

— RESIDENTIAL LAND · TEMPE, ARIZONA · EXCLUSIVELY AVAILABLE

Four entitled doors, one *walk* to ASU.

ADDRESS

919 S. Wilson ST.

LIST PRICE

\$620k LAND BASIS

LOT

10,000 SF · 0.23 AC

STATUS

Pending · R-3 · 4 UNITS

01

THE OPPORTUNITY · ONE PARAGRAPH

A small parcel with a big tailwind.

Most central-Tempe lots that come to market are either already built, locked up by university housing operators, or stalled in early pre-entitlement. This one is different: the engineering work to define four sellable doors has already been done, and the project is now under active city review. An investor steps into a stamped civil set, a delivered utility stub, and a use that is in front of the City of Tempe for approval.

SITE

10,000sf

R-3 zoned, rectangular, single ownership. ~50 ft of Wilson Street frontage by ~200 ft deep.

LIST PRICE

\$620k land basis

\$62 / saleable foot of land cost. Compares favorably to surrounding finished-product comps.

DENSITY

4 units proposed

Two-bedroom, two-bath single-family-attached. Three stories above garage level.

APPROVALS

PENDING city review

R-3 four-unit application pending with the City of Tempe; civil engineering plan stamped 02-2026.

SALEABLE AREA

7,000sf livable

1,750 sf per unit. Garage at ground; living on levels two and three.

UTILITIES

All to site

Water meter, sewer, power, fire hydrant on Wilson Street. No off-site work expected.

You are buying a piece of paper as much as a piece of dirt — the entitlement is the asset. Most of the engineering friction has been absorbed by the seller; city approval is the next step.

Concept rendering

OPTION 3 — URBAN BRICK + STEEL



1 FRONT ELEVATION — NO GARAGES



2 STREET PERSPECTIVE



3 REAR DRIVE AISLE / 2-CAR GARAGES

02

LOCATION · WHY CENTRAL TEMPE

Six blocks from Mill. Walking distance to ASU.

The lot sits inside the ring of Tempe's strongest rental and resale demand: south of University Drive, west of Mill Avenue, north of Apache Boulevard. ASU's main campus is a fifteen-minute walk; Sky Harbor is a ten-minute drive; Loop 202 puts Scottsdale, downtown Phoenix, and the East Valley inside a twenty-minute commute.



DRIVE TIMES *From the lot, real-world.*

ASU TEMPE CAMPUS	<div style="width: 10%;"></div>	~3 min
MILL AVENUE DISTRICT	<div style="width: 15%;"></div>	~4 min
PHOENIX SKY HARBOR	<div style="width: 30%;"></div>	~10 min
DOWNTOWN SCOTTSDALE	<div style="width: 45%;"></div>	~15 min
DOWNTOWN PHOENIX	<div style="width: 60%;"></div>	~18 min
OLD TOWN TEMPE	<div style="width: 15%;"></div>	~5 min

SUBMARKET SIGNAL *Why this corridor is durable.*

- ASU enrollment continues to expand; on-campus housing is chronically undersupplied.
- R-3 infill near Mill commands a premium over Phoenix-metro median.
- For-sale 2BR townhomes in 85281 trade well above the \$/sf required to make this site work.
- Light rail and the Mill Avenue district anchor walkable resale demand.

04

THE BUILD · WHAT THE DIRT BECOMES

One building. Four doors. Three stories each.

The proposed program is a single three-story structure of four single-family-attached townhomes, each with two bedrooms, two baths, and a private ground-level garage. Total livable area is 7,000 sf; total building footprint is roughly 2,800 sf. Type V-A construction, R-2 occupancy, sprinklered.

04-B Four mirrored units, side-by-side.

LOT 1	LOT 2	LOT 3	LOT 4
Unit 01	Unit 02	Unit 03	Unit 04
TOTAL 1,750 sf	TOTAL 1,750 sf	TOTAL 1,750 sf	TOTAL 1,750 sf
BEDS 2	BEDS 2	BEDS 2	BEDS 2
BATHS 2	BATHS 2	BATHS 2	BATHS 2
GARAGE 2 car	GARAGE 2 car	GARAGE 2 car	GARAGE 2 car

04-C Per-unit area, by level.

LEVEL	USE	AREA	% OF UNIT
Ground	Garage + entry	340 sf	19%
Level 2	Kitchen, living, dining	705 sf	40%
Level 3	Bedrooms, baths, primary	705 sf	41%
Total	Per unit	1,750 sf	100%

05

DEVELOPMENT STANDARDS · AS PROPOSED

Comfortable headroom against the code.

The numbers below are taken verbatim from the stamped Mastro civil engineering set submitted to the City of Tempe.

STANDARD	REQUIRED	PROVIDED	MARGIN
Density (DU / acre)	≤ 20	17	-3 du/ac
Min lot area / DU	2,180 sf	2,500 sf	+15%
Building height	30' – 0"	30' – 0"	at max
Max lot coverage	50%	28%	-22 pts
Min landscape area	25%	26%	+1 pt
Landscape area (sf)	2,500 sf	2,601 sf	+101 sf

05-B Setbacks · all four sides.

SIDE	TYPE	REQUIRED	PROVIDED
Front (W)	Building	20 ft	20 ft
Front (W)	Open structure	15 ft	20 ft
Side (N)	Building walls	10 ft	10 ft
Rear (E)	Building / porch	15 ft	15 ft
Side (S)	Building	10 ft	23 ft

APPLICABLE BUILDING CODES (CITY OF TEMPE)

2018 Tempe Building Safety Admin Code · 2018 International Building Code (IBC) · 2018 International Residential Code (IRC) · 2018 International Energy Conservation Code (IECC) · 2018 International Fire Code (IFC) · 2018 International Mechanical Code (IMC) · 2018 International Plumbing Code (IPC) · 2017 National Electrical Code (NEC). Occupancy: R-2. Construction type: V-A. Sprinklers: provided. Use: separated.

— FIN —

OWNER / DEVELOPER

919 S Wilson LLC

LISTING BROKER

Carl Lueck

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PROJECT TEAM

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