

NORTH PHOENIX INFILL
DEVELOPMENT SITE

FOR
SALE

16226 N 29TH ST
PHOENIX, AZ 85032

CONTACT INFORMATION

GUNNAR SINNETT
VICE PRESIDENT
gsinnett@levrose.com
314.651.0322



EXECUTIVE SUMMARY

16226 N 29th Street is an infill land opportunity in an established North Phoenix residential corridor where developable parcels have become increasingly difficult to source. The site falls within Paradise Valley Unified School District #69 and is well-positioned relative to SR-51 and Loop 101, providing access to Downtown Phoenix, the Camelback Corridor, North Scottsdale, and the broader metro employment base, including the Loop 101 / I-17 employment corridor, home to Deer Valley Airport, the Deer Valley and Desert Ridge employment centers, and a deep concentration of advanced manufacturing, aerospace, and healthcare employers driving sustained rental demand across North Phoenix.



PROPERTY DETAILS

LOCATION

16226 N 29th St
Phoenix, AZ 85032

SALE PRICE

\$575,000 (\$11.38/SF)

SITE AREA

±1.16 AC (±50,530 SF)

ZONING

R-3 (Phoenix)

PARCEL

214-31-031-C

PROPERTY HIGHLIGHTS

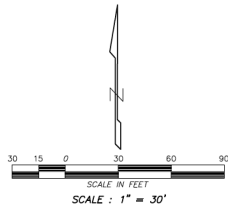
- High-barrier-to-entry submarket
- Proximity to SR-51 & Loop 101
- Multifamily residential zoning in place
- Lot accomodates up to 23 Townhome Units
- Seller will allow time for entitlements



ALTA SURVEY

ALTA / AC.S.M. LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

- Property Corner (See Monument Table)
- Property Line
- Find Brass Cap in Handhole
- Find Brass Cap Flush (unless otherwise noted)
- Schedule "B" Item
- 24 inch Rail Curb
- Concrete Surface
- Fence
- Wall
- Overhead Electric Line
- Down Guy Wire
- Electric Transformer
- Wood Post
- Power Pole
- Power Pole W/ Underground Electric
- Telephone Pole
- Public Utility Easement

MONUMENT TABLE	
1	SW COR. N. 1/2, SW 1/4, SW 1/4, NE 1/4, SEC. 2 - NOTHING FND OR SET - CALC'D POSITION PER BK. 148, PG. 50, M.C.R. & BK. 239, PG. 23, M.C.R.
2	FND PK NAIL W/ ILLEGIBLE TAG - ON WALL
3	SET PK NAIL & WASHER L.S. 31020 - ON WALL
4	SET PK NAIL & WASHER L.S. 31020
5	SW COR. R AND R ESTATES - NOTHING FND OR SET - CALC'D POSITION PER BK. 148, PG. 50, M.C.R. & BK. 916, PG. 33, M.C.R.
6	SE COR. N. 1/2, SW 1/4, SW 1/4, NE 1/4, SEC. 2 - NOTHING FND OR SET - CALC'D POSITION PER BK. 148, PG. 50, M.C.R.

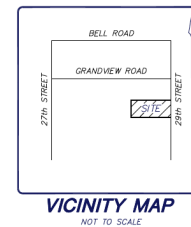
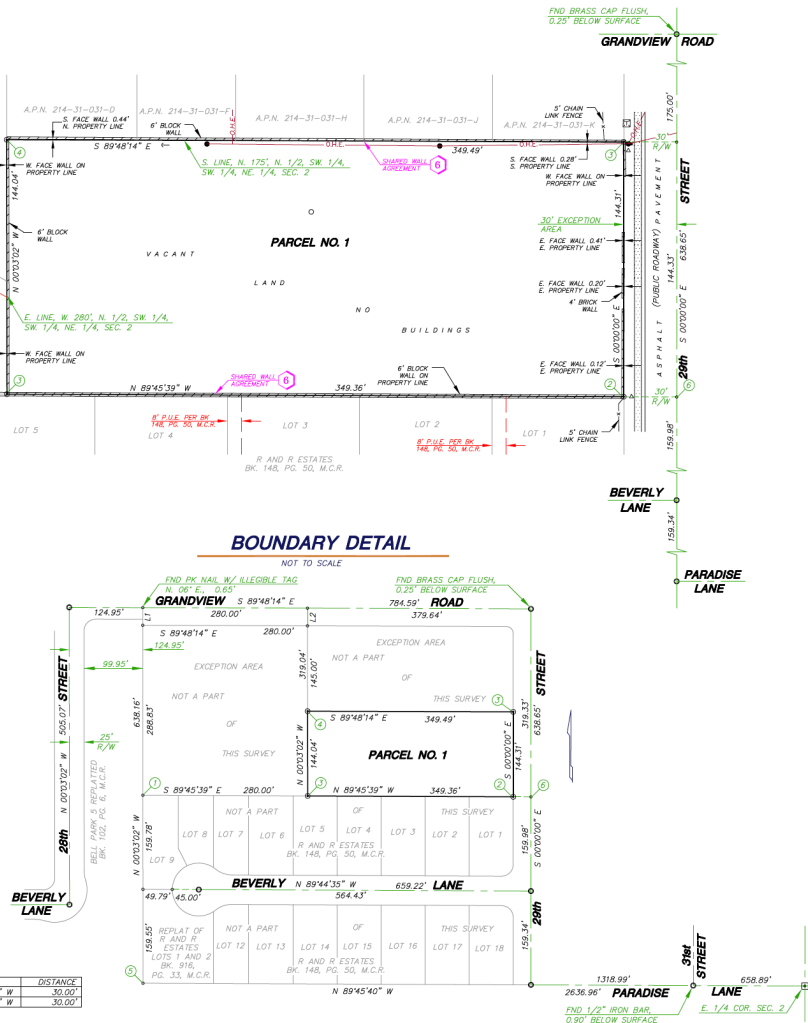
SURVEY NOTES

- This survey is based on a First Amended Commitment for Title Insurance issued by Chicago Title Insurance Company, Title Number CTA1209513, dated September 11, 2012.
- BASIS OF BEARING: The monument line of 29th Street, using a bearing of South 00 degrees 00 minutes 00 seconds East, per the Plat of R AND R ESTATES, recorded in Book 148, Page 50, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of records used for this survey.
- The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

SCHEDULE "B" ITEMS

- Easements, covenants, conditions and restrictions as set forth on the recorded plat of said subdivision. (DOES NOT AFFECT SUBJECT PROPERTY)
- Matters contained in that certain document:
Entitled: Notice of Cable Television Service Agreement
Date: 10/06/1992
Recording Date: March 31, 1993
Recording No: 83-115720
Reference is hereby made to said document for full particulars. (DOES NOT AFFECT SUBJECT PROPERTY)
- Matters contained in that certain document:
Entitled: Shared Well Agreement
Date: 09/15/1999
Recording Date: February 5, 2000
Recording No: 2000-07819
Reference is hereby made to said document for full particulars.

LINE	BEARING	DISTANCE
L1	N 00°10'00" W	30.00'
L2	N 00°10'00" W	50.00'



PARCEL DESCRIPTION

PARCEL NO. 1
The North half of the Southwest quarter of the Northeast quarter of Section 2, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
EXCEPT the North 175 feet; and
EXCEPT the West 280 feet; and
EXCEPT the East 30 feet.

REFERENCE DOCUMENTS

PLAT PER BOOK 148, PAGE 50, M.C.R.
PLAT PER BOOK 239, PAGE 23, M.C.R.
PLAT PER BOOK 916, PAGE 33, M.C.R.

SITE INFORMATION

ADDRESS: VACANT LAND - 29th STREET & GRANDVIEW ROAD, PHOENIX, ARIZONA
No buildings existing on the surveyed property.
A.P.N.: 214-31-031-C
LAND AREA:
1.157 ACRES - 50,377 SQ. FT.
STRIPED PARKING SPACE TABULATION:
There are no striped parking spaces on the subject property.

CERTIFICATION

TO:
THE NUVA, LLC, an Arizona limited liability company; R H NOTE, LLC, an Arizona limited liability company; and CHICAGO TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8, 9, 10(a), 11(a), and 14 of Table A thereof. The field work was completed on 10/1/2012.

October 3, 2012
G. Bryan Goetzberger
R.L.S. 31020



ALTA / AC.S.M. LAND TITLE SURVEY
VACANT LAND - 29th STREET & GRANDVIEW ROAD, PHOENIX, ARIZONA

ALLIANCE
LAND SURVEYING, LLC

SHEET: 1 OF 1 | DATE: 10-3-12 | JOB NO: 120919; Parcel 1

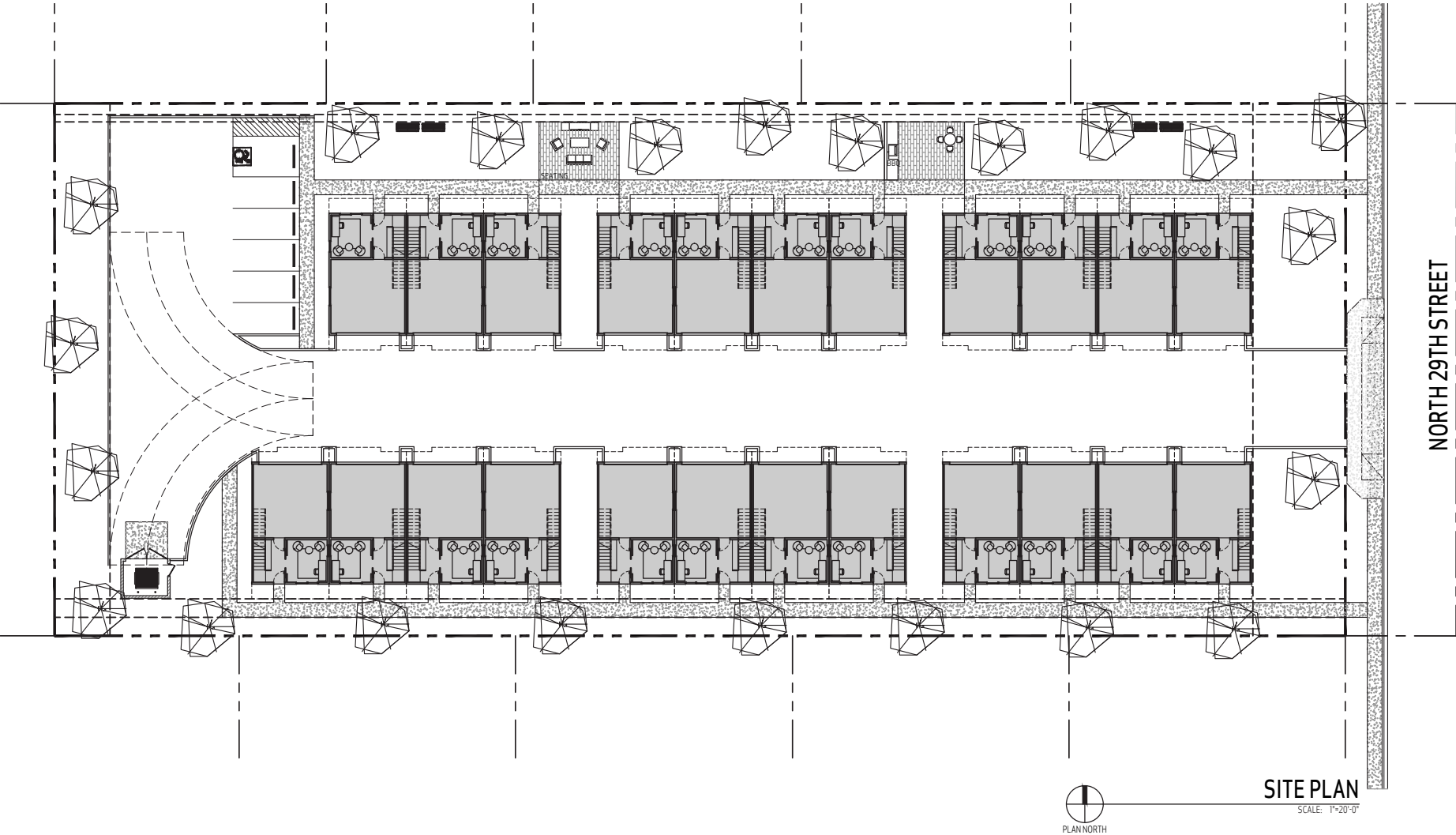
STATEWIDE SERVICE IN ARIZONA
www.alliancelandsurveying.com

7800 N 70TH AVENUE TEL (602) 872-2000
SUITE 104 FAX (602) 872-8016
GLENDALE, AZ 85303

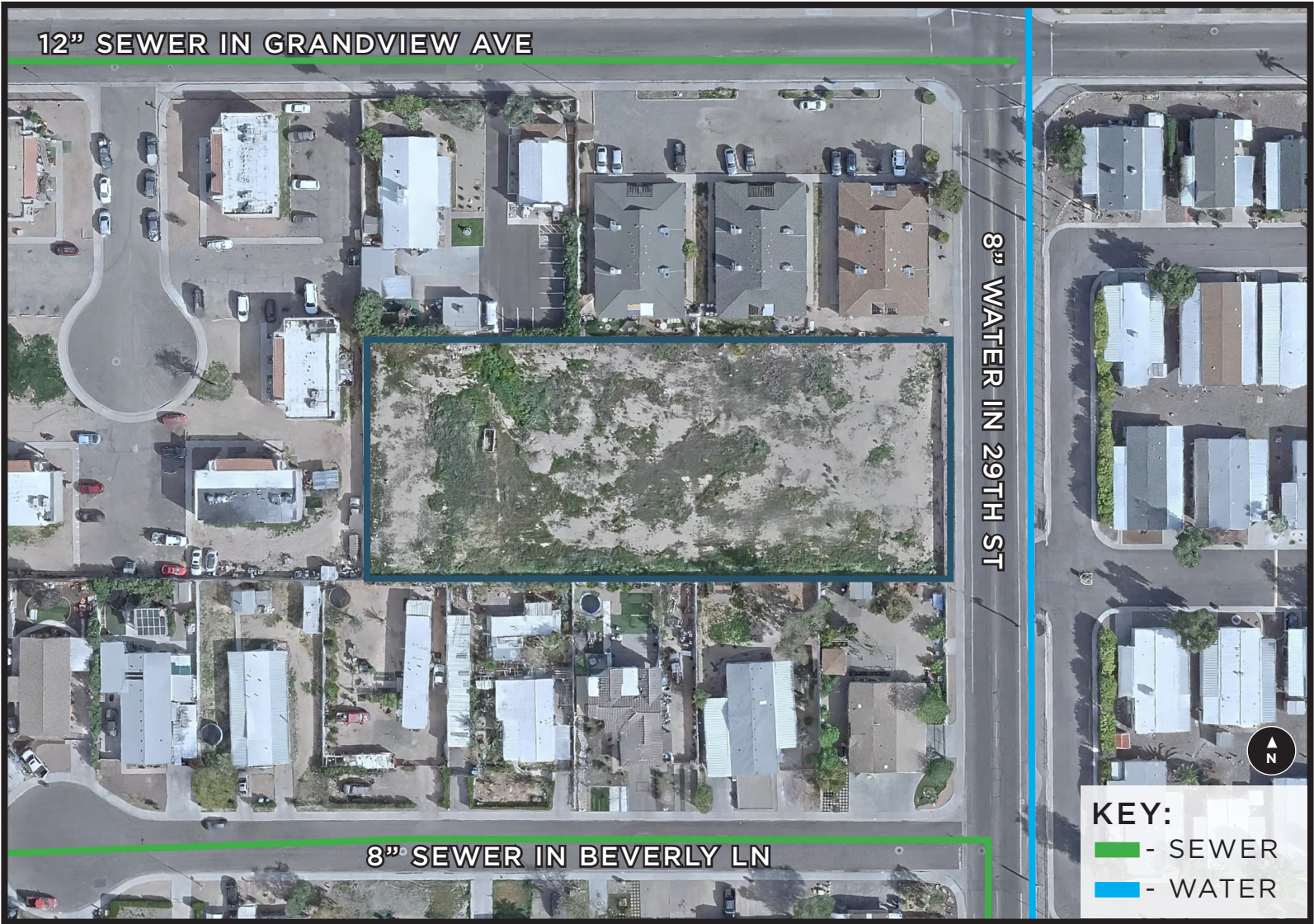


TOMCAK
DESIGN

SITE PLAN - 23 TOWNHOMES

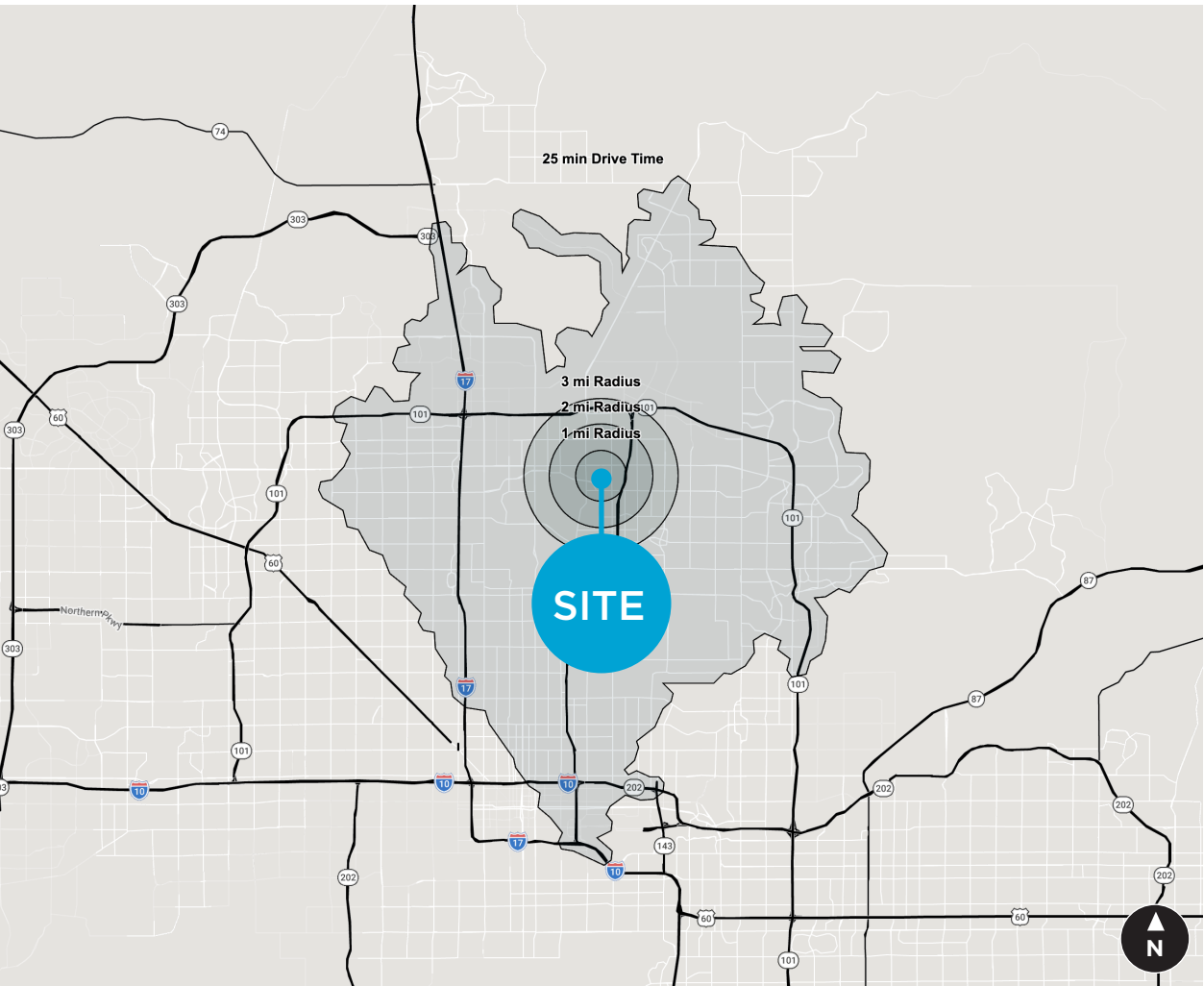


UTILITY MAP



*Per City of Phoenix

DEMOGRAPHICS



*2025 Statistics from SitesUSA.com

POPULATION

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	22,240	66,063	144,631	1.03 M
2030	21,132	62,880	138,142	1.02 M

HOUSEHOLDS

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	8,443	26,731	62,114	443,434
2030	8,176	25,928	60,549	445,129

AVERAGE INCOME

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$84,147		\$115,482	\$135,806
2030	\$84,010	\$107,673	\$115,232	\$135,637

EMPLOYEES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	6,176	16,242	36,614	581,164

BUSINESSES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	1,029	2,783	6,414	71,136

PHOENIX CITY OVERVIEW

GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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REAL ESTATE SERVICES

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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