



- **Location:** NWC 79th Ave & Encanto Blvd, Phoenix, AZ
- **Size:** +/- 15 Acres
- **Zoning:** Permit Ready
- **Utilities:** All to site
- **Comments:**
 - ✓ Encanto Estates, a 299-unit multi-family community located in Phoenix, AZ. Encanto Estates is directly across from the Talking Stick Resort Amphitheatre, the newly proposed I-10 light rail extension, and numerous new industrial and multi-family developments that will provide new job and growth opportunities to an emerging submarket in the Phoenix area. The site is also located within an Opportunity Zone, which will allow the sponsor to take advantage of favorable tax incentives and capitalize on the city's investment into this high growth market. Continued coastal migration, robust employment growth, relative affordability, and good quality of life have strengthened the Phoenix multi-family sector in the past year.
 - ✓ Link to drone footage: <https://f.io/Oo5wPBzs>

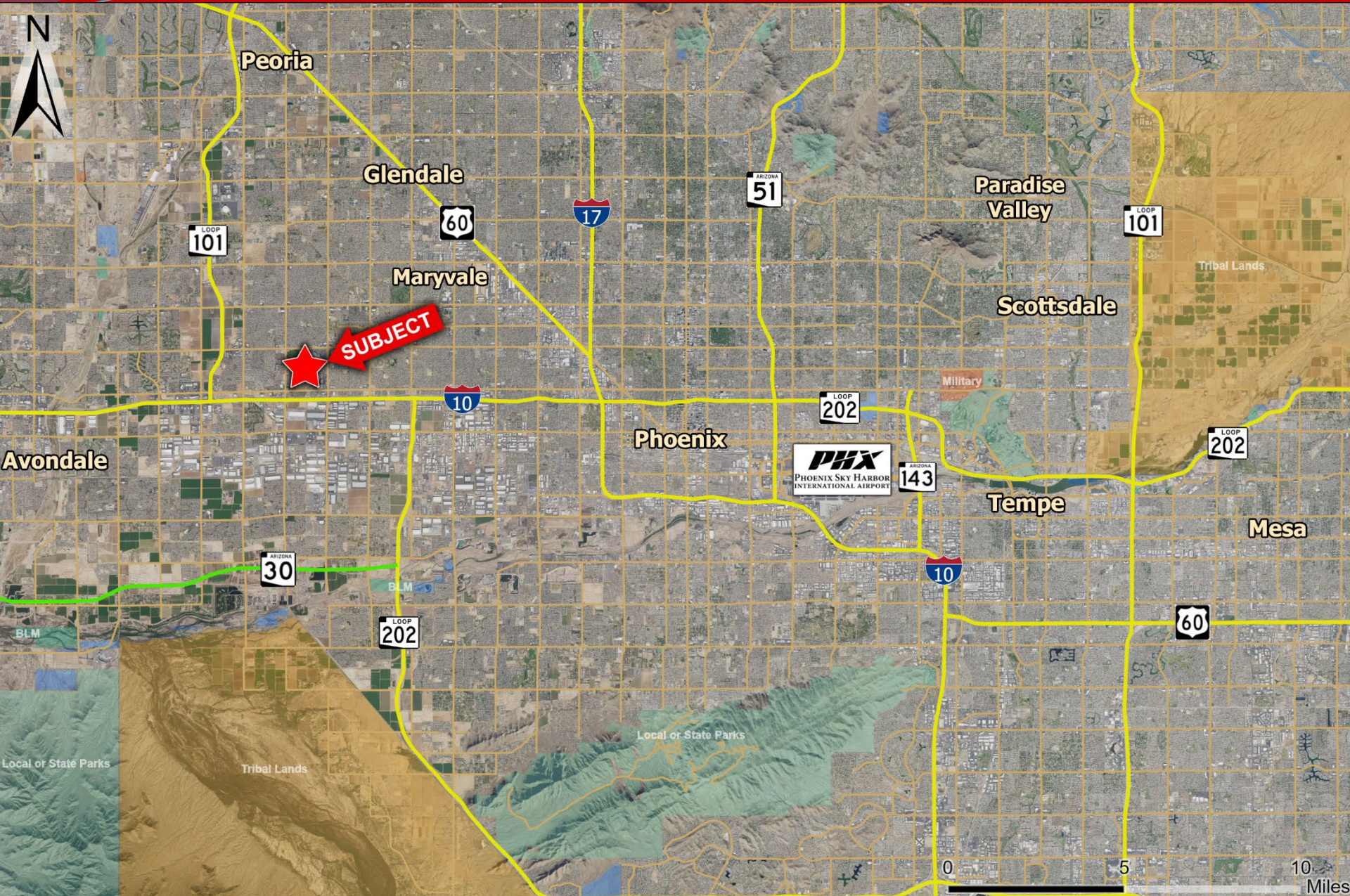


LEGEND

- I-10 West Extension/Station
- Existing Park-and-Ride
- Proposed Park-and-Ride
- Capitol Extension
- Station Target Areas







Site Plan



Encanto Estates Prospective Renderings



Encanto Estates Prospective Townhome Rendering



Location Information

Phoenix, Arizona

Phoenix is the capital city of Arizona and is located in the central region of the state. Encanto Estates benefits from its premier location in Far West Phoenix submarket allowing connectivity to both Phoenix and Glendale. The I-10 light rail extension will connect the state capital and downtown Phoenix with the greater West Valley. Encanto Estates will benefit greatly from this extension as there is a stop that is directly next to the property, which will provide tenants a fast and simple option to access the rest of greater Phoenix.

Encanto Estates is directly across the street from the Ak-Chin Pavilion. The amphitheater has a total capacity of 20,000 on a lawn surface, with 8,000 seats under the roof of the pavilion and 12,000 on the hillside beyond the pavilion. It therefore offers the largest capacity in the area for live music events and an awesome atmosphere. Also within walking distance of Encanto Estates is the Desert Sky Mall, which features 130 stores and is the premier bilingual shopping center in the area.

Directly East of Encanto Estates, real estate developer, Dominion, is building a 372 unit senior housing community called Aviara Flats. On the corner of Encanto and 83rd, real estate developer, Suncrest, is building 109 units which will be delivered in 2023. Just four miles Southeast, CapRock is constructing the largest industrial development in Phoenix history.



#5

Largest City in the USA

\$330k

Median Home Price
(within 3 miles)

\$85k

1-Mile Average Income

307k

Employees in Phoenix

379k

5-Mile Population

65k

Awarded College
Degrees