

ONE REALTYONEGROUP



For Sale

36.45± Acres

Entitled Multifamily

Development Opportunity

Proposed 207 Units

22643 N Black Canyon Hwy
Phoenix, AZ 85027

LINDSAY MOZENA

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VISTAGROUP.US



22643 N BLACK CANYON HWY

Located along Black Canyon Highway in North Phoenix with convenient access to I-17 and close proximity to major employment drivers including Taiwan Semiconductor Manufacturing Company. This 36.45± acre hillside site offers existing entitlement progress, privacy bordered by State Trust Land, and significant long-term upside for multifamily or mixed-use development.

OPPORTUNITY HIGHLIGHTS

LAND SIZE	±36.45 AC
ZONING	R-43
PRICING	Contact Listing Agent

36 MIN

DRIVE TO PHOENIX SKY HARBOR

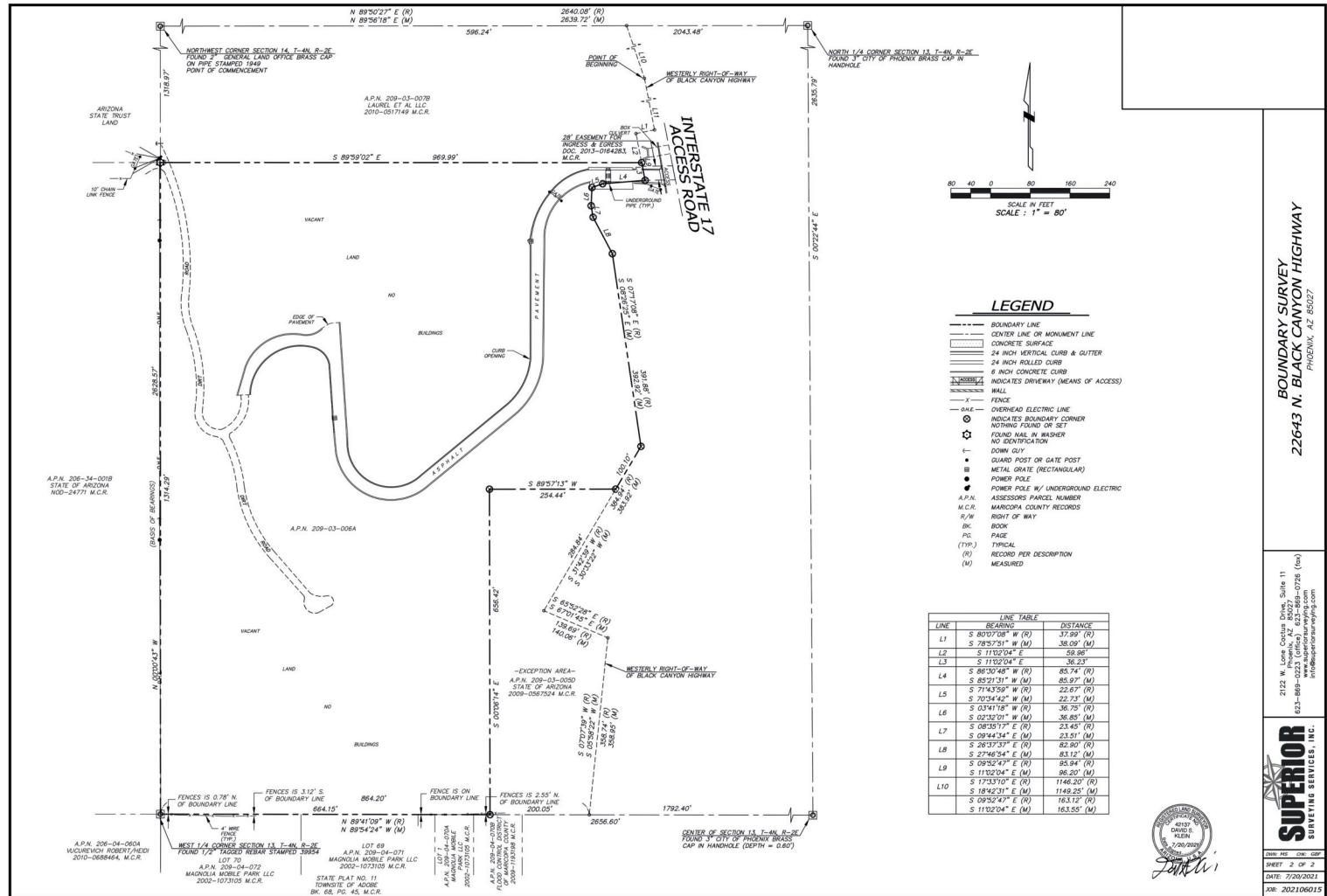
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
I- 17	W Pinnacle Peak Rd N	3,738	2025	0.14 mi
N Black Canyon Hwy	Desert Edge Mobile Home P...	2,140	2024	0.19 mi
N Black Canyon Hwy	W Pinnacle Peak Rd N	5,798	2024	0.28 mi
I-17 Exit 217 A-Ramp	W Pinnacle Peak Rd N	11,731	2025	0.30 mi
N Black Canyon Hwy	Desert Edge Mobile Home P...	2,049	2025	0.31 mi
I-17 Exit 217 J-Ramp	W Pinnacle Peak Rd N	6,844	2025	0.31 mi
I- 17	W Rose Garden Ln N	115,912	2023	0.37 mi
I 17	I- 17 N	135,704	2020	0.37 mi
Black Canyon Freeway	I- 17 N	145,758	2025	0.37 mi
W Williams Dr	Mobile Home Park W	1,144	2025	0.40 mi

Partially-Entitled

Parcels:

- 206-34-003
- 209-03-005D
- 209-03-006A



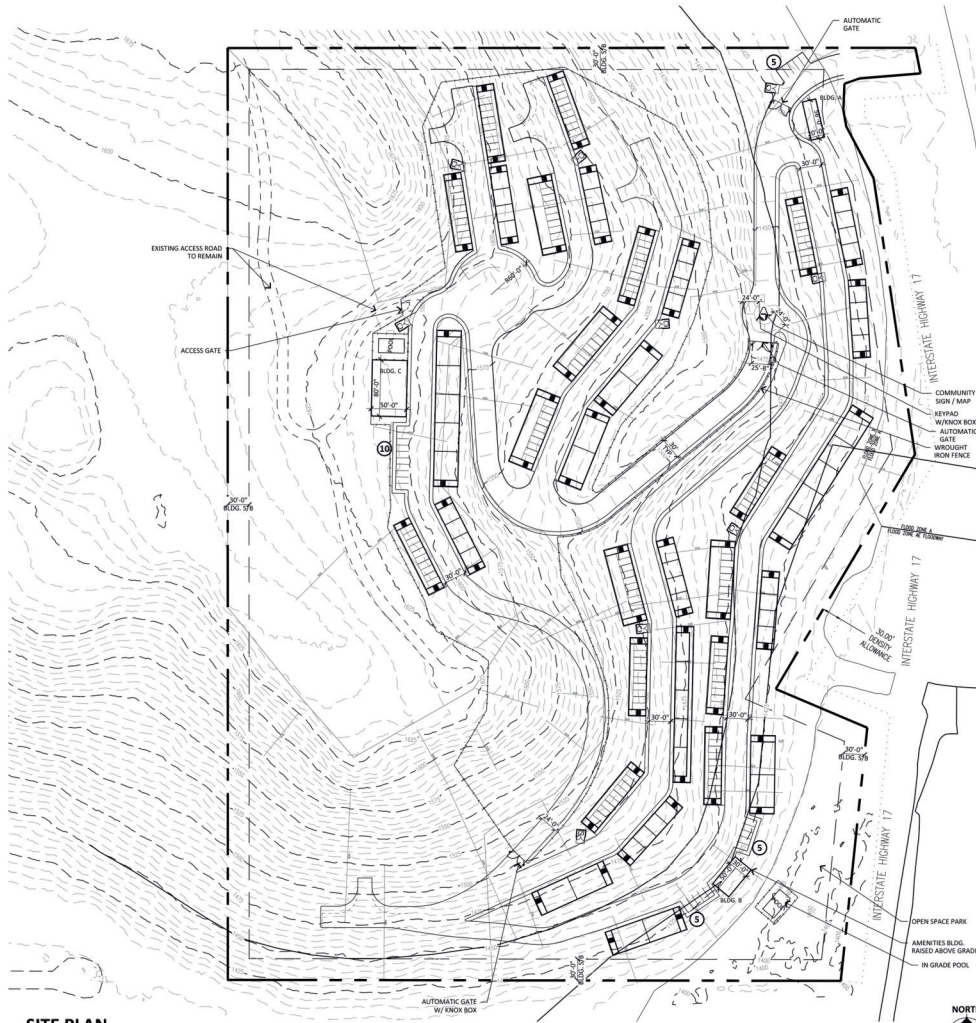
BOUNDARY SURVEY
 22643 N. BLACK CANYON HIGHWAY
 PHOENIX, AZ 85027

2122 W. Lone Canyon Drive, Suite 111
 Phoenix, AZ 85027
 602-388-0223 (office) 602-388-0726 (fax)
 info@superiorsurveying.com



DATE: 7/20/2021
 TIME: 10:02:00
 JOB: 202106015

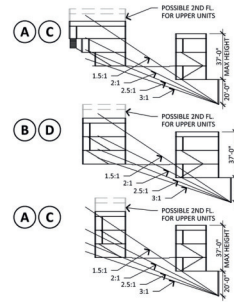




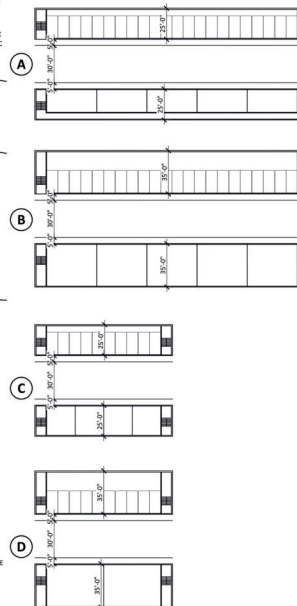
SITE PLAN
SCALE: 1" = 70'-0"



I-17 AND WILLIAMS
22643 N. BLACK CANYON FREEWAY
PHOENIX, ARIZONA 85027
DATE: 09.16.2025 (PRELIMINARY)



BLDG. SECTION
SCALE: 1" = 40'-0"



BLDG. TYPE
SCALE: 1" = 40'-0"

PROJECT DIRECTORY

ARCHITECT:
RCAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rcaa.com

SITE DATA

PARCEL NUMBER: 209-03-006A, 209-03-005D
EXISTING ZONING: RE-43
SITE AREA: 26.30 ACRES (1,145,414 S.F.)
PROPOSED USE: RESIDENTIAL

BUILDING DATA:	
BLDG. A -	1,120 S.F.
BLDG. B -	1,500 S.F.
BLDG. C -	4,000 S.F.
CONDOS - x15	159,735 S.F.
APARTMENTS - x17	181,302 S.F.
TOTAL BLDG. S.F.:	347,657 S.F.

BUILDING FOOTPRINT:	
BLDG. A -	1,120 S.F.
BLDG. B -	1,500 S.F.
BLDG. C -	4,000 S.F.
CONDOS - x15	53,245 S.F.
APARTMENTS - x17	60,434 S.F.
TOTAL BUILDING AREA:	120,299 S.F.
SITE COVERAGE:	10.4 %

CONDOS: NUMBER OF UNITS: *ESTIMATED UNIT SIZE*	
TOTAL UNIT S.F.:	106,490 S.F. (2 LEVELS)
3-BDR, 2 BATH: 1,200 S.F.	60% 53 UNITS
4-BDR, 2.5 BATH: 1,400 S.F.	40% 31 UNITS
TOTAL # OF UNITS:	84 UNITS

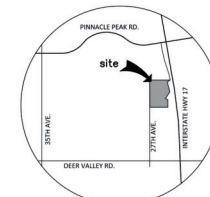
APARTMENTS: NUMBER OF UNITS: *ESTIMATED UNIT SIZE*	
TOTAL UNIT S.F.:	120,868 S.F. (2 LEVELS)
1-BDR, 1 BATH: 700 S.F.	20% 34 UNITS
2-BDR, 1.5 BATH: 900 S.F.	20% 26 UNITS
3-BDR, 1.5 BATH: 1,100 S.F.	35% 38 UNITS
3-BDR, 2 BATH: 1,200 S.F.	25% 25 UNITS
TOTAL # OF UNITS:	123 UNITS

PARKING REQUIREMENTS:	
OFFICE 1 SPACE PER 300 S.F. FLOOR AREA	
1.5 SPACES PER 1 BDR UNITS	
2 SPACES PER 2+ BDR UNITS	
ACCESSIBLE PARKING 1 PER 9 UNITS	

TOTAL PARKING REQUIRED:	
OFFICE: 1,120 / 300 =	4 SPACES
1-BDR: 34 * 1.5 =	51 SPACES
2-BDR: 26 * 2 =	52 SPACES
3-BDR: 38 * 2 =	182 SPACES
4-BDR: 25 * 2 =	112 SPACES

TOTAL PARKING REQUIRED:	401 MIN. SPACES
TOTAL PARKING PROVIDED:	401 MIN. SPACES

ACCESSIBLE SPACES REQUIRED:	14 SPACES
ACCESSIBLE SPACES PROVIDED:	16 SPACES



VICINITY MAP
SCALE: N.T.S.

SP-1

RCAA# 22219.00

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POPULATION

	1 Mile	3 Miles	5 Miles
2024 POPULATION	±8,293	±69,241	±209,956
2029 PROJECTED POPULATION	±9,080	±75,053	±226,599
ANNUAL GROWTH 2024-2029	1.9%	1.7%	1.6%

EMPLOYMENT & SPENDING

	1 Mile	3 Miles	5 Miles
DAYTIME EMPLOYMENT	±8,122	± 60,004	±92,190
TOTAL CONSUMER SPENDING	\$106.2M	\$923.3M	\$2.8B

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	±3,454	±27,422	±81,862
2029 PROJECTED HOUSEHOLDS	±3,7952	±29,793	±88,456
ANNUAL GROWTH 2024-2029	.0%	1.7%	1.6%
AVERAGE HOUSEHOLD INCOME	\$83,701	\$98,860	\$99,670





For more information, contact:

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