
BK 22, PG 36





Subject Property



Adjacent 12th Street & Elwood Project

Opportunity zone with the potential for surrounding area to redevelop quickly. Less than 6 miles to Sky Harbor International Airport.



Proposed Metro Vista Townhomes



Rendering



## About MHG Commercial:

MHG Commercial is the commercial arm of powerhouse brokerage My Home Group. MHG Commercial is like the mischievous child in the classroom of commercial real estate in Arizona – always causing a stir and making things happen. With its team of dynamic and daring professionals, it takes on the toughest real estate challenges and comes out on top every time. Whether it's leasing a retail space, managing a multi-family residential building, or finding the perfect location for a new business, MHG Commercial is always up for the task.

And with its commitment to making real estate fun, it's like a breath of fresh air in the otherwise stodgy world of commercial real estate. So if you're looking for a real estate partner who isn't afraid to get a little wild and crazy, look no further than MHG Commercial!

## Exclusively presented by:



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