

# APARTMENT SITE



ZONED FOR UP TO  
**344 UNITS**

## NEXT TO TAIWAN SEMICONDUCTOR IN NORTH PHOENIX

### PRIME NORTH PHOENIX LOCATION

**32600 N. 29th Ave., Phoenix**

West side of 29th Ave., just south of Dove Valley Road

#### ASKING PRICE

**\$10,250,000**

#### SITE AREA

**12.9 ACRES**

#### PARCEL NUMBER

**204-11-002F**

Phoenix North Gateway Core

**GARY WHITE | 602-469-6959 | [gary\\_white@cox.net](mailto:gary_white@cox.net)**

# SITE & SURROUNDING DEVELOPMENT



**Commercial  
North of Site**



**View of Site;  
New  
Apartments  
Immediately  
South**



**TSMC Cranes  
/  
Construction**



**29th Ave.**



**Apartment  
South of Lot**



**View of 29th  
Ave. and  
New  
Apartment  
South of Lot**



**Subject  
Property**



**29th Ave.  
Looking  
South**



**Commercial  
at Dove  
Valley and  
29th Ave.**



**More Retail  
and Dining  
at 29th Ave.  
and Dove  
Valley**



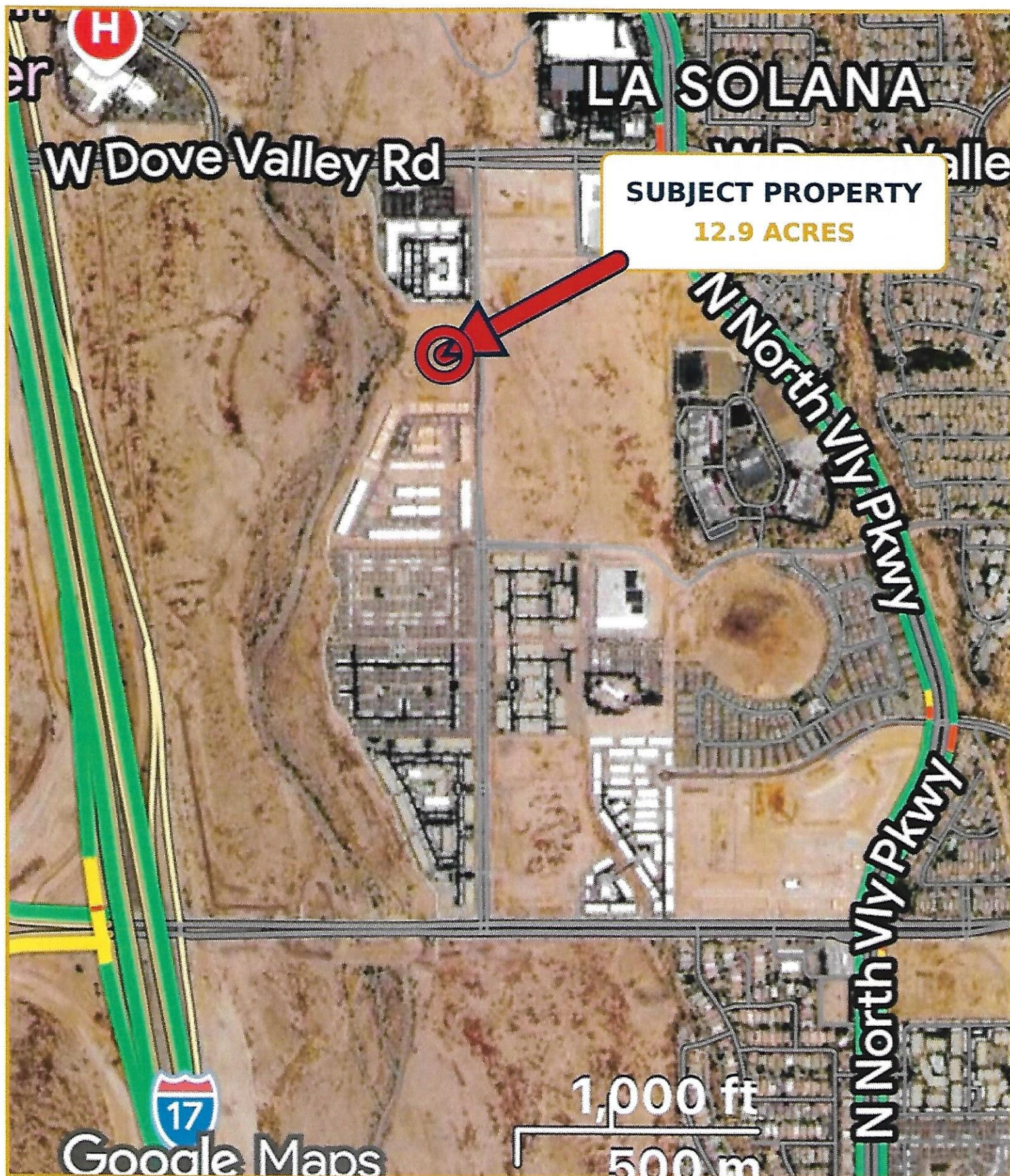
## THE SITE

### 29TH AVE. + DOVE VALLEY ROAD



32600 N. 29th Ave., Phoenix  
West side of 29th Ave., just  
south of Dove Valley Road.  
Parcel number 204-11-002F.  
Approximately 1/2 mile east of  
I-17, across from TSMC in the  
North Gateway Village Core. Site  
is adjacent to Skunk Creek  
Wash; Loop 303 is 3/4 mile  
south.

# REGIONAL AERIAL LOCATION



## PROJECT OVERVIEW

Four-story, 344-unit multifamily community planned in one phase. Parking includes surface, tandem and garage spaces. The 29th Avenue frontage includes a detached sidewalk and landscaping. Amenities and a 10-foot shared-use path face Skunk Creek Wash.

**SITE AND ZONING**

APN: 204-11-002F  
Existing zoning: PCD (C-2 and CP/GCP), M-R and FH  
Proposed zoning: C-2 DNS / WVR and FH  
Overlay: North Black Canyon Overlay District

## 344-UNIT EAST PARCEL

Gross / net area: 12.9 / 12.4 acres  
Units: 344  
Density: 26.7 DU/AC  
Height: 4 stories / 48 feet  
Lot coverage: 19.2%  
Common active area: 6% (31,870 SF)  
Parking: 519 spaces

**FUTURE WEST PARCEL**

Area: 7.3 acres  
Potential: up to 381 units or commercial  
Maximum density: 52.20  
Allowed height: 4 stories / 48 feet



# PROPERTY DETAILS & GROWTH STORY

## PROPERTY DETAILS

### LOCATION

32600 N. 29th Ave., Phoenix

West side of 29th Ave. just south of Dove Valley Road, parcel number 204-11-002F. TSMC is located across Interstate I-17 Freeway. The site is located in the City of Phoenix North Gateway Core. Site is adjacent to Skunk Creek wash.

### UTILITIES AND ROAD

Street Improvements (29th Ave.) are in and paid for; SEWER FEE of \$140,000 due at close of escrow. All utilities at the site.

#### LOT SIZE

**12.9 ACRES**

#### IMPACT FEE

**\$18,500 PER UNIT**

## TSMC + HALO VISTA

**TSMC IS INVESTING \$265 BILLION**

**UP TO 10 "A-I" CHIP PLANTS**

First plant now operating employees 3,500.

**NORTH PHOENIX**

is now the national leader in semiconductor innovations.

**HALO VISTA**

a \$7 billion 2400+ acre master plan mixed use development immediately adjacent to TSMC.

### INFO

Terrific opportunity to become part of the new tech corridor. The small parcel on the west side of Skunk Creek was donated in exchange for additional apartment density. Sales subject to cancellation and existing escrow. Developer got the rezoning and now doesn't want to close.



**GARY WHITE**

**PART OWNER / ASSOCIATE BROKER**

**602-469-6959**