

# 1001 E. *Guadalupe* Road

TEMPE · ARIZONA · 85283

LIST PRICE

**\$1,700,000**

EXCLUSIVELY REPRESENTED BY

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§ 01

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§ 02 · EXECUTIVE SUMMARY

# A shovel-ready infill site on one of South Tempe's most travelled corridors — *entitled for twenty townhomes.*

TREN CRE is pleased to present the opportunity to acquire **±1.955 acres** of vacant land fronting East Guadalupe Road in Tempe, Arizona. The site benefits from an existing, approved site plan for **twenty attached for-sale townhome units** — eliminating entitlement risk and accelerating time-to-market for a qualified residential developer.

Positioned on a primary east-west arterial carrying **23,600 vehicles per day**, the Property is encircled by national-credit retail, daily-needs service, and stable established single-family neighborhoods. The R/O designation, paired with the existing entitlement, provides a clear development path and optionality.

WHY TEMPE

Tempe is the gravitational centre of the Phoenix metro — a college town that grew into an innovation hub, home to Arizona State University's main campus and a deepening roster of corporate occupiers including State Farm, Carvana, DoorDash, Amazon, and Microsoft.

Bordered by Phoenix, Scottsdale, Mesa, and Chandler, Tempe is the natural mid-point of the East Valley's employment and retail base. Land for new for-sale residential product south of US-60 is increasingly scarce; the South Tempe submarket is characterized by stable single-family ownership, low vacancy, and high-performing schools.

LIST PRICE

**\$1.70M**  
\$852,138 / acre

LAND AREA

**±1.955AC**  
86,902 SF · 2 parcels

ENTITLEMENT

**20** units  
Site plan approved

ZONING

**R/O**  
Residential / Office

TRAFFIC

**23.6K**  
AADT on Guadalupe

APN

**301-02-005Z**  
**301-02-981**  
Two contiguous parcels

MARKET SNAPSHOT

METRO POPULATION

**5.0M+**  
Phoenix-Mesa-Chandler MSA

CITY OF TEMPE

**±185K**  
Residents

ASU ENROLLMENT

**80K+**  
Across all campuses

SKY HARBOR

**±12 min**  
Phoenix Sky Harbor Int'l

Figures approximate · sourced from City of Tempe and U.S. Census Bureau public data.

§ 03

# Property *Features*

## Site

LAND SF	85,191
LAND ACRES	±1.955
PARCELS	301-02-005Z & 301-02-981
ZONING	R/O · Residential / Office
ENTITLEMENT	20 Townhomes · Approved
TOPOGRAPHY	Flat
TRAFFIC COUNTS	23,600 AADT

## Neighboring Properties

NORTH	Single-Family Residential
SOUTH	E. Guadalupe Road
EAST	Professional Office
WEST	Neighborhood Commercial



Fig. 01 · Subject site looking southeast

## Utilities

WATER	To Site
SEWER	To Site
IRRIGATION	To Site
ELECTRICITY / POWER	To Site
TELEPHONE / CABLE	To Site

§ 04

# Investment *Highlights*

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- 01** **Site Plan Approved — Entitlement Risk Removed**  
City of Tempe has approved a site plan for twenty attached townhomes, allowing a purchaser to move directly to construction documents and platting rather than entering a multi-year entitlement process.
- 02** **±1.995 Acres on a Primary Arterial**  
Frontage on East Guadalupe Road at 23,600 AADT provides residential visibility uncommon for in-fill for-sale product and supports both the primary residential use and any allowable office alternative under R/O.
- 03** **Two Contiguous Parcels — Clean Envelope**  
APN 301-02-005Z and 301-02-981 combine into a single rectangular development envelope with sufficient depth to accommodate the approved two-building, central-drive townhome configuration.

- 04** **Walk-to-Daily-Needs Trade Area**  
Whole Foods, Trader Joe's, Target, Walmart, CVS, and Walgreens are all within a short drive. Surrounding retail rents and absorption indicate a mature, durable consumer base — a key driver of new-home demand.
- 05** **Supply-Constrained Submarket**  
South Tempe is largely built-out; new for-sale attached product is rare and historically absorbs quickly into local move-up demand at accessible price points relative to North Tempe and Scottsdale.
- 06** **Centrality — The Phoenix Metro's Middle**  
Twelve minutes to Phoenix Sky Harbor, fifteen to downtown Phoenix, and ten to ASU, with quick access to the Loop 101, Loop 202, US-60, and I-10 freeway network.

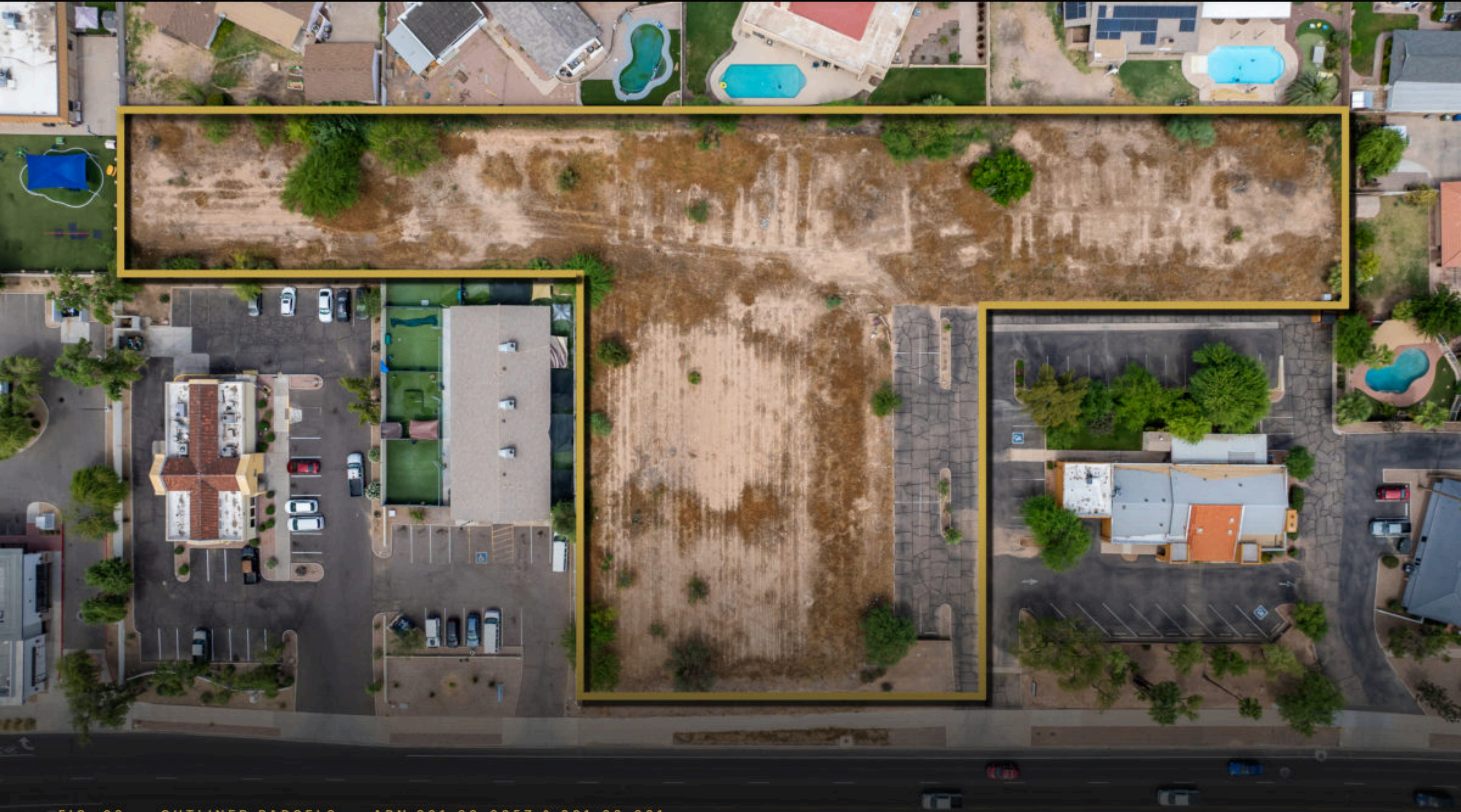


FIG. 02 · OUTLINED PARCELS · APN 301-02-005Z & 301-02-981

Two contiguous parcels — clean north-south development envelope with Guadalupe frontage.

↑ N  
E. GUADALUPE RD · 23,600 AADT

FIG. 03 · AERIAL SURVEY

## Established trade area — twelve minutes from Sky Harbor & downtown Phoenix.

The subject site fronts the north side of East Guadalupe Road between McClintock and Rural, with Marcos de Niza High School and surrounding single-family neighborhoods to the north and east. Daily-needs retail anchors the corridor in every direction.

South Tempe's centrality is its enduring advantage — the Phoenix skyline, Papago Park, ASU's main campus, and Phoenix Sky Harbor International all sit within a fifteen-minute drive of the Property.

§ 05 · APPROVED ENTITLEMENT

# Site plan approved for *twenty townhomes*.



Fig. 04 · Architectural rendering – representative of approved townhome product

• ENTITLEMENT COMPLETE

Twenty attached for-sale townhomes — a clean, executable product for South Tempe's supply-constrained for-sale market.

TOTAL UNITS	20
DENSITY	±10 DUA
PRODUCT	Attached Townhome (For-Sale)
TOPOGRAPHY	Flat
FRONTAGE	E. Guadalupe Rd.
PLAN STATUS	Approved by City of Tempe

DILIGENCE NOTE

Site plan was approved through the City of Tempe. Approval letters, civil, and plat documents available separately for purchase.

§ 06 • REGULATORY

# Zoning & *Permitted Uses*

## R/O DISTRICT Residential / Office

The R/O district accommodates a mix of single-family attached residential and limited professional office uses, making it well-suited to transitional sites along arterial corridors like East Guadalupe Road.

KEY REFERENCE DOCUMENTS

→ [Development Standards for R/O](#)

→ [Permitted Uses \(Tempe ZDC, Part 3\)](#)

→ [City of Tempe Interactive Zoning Map](#)

The approved site plan referenced herein has been reviewed against and complies with the controlling dimensional standards in Part 4 of the Tempe Zoning & Development Code.

JURISDICTION

City of Tempe, Arizona

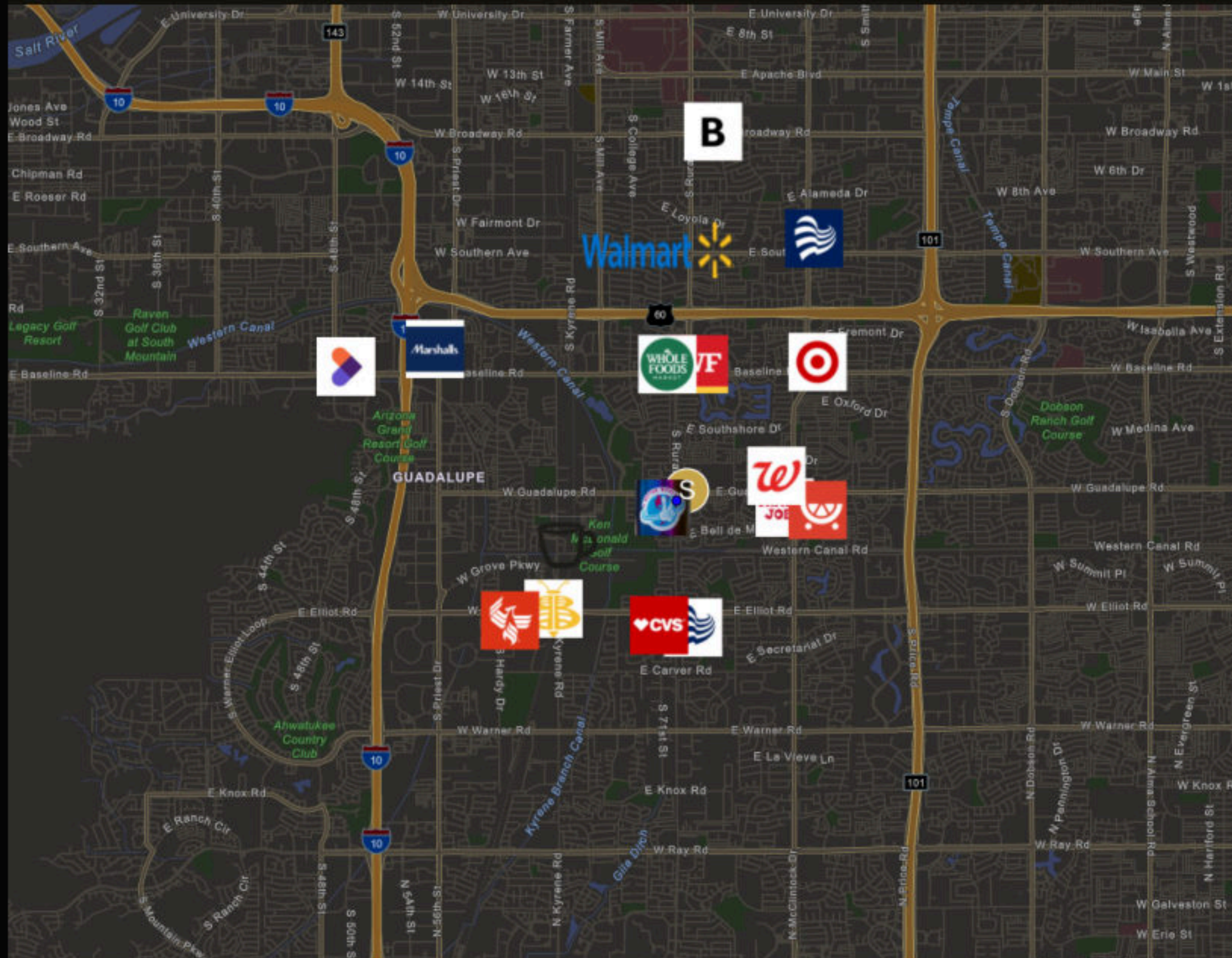
REPRESENTATIVE PERMITTED USES • R/O DISTRICT

- Single-Family Attached Dwellings (Townhomes)
- Single-Family Detached Dwellings
- Multi-Family Dwellings (per district)
- Live / Work Units
- Professional Offices
- Medical & Dental Offices
- Financial Institutions (no drive-through)
- Real Estate & Insurance Offices
- Personal Services (limited)
- Day Care & Childcare Centers
- Places of Worship
- Public & Civic Uses
- Group Homes (per state & city)
- Home Occupations (accessory)

This list is illustrative. The official controlling permitted use schedule — including conditional uses and use-specific limitations — is set forth in the Tempe Zoning & Development Code, Part 3, Chapter 2 (linked at left). Prospective purchasers should independently verify intended use suitability with the City of Tempe Planning Department.

§ 07 · TRADE AREA

A fully-formed, daily-needs retail node.



NEARBY ANCHORS

- Whole Foods Market
- Trader Joe's
- Target
- Walmart Supercenter
- CVS Pharmacy
- Walgreens
- Marshalls
- Chase Bank
- Ken McDonald Golf Course
- Arizona Grand Resort

All anchor tenants shown are located within a short drive of the subject site. Map source: TREN CRE proprietary.

§ 08 · ACCESSIBILITY

Centred in the East Valley's most accessible quadrant.

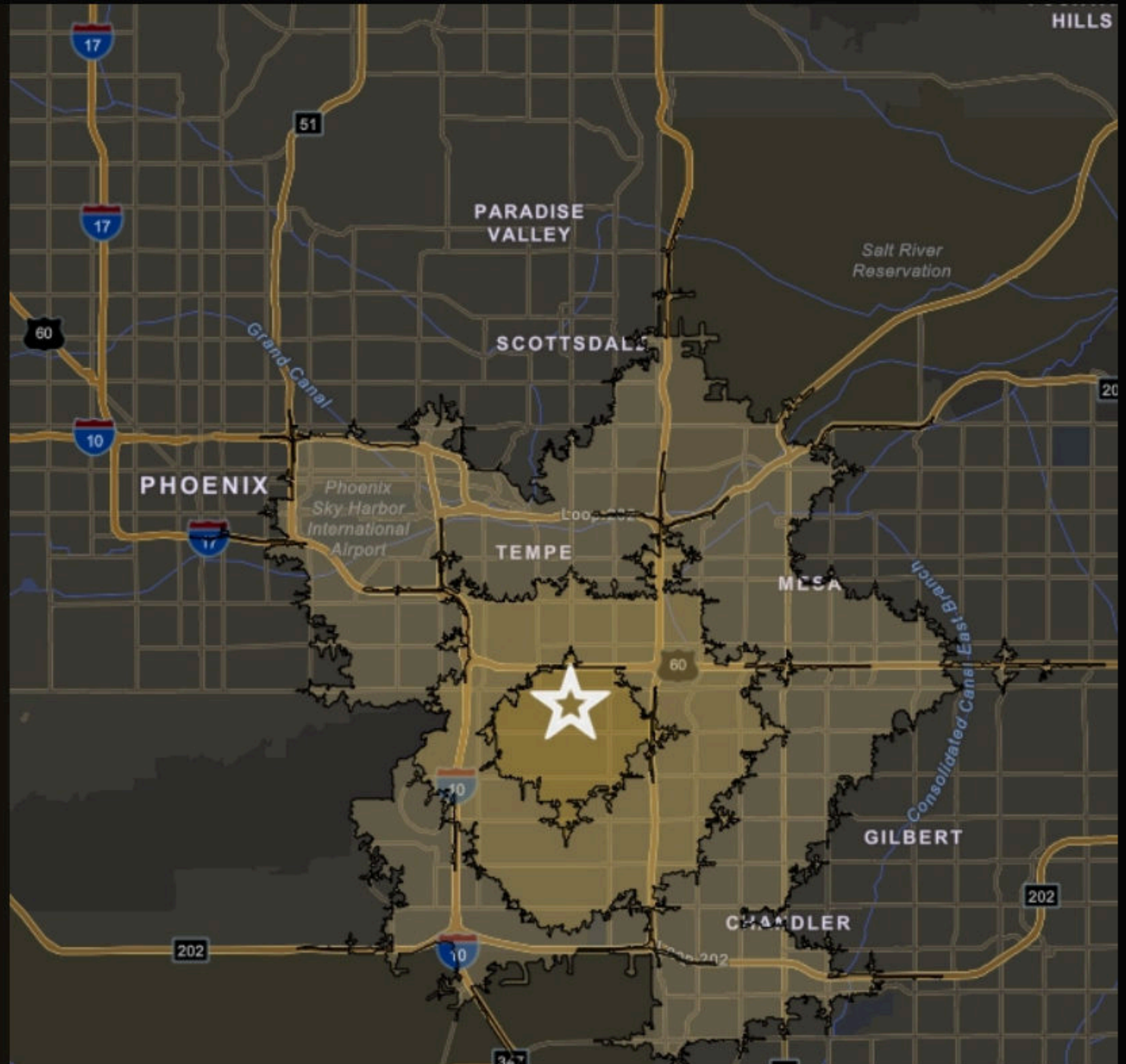
- 5 min radius**

South Tempe core · daily-needs retail  
 · Marcos de Niza HS · Kiwanis Park
- 10 min radius**

North Chandler · West Mesa ·  
 Ahwatukee · Arizona Grand Resort
- 15 min radius**

ASU Tempe · Sky Harbor Airport ·  
 Downtown Phoenix · Downtown  
 Chandler · Downtown Gilbert

Full demographic profile available upon request.



§ 09

# Confidentiality & *Disclaimer*

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This Offering Memorandum has been prepared by TREN CRE solely for the use of qualified, prospective purchasers in considering the acquisition of the property located at **1001 E. Guadalupe Road, Tempe, Arizona 85283** (the "Property"). It is being delivered on the express understanding that the recipient will hold and treat it in the strictest confidence.

The information contained herein has been obtained from sources deemed reliable; however, neither TREN CRE nor the Seller make any representation or warranty, express or implied, as to the accuracy or completeness of the information. Recipients are advised to conduct an independent investigation and rely on their own diligence and counsel.

This Memorandum does not constitute an offer to sell or a solicitation of an offer to buy the Property. The Seller reserves the right, at its sole discretion, to reject any or all expressions of interest and to terminate discussions with any party at any time, with or without notice.

All financial projections, square footages, acreages, and zoning designations are approximate and are based on assumptions deemed reasonable under the circumstances. Actual results may vary. Site plans depicted are conceptual and subject to municipal review.

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All inquiries regarding the Property should be directed exclusively to the brokers listed on the contact page herein. Prospective purchasers should not contact the Seller, the City of Tempe, neighboring property owners, or any tenant or occupant of any adjacent property.

For inquiries, tours, and *diligence access*.

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TREN CRE

TEMPE · PHOENIX · ARIZONA

A full-service commercial real estate brokerage specializing in land, investment sales, and development advisory across the Phoenix Metro.

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1001 E. GUADALUPE ROAD · TEMPE, AZ 85283

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