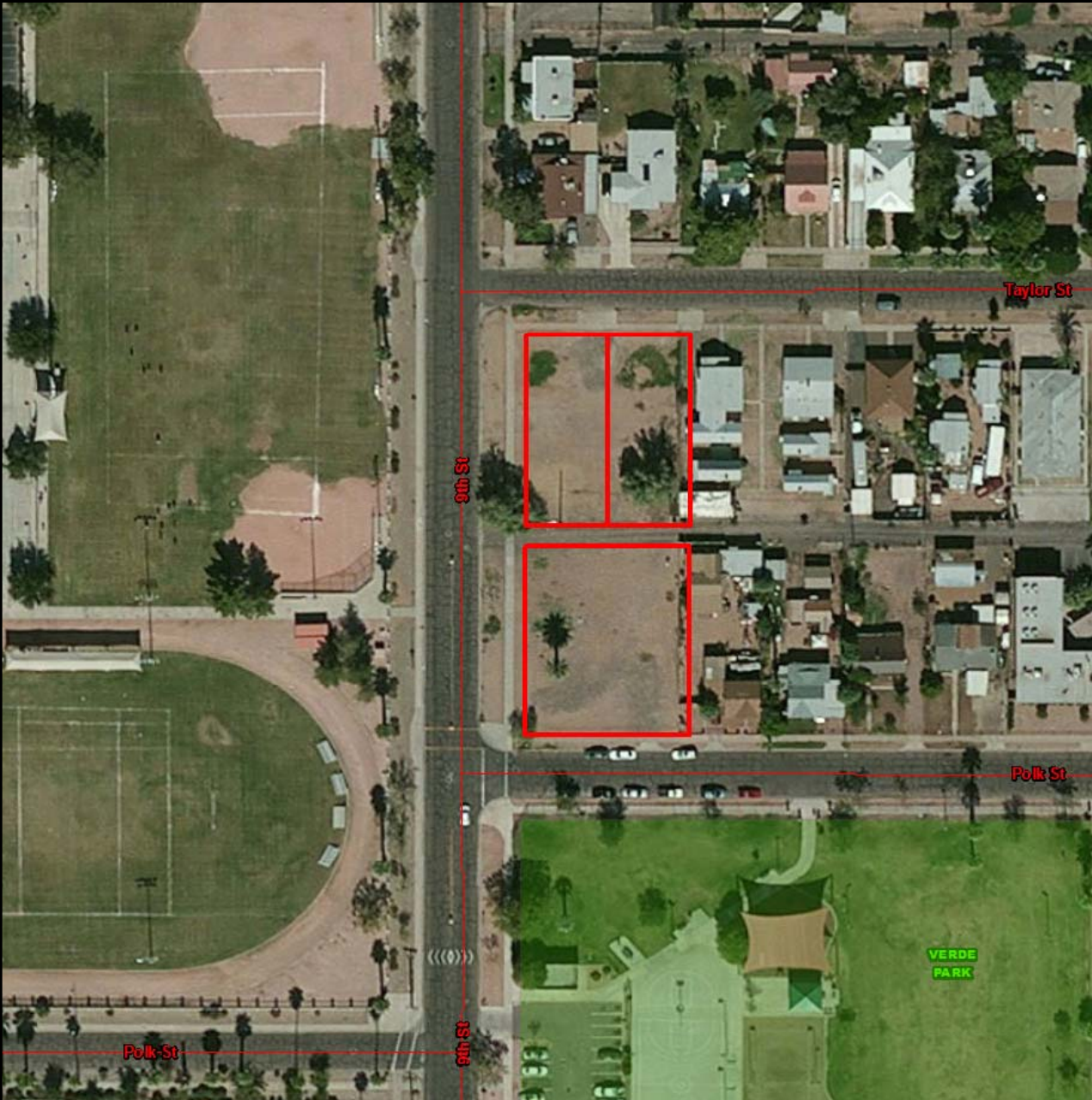


INFILL OPPORTUNITY

27,500 square feet zoned R-5

NE of Van Buren St & 7th Street ♦ Phoenix, Arizona 85006

~ Exclusively Listed ~



HIGHLIGHTS

LOCATION ♦	NE of Van Buren St & 7 th St Phoenix, Arizona 85006
PRICE ♦	\$350,000 (\$12.73/sf)
SIZE ♦	27,500 square feet (± 0.63 Acres)
PARCEL ♦	116-33-082, 095, 096
ZONING ♦	R-5 (Multi-Family), Phoenix Zoning allows: - Detached = 5 to 6.5 du/ac - Attached = 43.5 to 45.68 du/ac
ASSESSED TAXES (2013) ♦	\$2,980.58
COMMENTS ♦	- No Development Impact Fees - Located within the Central City Village urban planning area of Phoenix and the Garfield Redevelopment Area. - Prime infill location close to everything Downtown Phoenix has to offer.

PLEASE CONTACT:

Jeff Beach

(602) 553-4120 | Office

(602) 694-3941 | Mobile

jbeach@hoganpaz.com

Kevin Hogan

(602) 553-4115 | Office

(480) 310-4999 | Mobile

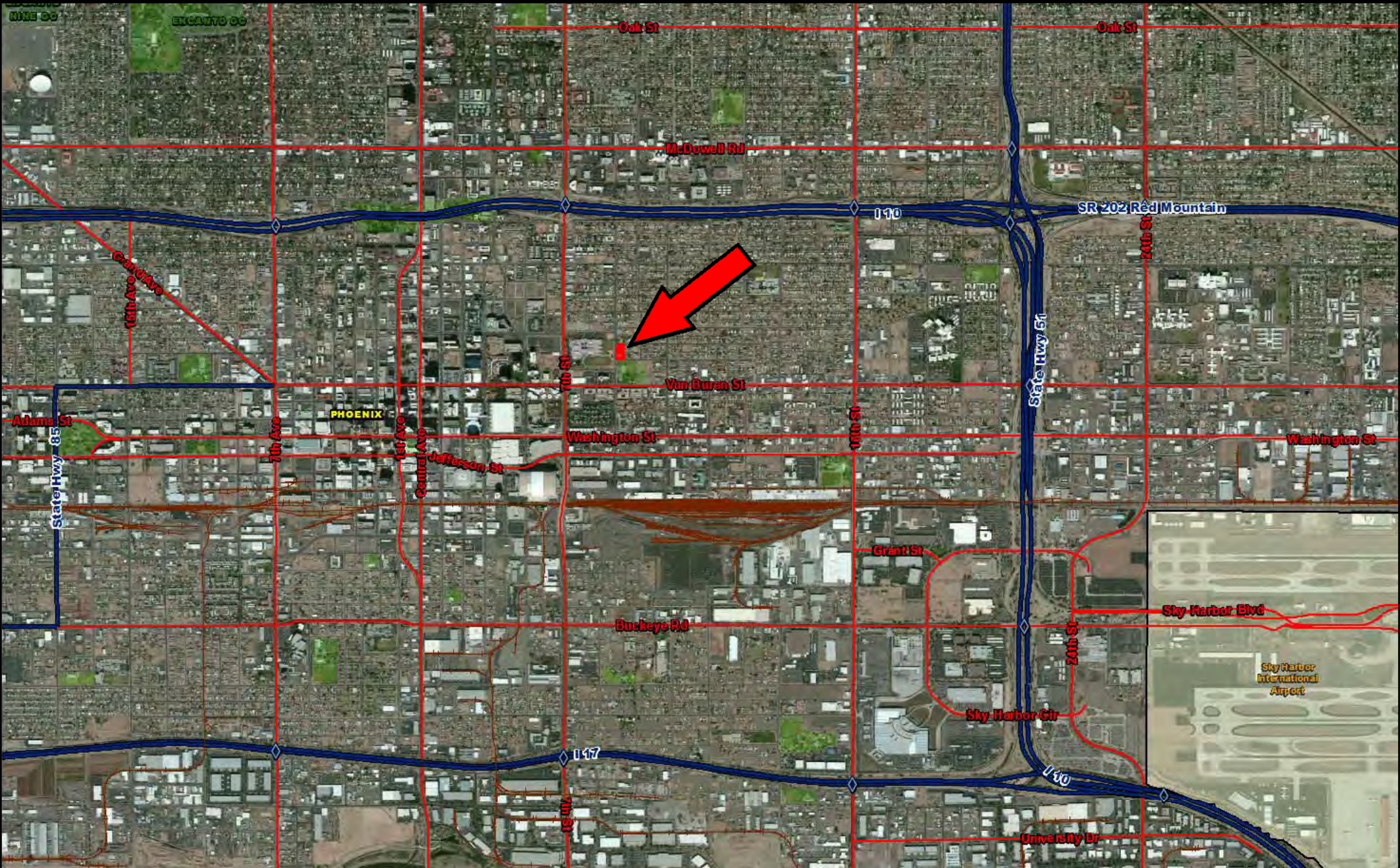
khogan@hoganpaz.com

DISCLAIMER : The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

INFILL OPPORTUNITY

27,500 square feet zoned R-5

NE of Van Buren St & 7th Street ♦ Phoenix, Arizona 85006



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MARICOPA COUNTY

OFFICIAL PARCEL MAP
STATE OF ARIZONA

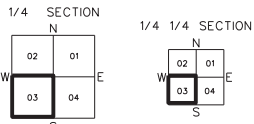
PT. SECTION 04 T01N R03E

MAP ID * 851-04-03-03

TWP	R	S	T	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36		
18N	77W	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733																						
17N	77W	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733																						
16N	77W	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733																						
15N	77W	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733																						
14N	77W	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733																						
13N	77W	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733																						
12N	77W	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733																						
11N	77W	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733																						
10N	77W	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733																						
9N	77W	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733																						
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7N	77W	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733																						
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2N	77W	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733																						
1N	77W	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733																						

LOCATOR GRID

SECTION					
06	05	04	03	02	01
07	08	09	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

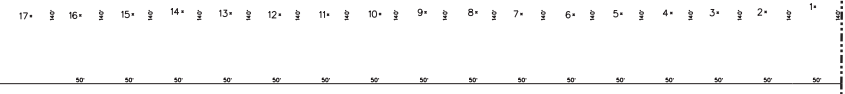


ASSESSOR BOOKS & MAPS WITHIN THIS AREA

- BOOK: 111 MAP: 46
- BOOK: 116 MAP: 26
- BOOK: 116 MAP: 27
- BOOK: 116 MAP: 32
- BOOK: 116 MAP: 33
- BOOK: 116 MAP: 34
- BOOK: 116 MAP: 57

SUBDIVISIONS

MONTE VISTA PLACE



POLK STREET

POLK STREET

7TH STREET

7TH STREET

7TH STREET

7TH STREET

7TH STREET

7TH STREET

7TH STREET

7TH STREET

7TH STREET

7TH STREET

7TH STREET

7TH STREET

7TH STREET

7TH STREET

7TH STREET

SCALE: 1" = 100'

07-25-2011

MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. JEFFERSON ST.
PHOENIX, AZ 85003
www.maricopa.gov/assessor

- LEGEND:
- Subdivision Boundary Line
 - Subdivision Boundary Corner
 - Street Centerline
 - Street Centerline Marker
 - Section Corner Marker
 - Indicates change in original boundary
 - Parcel Boundary Line
 - Parcel Split Line
 - Parcel Number
 - Parcel Boundary Tie-in

Disclaimer - Indemnification

DR. SEC. 05
SEC. 08

PHOENIX BIOTECHNOLOGY ACCELERATOR REPLAT
702 EAST VAN BUREN
MCR 763-03, 2007 SUB

116-33-002B

116-33-002C

116-33-002A

116-33-001A

116-33-001B

116-33-001C

116-33-001D

116-33-001E

116-33-001F

116-33-001G

116-33-001H

116-33-001I

116-33-001J

116-33-001K

116-33-001L

116-33-001M

116-33-001N

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116-33-001P

116-33-001Q

116-33-001R

116-33-001S

116-33-001T

116-33-001U

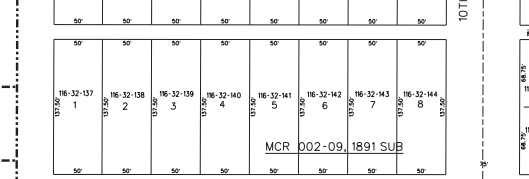
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116-33-001W

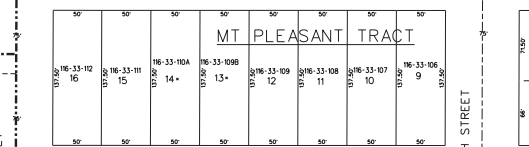
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116-33-001Y

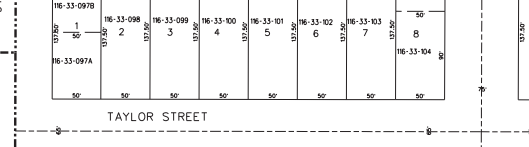
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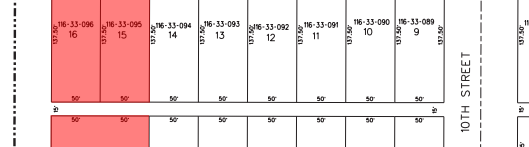
FILLMORE STREET



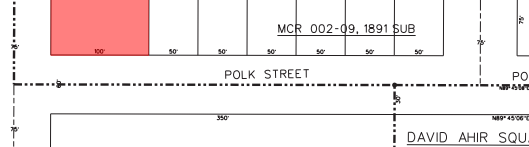
TAYLOR STREET



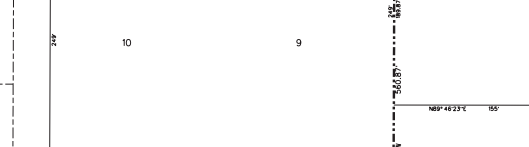
POLK STREET



POLK STREET



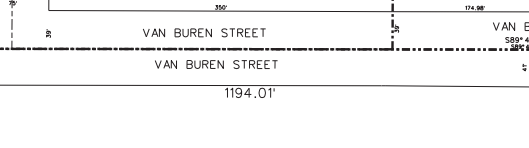
POLK STREET



POLK STREET



POLK STREET



POLK STREET

POLK STREET