

# WOOD STREET APARTMENTS

1627 E WOOD ST, PHOENIX, AZ 85040

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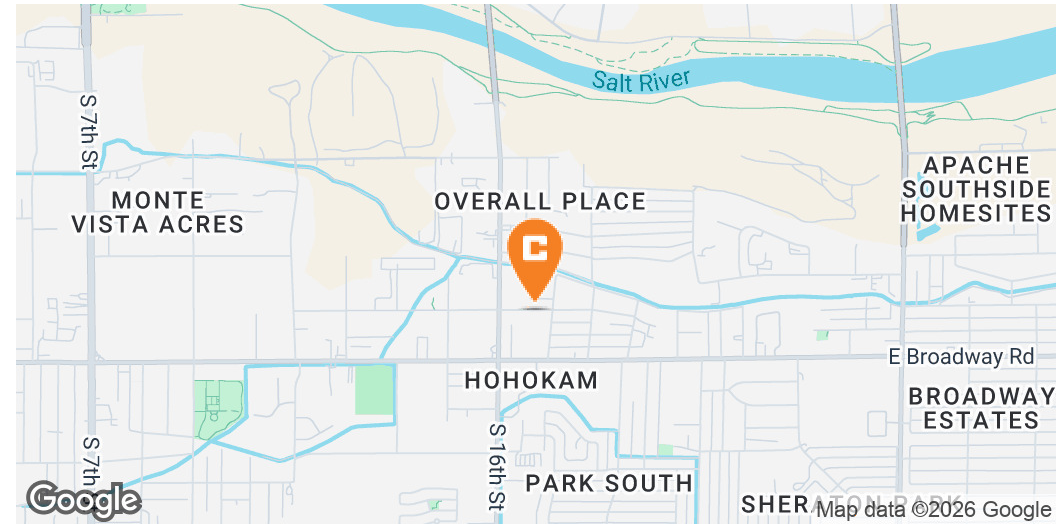
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MULTIFAMILY ZONED LAND | FOR SALE



## PROPERTY DESCRIPTION

The property is currently planned and partially improved as a single building, 42 unit Apartment Community. The site has been graded, and horizontal improvements have been started. The project consists of one 36,060-square-foot building with 6 one-bedroom units with an average size of 640 square feet, and 36 two-bedroom units with an average size of 895 square feet. The property is being sold AS IS with the approved plans. The property is located just east of 16th Street and Wood (just North of Broadway Road) in a rapidly developing area in South Phoenix and has convenient access to the Airport, Downtown, major freeways, and key employment hubs. The property is also located within an Opportunity Zone and a Qualified Census Tract for possible low income financing. (Buyer to verify all information)

## OFFERING SUMMARY

Land Sale AS IS with plans:	\$1,499,000
Number of Units:	42
Lot Size:	+/- 1.27 Acres
Building Size:	36,060
Zoning:	R-5

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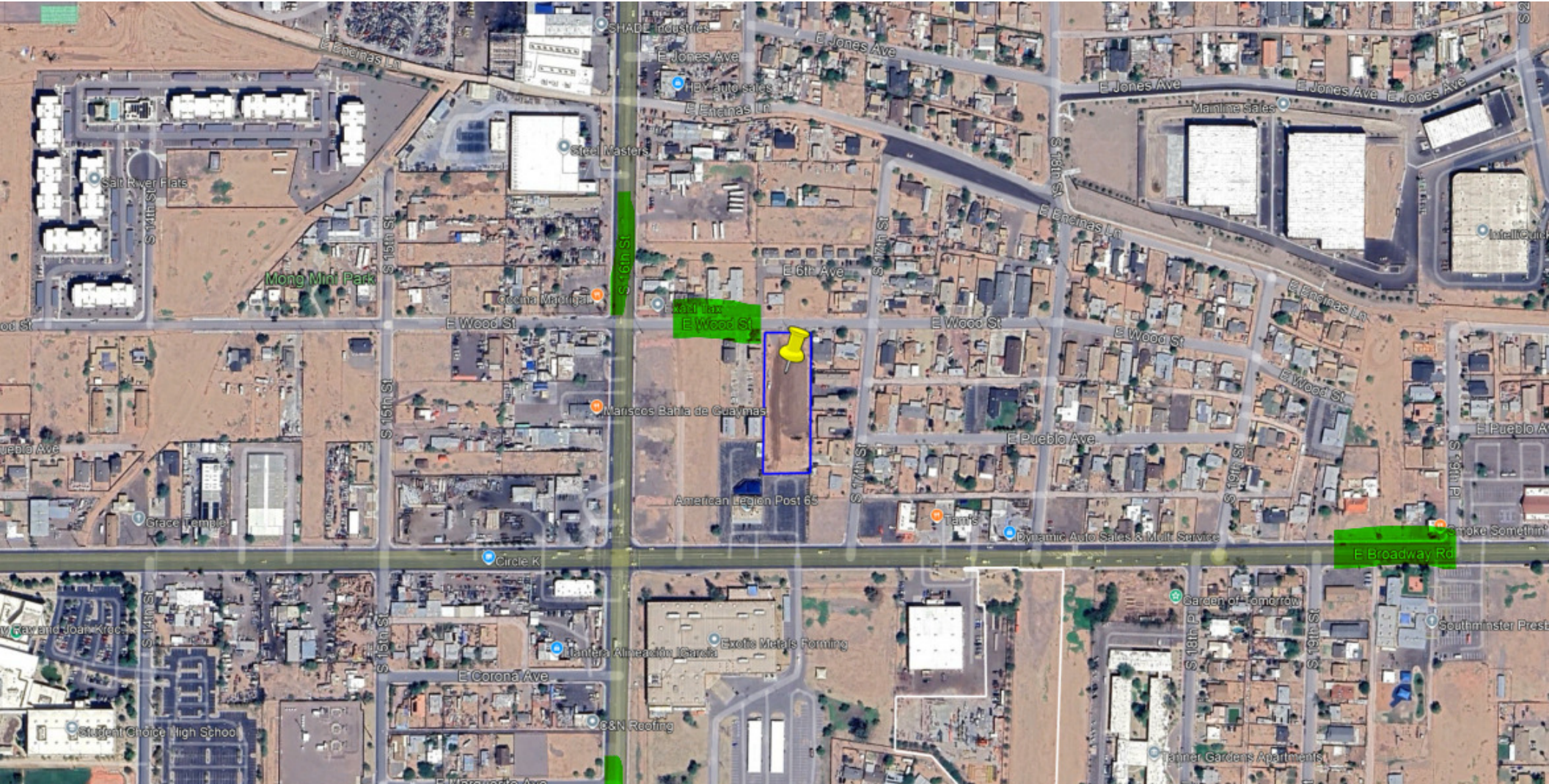
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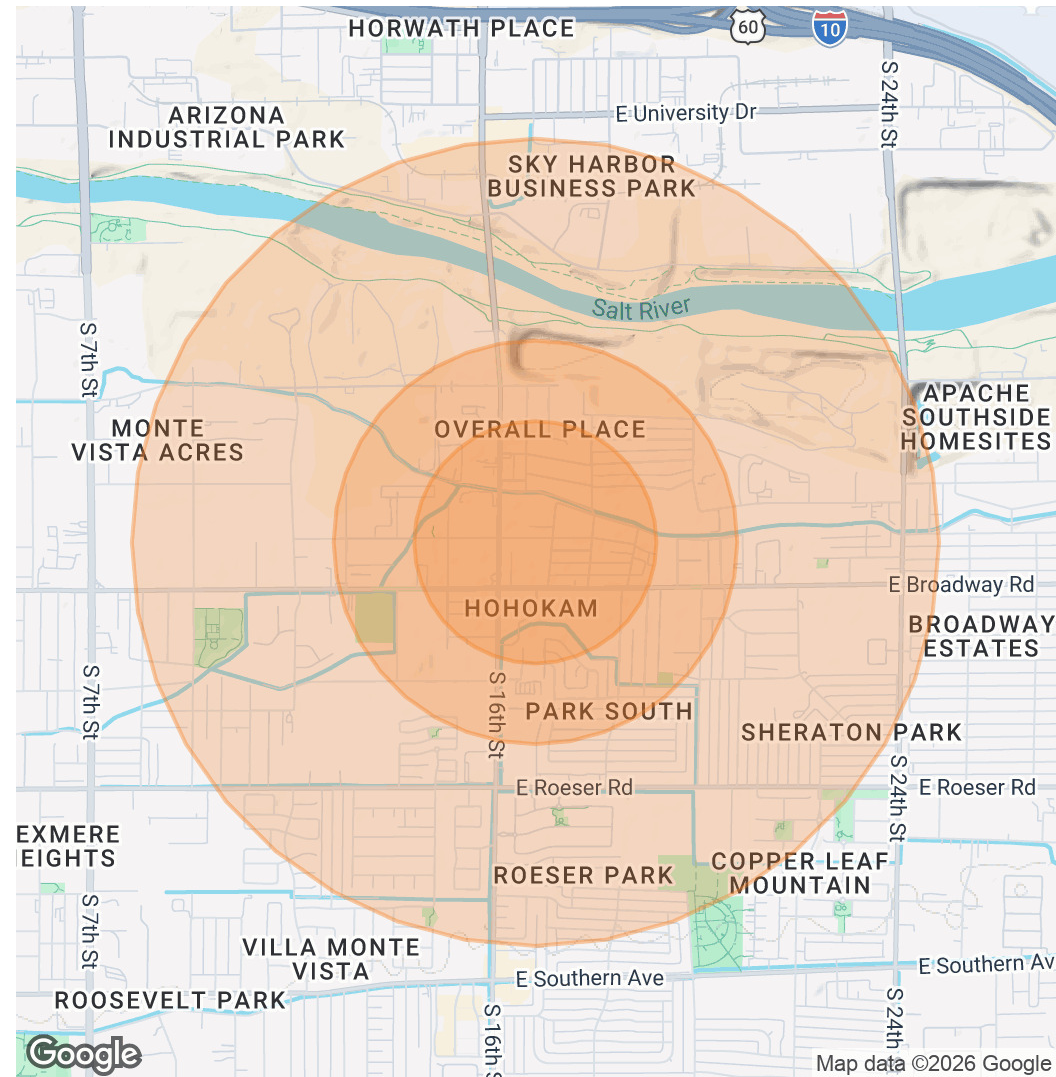
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,238	2,950	11,042
Average Age	36	36	35
Average Age (Male)	34	35	34
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	418	994	3,577
# of Persons per HH	3	3	3.1
Average HH Income	\$44,663	\$44,932	\$57,119
Average House Value	\$372,323	\$333,754	\$329,415

2020 American Community Survey (ACS)



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