Land & Investments

nsight

Phoenix, AZ



Location: NWC 79th Ave & Encanto Blvd, Phoenix, AZ

- Size: +/- 15 Acres
- Zoning: Permit Ready
- Utilities: All to site

Comments:

1

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

Insight Land & Investments 7400 E McDonald Dr, Ste 121 Scottsdale, Arizona 85250 602.385.1535 www.insightland.com

All information furnished regarding property for sole, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease of financing or withdrawal without notice. No liability of any kind is to be immosed on the broker herein. MATT RINZLER Direct: 602-385-1534 mrinzler@insightland.com

JEREMY LOVEJOY Direct: 602-385-1525 jlovejoy@insightland.com BRIAN STILLMAN Direct: 602-385-1512 bstillman@insightland.com



Valley Metro West Valley Extension Line



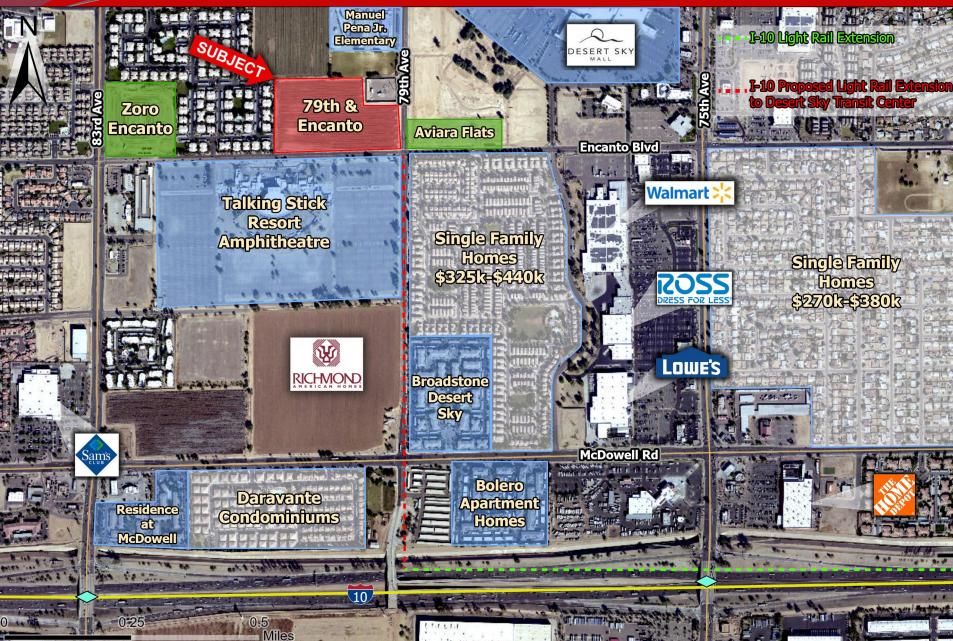
Land & Investments

nsight



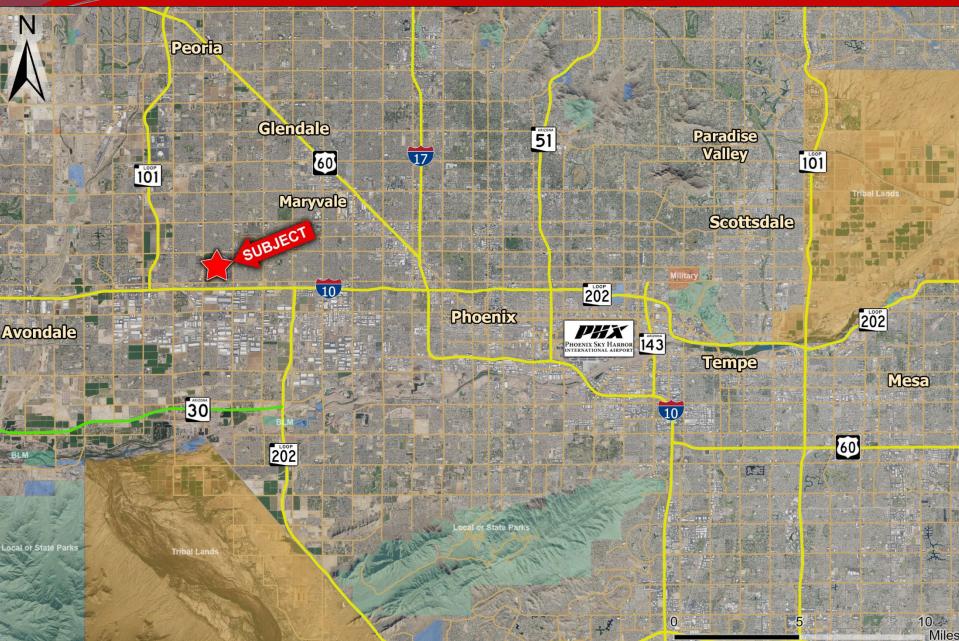
Land & Investments

nsight



Land & Investments

nsight



Land & Investments

nsight

Phoenix, AZ

Site Plan





Land & Investments

Phoenix, AZ

Encanto Estates Prospective Renderings









Land & Investments

Encanto Estates Prospective Townhome Rendering



Land & Investments

nsight

Phoenix, AZ

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 307k

Employees in Phoenix

\$330k

Median Home Price (within 3 miles)

379k

5-Mile Population

\$85k

1-Mile Average Income

65k

Awarded College Degrees