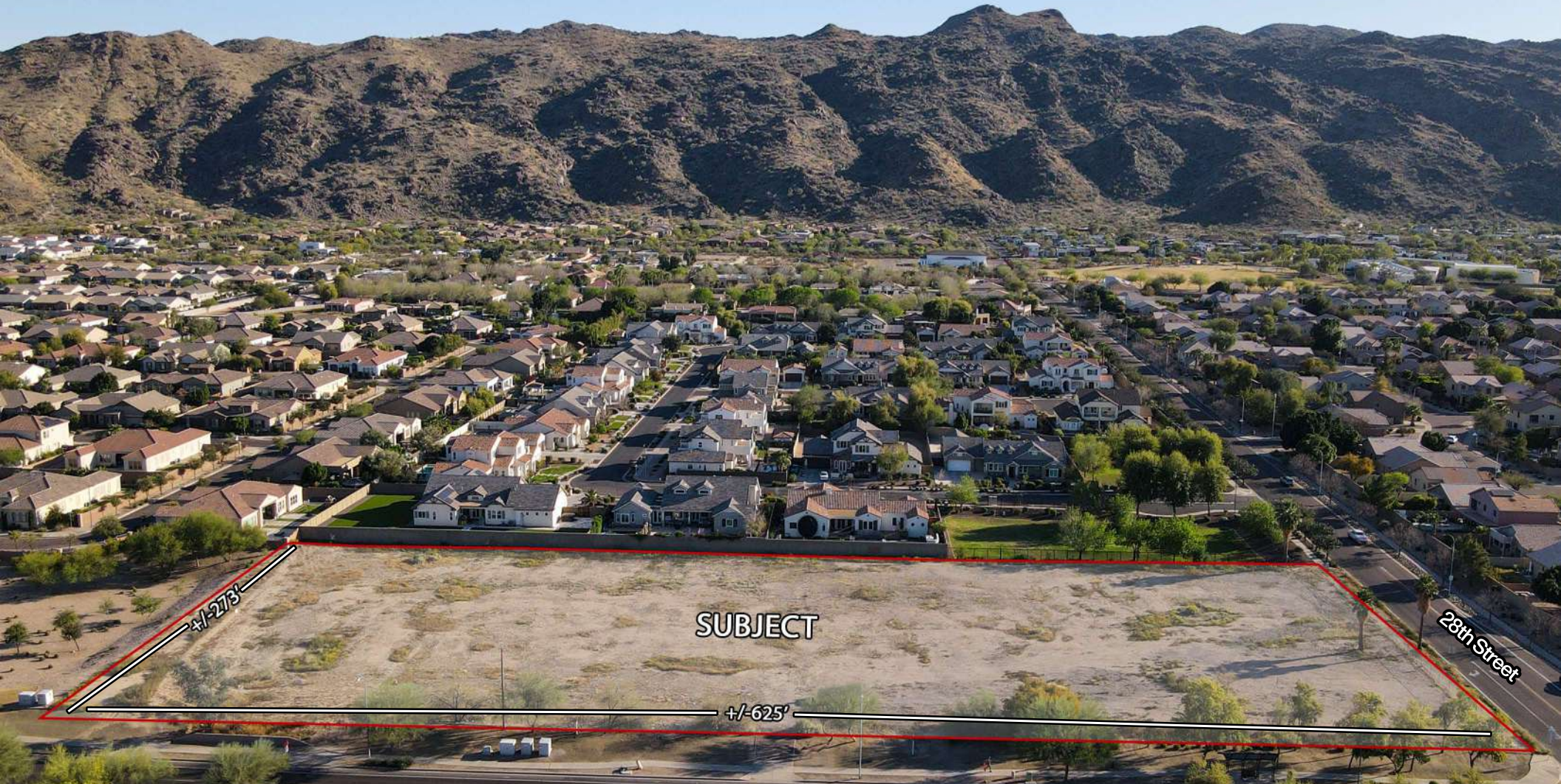


+/-4 Acre Development Parcel in the Heart of South Mountain

2803 East Baseline Road Phoenix, AZ 85042



SUBJECT

+/-273'

+/-625'

28th Street

Baseline Road



REALTYONEGROUP

David White	Brian Dellis	Brandon White
602-525-6622	602-550-5203	602-684-3396
DaveGWhite@cox.net	DellisBrian@gmail.com	Brandon.azsc@gmail.com

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

Property Details:

List Price: \$3,000,000

Property Size: Approximately 4 Acres | 174,223 sq. ft.

Current Zoning: R1-14 City of Phoenix

Redevelopment Options: Buyer to verify: Townhomes, Multi-family apartments, community retail, and more!

Nearby Attractions: South Mountain Park and Preserve, The Legacy Golf Resort, The Raven Golf Club, The Farm at South Mountain, Arizona Grand Resort & Spa, Shopping at Arizona Mills Mall. +/-5 miles to Phoenix Sky Harbor International Airport. +/-15 minutes to Arizona State University- Main Campus. Nearby access to Interstate 10 and the Loop 202 provides quick commutes to Downtown Phoenix and the Southeast Valley.

Parcel Number: 301-26-016J



Opportunities like this are becoming increasingly rare in the rapidly growing South Mountain corridor.

The property's scale, location, and flexibility make it an exceptional redevelopment opportunity.

With the continued growth and revitalization of South Phoenix, this site presents a compelling opportunity for a developer or investor to reimagine the land for townhomes, multi-family apartments, community retail, or other commercial oriented projects (buyer to verify).

This site is tailor made for a developer looking to participate in the continued expansion of the South Mountain submarket, and represents a right sized infill land opportunity with strong surrounding demand drivers and multiple potential redevelopment paths.

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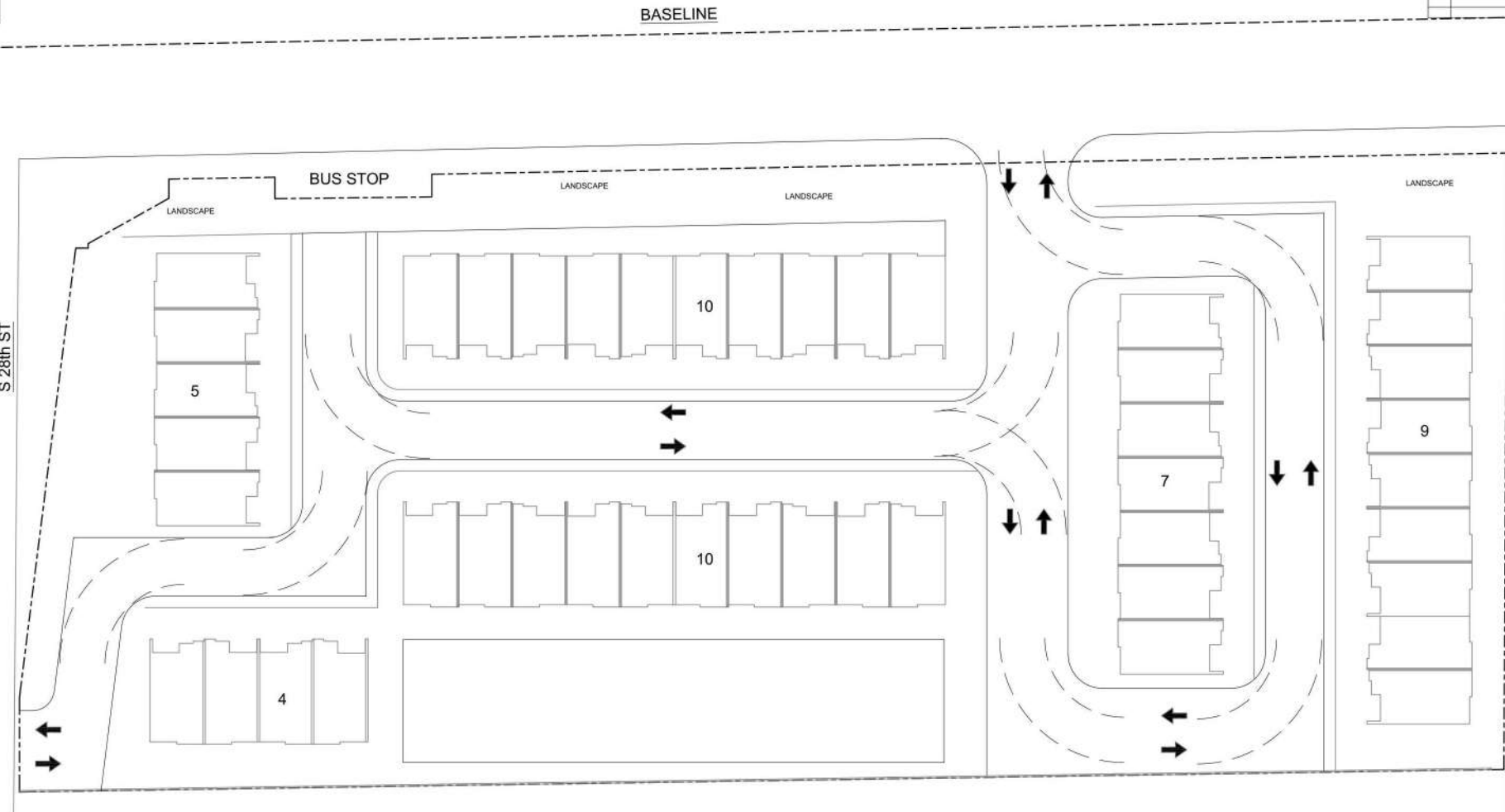
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Conceptual Site Plan - Townhomes

No.	Description	Date



S 28th ST

BASELINE

BUS STOP

LANDSCAPE

LANDSCAPE

LANDSCAPE

LANDSCAPE

5

10

10

4

7

9

RLeporeArchitecture, LLC

13440 North 44th Street, #2031
Phoenix, Arizona 85032
ph: 602.318.0100
RLeporeArchitecture@gmail.com



A New Multi-Family Development:

Baseline Townhomes

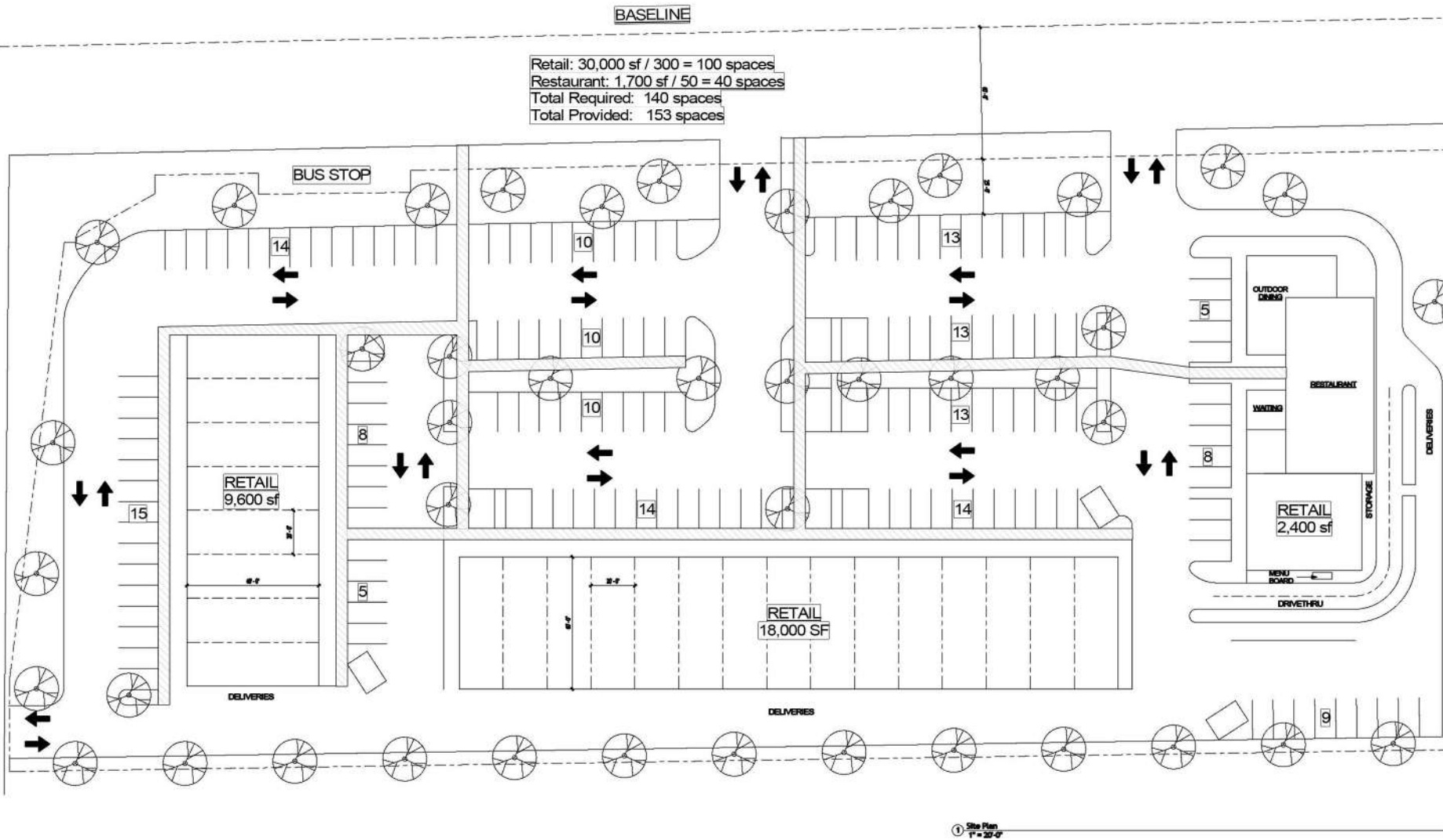
2803 East Baseline Road
Phoenix, Arizona 85042

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Conceptual Site Plan - Retail

No.	Description	Date



RLeporeArchitecture, LLC
 13440 North 44th Street #2031
 Phoenix, Arizona 85032
 Ph: 602.318.0100
 RLeporeArchitecture@gmail.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

A New Commercial Development
Baseline Commercial
 2803 East Baseline Street
 Phoenix, Arizona 85006

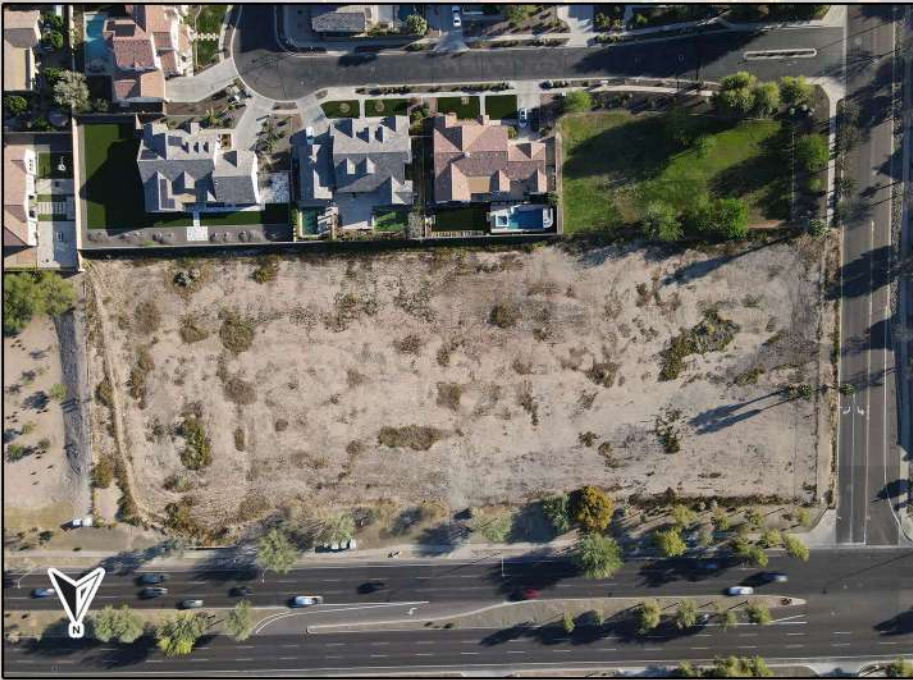
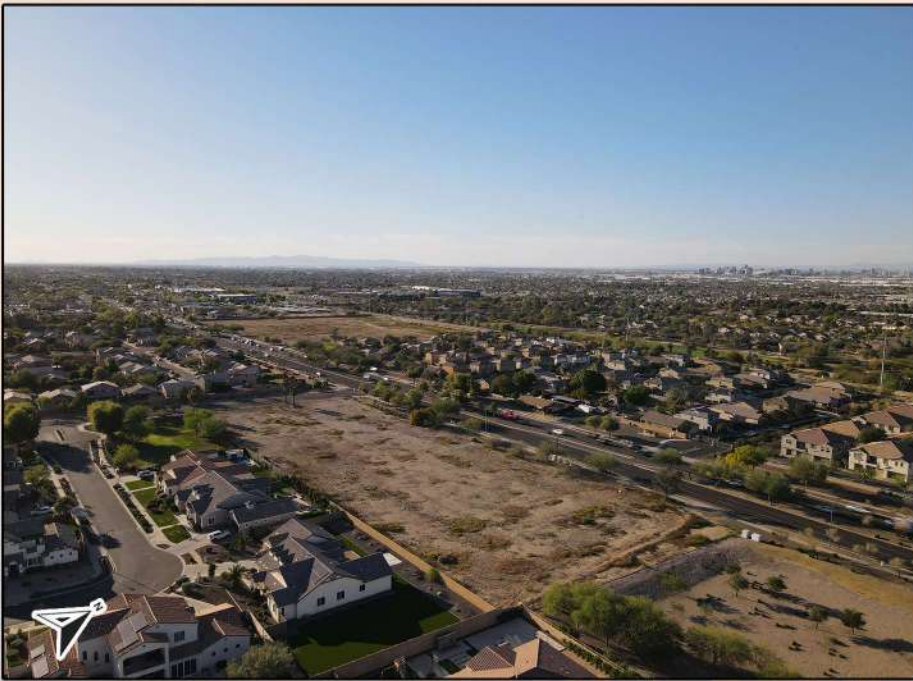
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