

20 ACRES COMMERCIAL MIXED-USE SITE FOR SALE

I-17 & DOVE VALLEY ROAD IN THE NORTH GATEWAY CORE



PROPERTY HIGHLIGHTS

LOCATION:

South of Dove Valley (950 ft) between 29th Ave & 31st Ave, just north of the Loop 303 freeway.

ZONING:

PCD (Planned Community Development District) allowing a wide variety of commercial zoning designations. Property allows 20 stories.

LOT SIZE:

660 ft x 1,320 ft, 20 acres gross; tax parcel 204-11-002F

DEVELOPMENT NEARBY:

Just southeast of new Honor Health Hospital under construction. North of hockey arena and hotel under construction. West of W.L. Gore Headquarters. Gore in escrow on 60 acres immediately east of subject property. The adjacent parcels both north and south of subject property were rezoned for commercial development.

SKUNK CREEK:

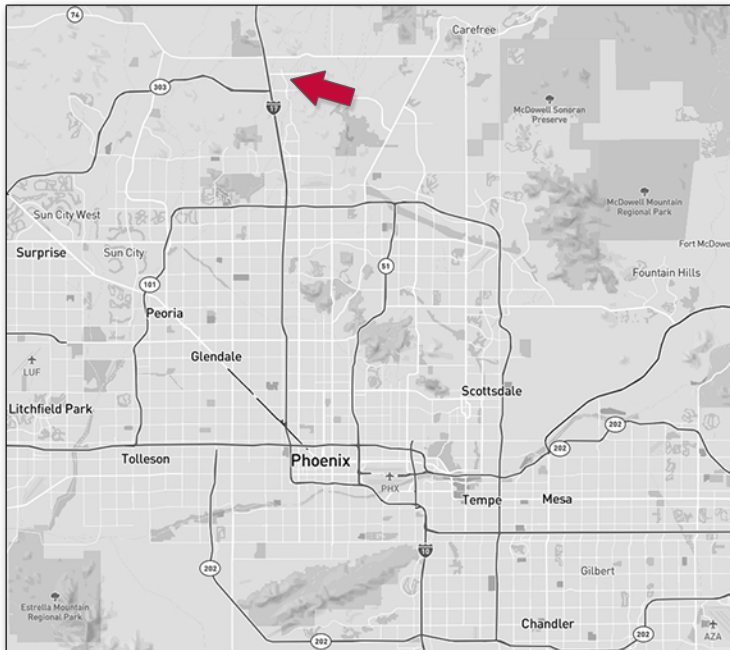
The Creek cuts through 20 acres. City of Phoenix is showcasing the creek by requiring commercial development near the edge of the wash to take advantage of open space, view corridors and abundant wildlife.

ROADS:

City of Phoenix has designated 29th Avenue and Bronco Butte Trail as the main roads into the North Gateway Core.

NORTH GATEWAY VILLAGE CORE PLAN:

The North Gateway Village Core Plan is designed to create a high-density, urban environment that will reduce automobile trips, support transit and promote the Skunk Creek Wash as a major natural amenity that allows for a paseo/trail opportunity. The area will attract high intensity and high density development with a mix of building heights, up to 19 stories. Development should integrate mixed-use retail, restaurant, offices, residential units and pedestrian-oriented open spaces in an urban environment to establish the Core as a destination place.



TRAFFIC COUNTS

North Valley Parkway	7,771 vpd (2014)
Dove Valley Road	4,556 vpd (2014)
Interstate 17	95,909 vpd (2017)

*SOURCE AADT



For additional information, please contact:

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