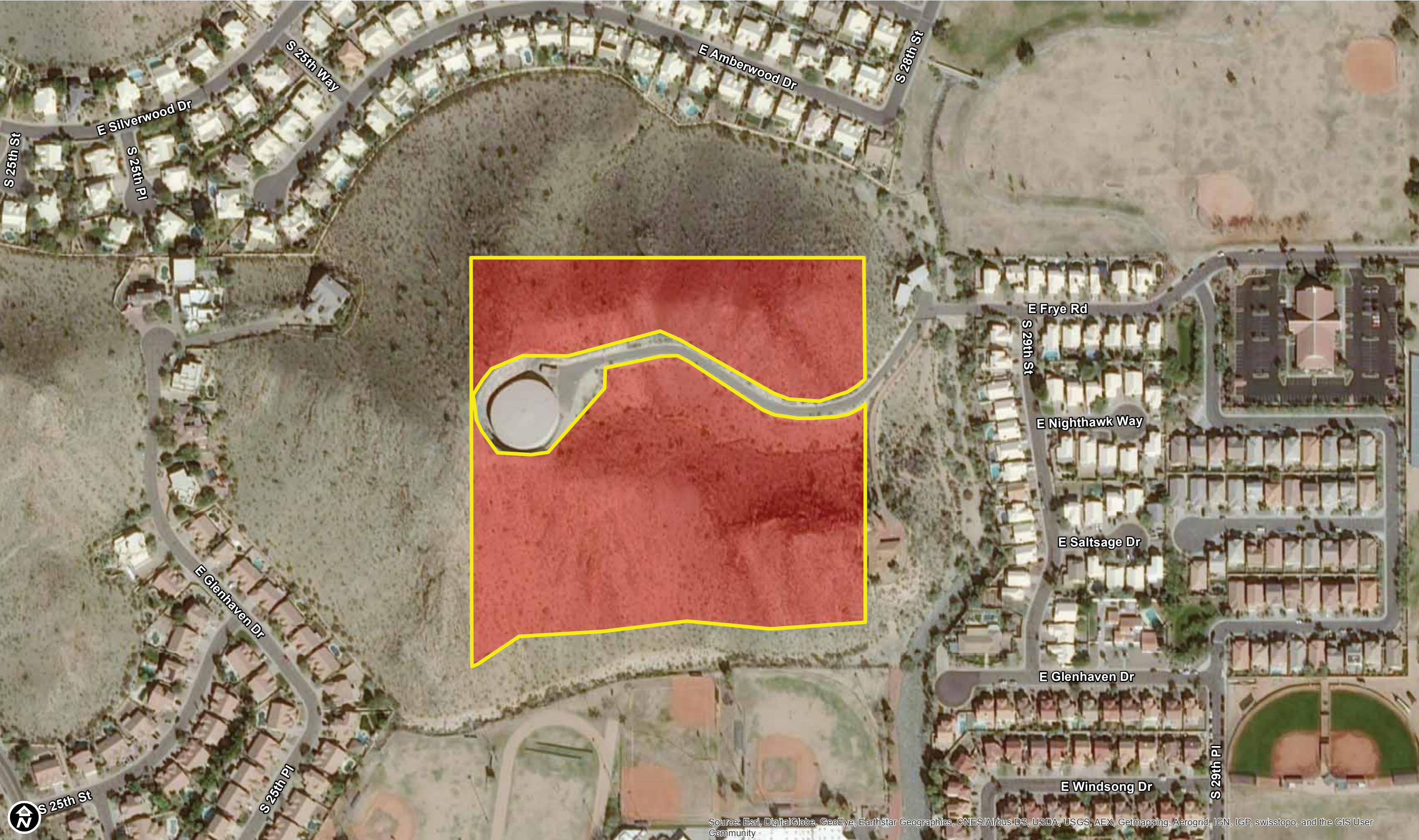


EXCLUSIVE LISTING
DEVELOPMENT OPPORTUNITY
32nd ST & PECOS RD AREA | PHOENIX, ARIZONA

LOCATION	Site is located North and West of the Northwest corner of 32 nd St & Pecos Rd, accessible at Frye Rd from 32 nd St, Phoenix, Arizona.	
NUMBER OF ACRES	±17.79	
CONCEPTUAL USES	4 Lots ±35,000sf 8 Lots ±35,000sf (Includes Water Tank* site) <i>See attached Kimley Horn Concept Plans</i>	
CURRENT ZONING	RE-35 / City of Phoenix	
PURCHASE PRICE	\$900,000	
SUGGESTED TERMS	Cash. 60-day Feasibility Period with a close of escrow 30-days thereafter.	
UTILITIES	Water	City of Phoenix
	Sewer	City of Phoenix
	Electric	Salt River Project
CONTACT	Grant D. Helgeson, Don McCaul Westland Properties Group	
COMMENTS	This is a unique hillside residential development opportunity in the Ahwatukee submarket with great access to the new South Mountain 202 Freeway. * The City of Phoenix currently has a decommissioned water tower adjacent to site that is not included with Subject Property. The City of Phoenix will be selling separately within the next 24 months.	



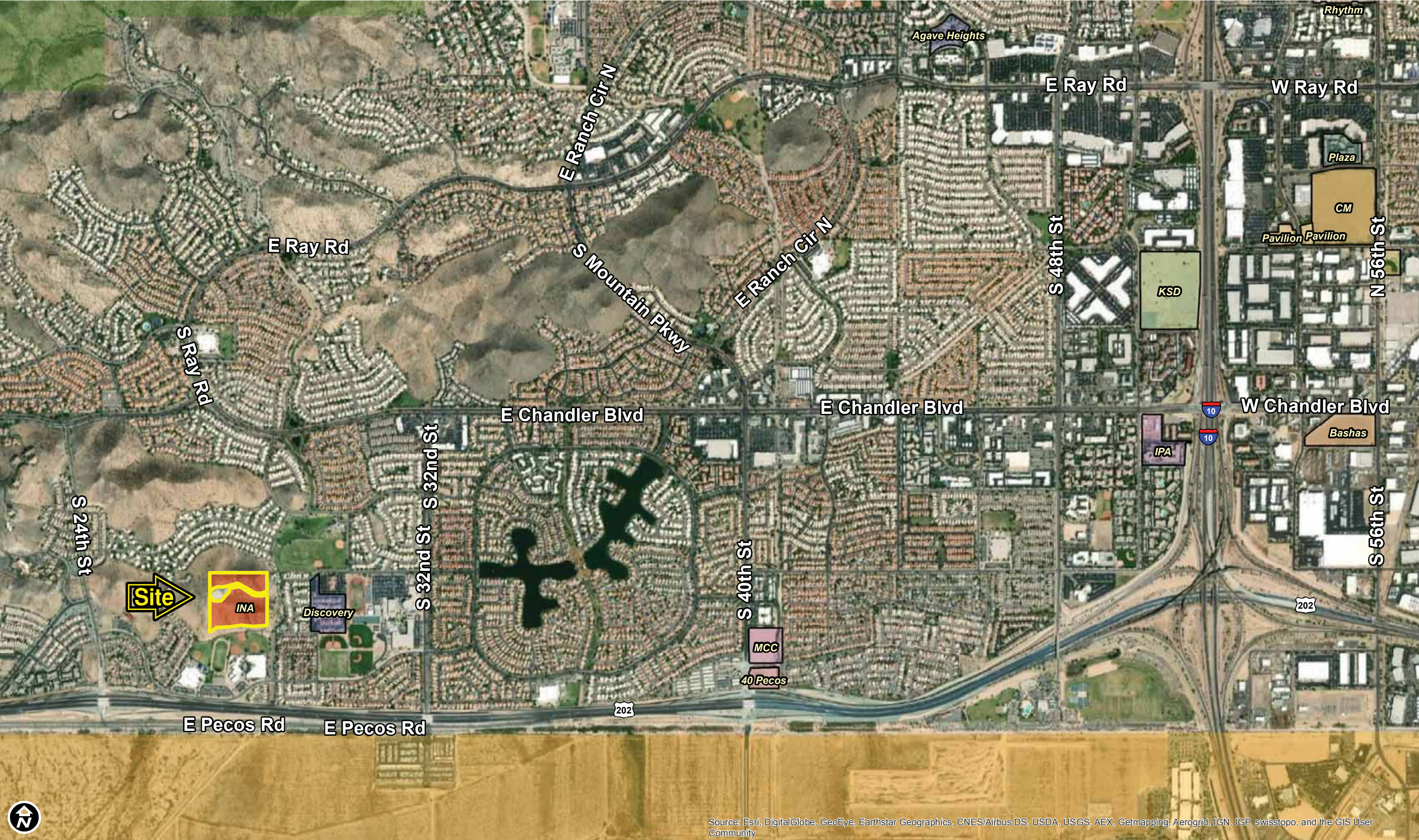
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

RESIDENTIAL DEVELOPMENT OPPORTUNITY
±17.79 ACRES | ZONED RE-35
32nd ST & PECOS RD AREA
PHOENIX, ARIZONA

Grant D Helgeson, Broker - Direct: (480) 675-5149

Don McCaul, Broker - Direct: (480) 675-5144

WPG | WESTLAND PROPERTIES
GROUP
8141 E Indian Bend Rd, Ste 103 Scottsdale AZ 85250
Tel: (480) 443-8570 / Fax: (480) 443-3736
www.westland-properties.com



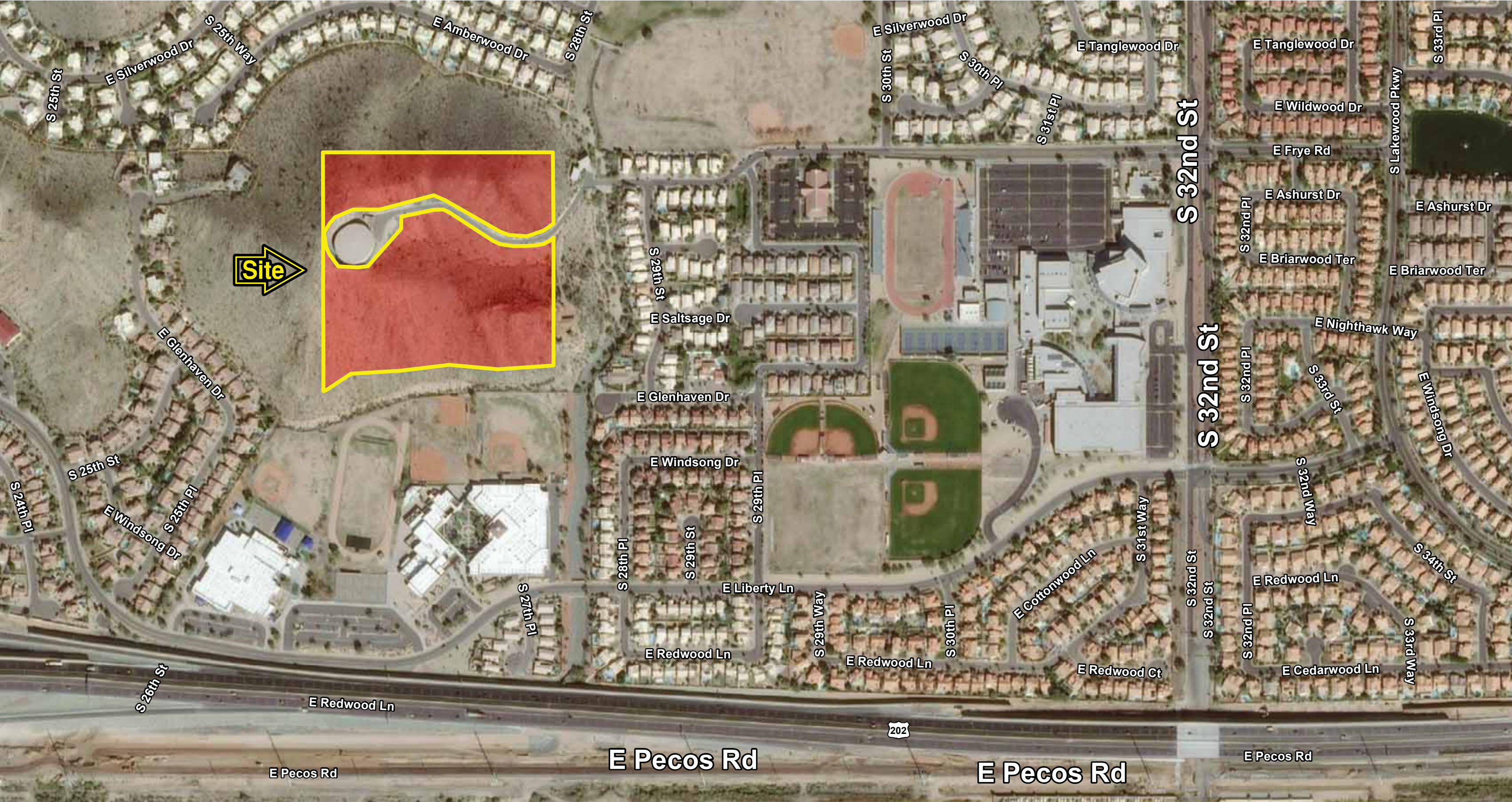
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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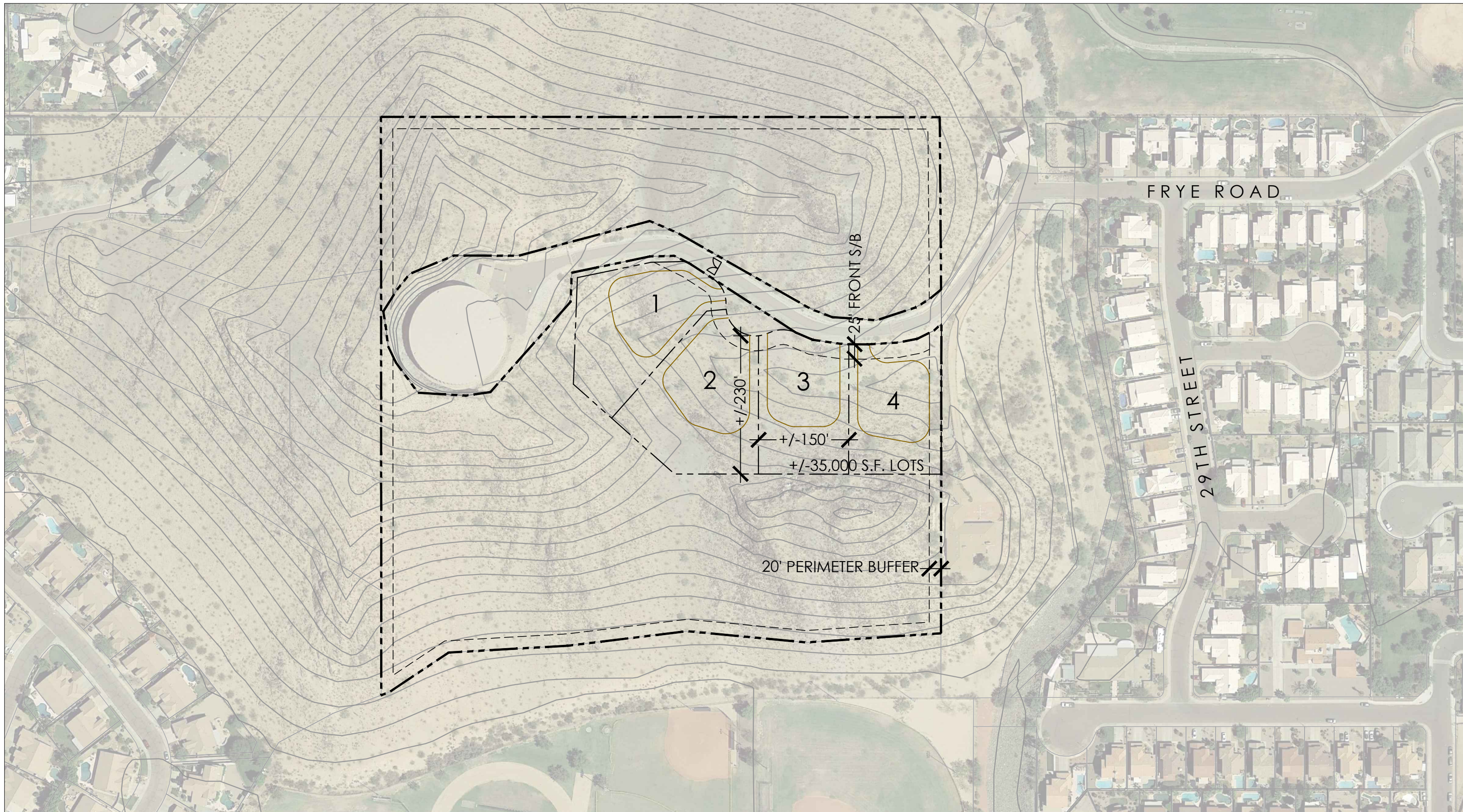
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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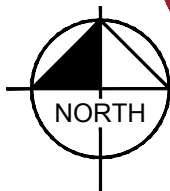
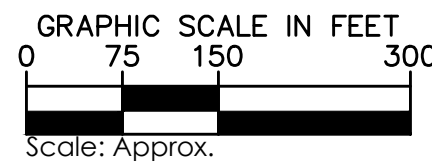
WPG WESTLAND PROPERTIES
GROUP

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www.westland-properties.com



32ND & PECOS RD.

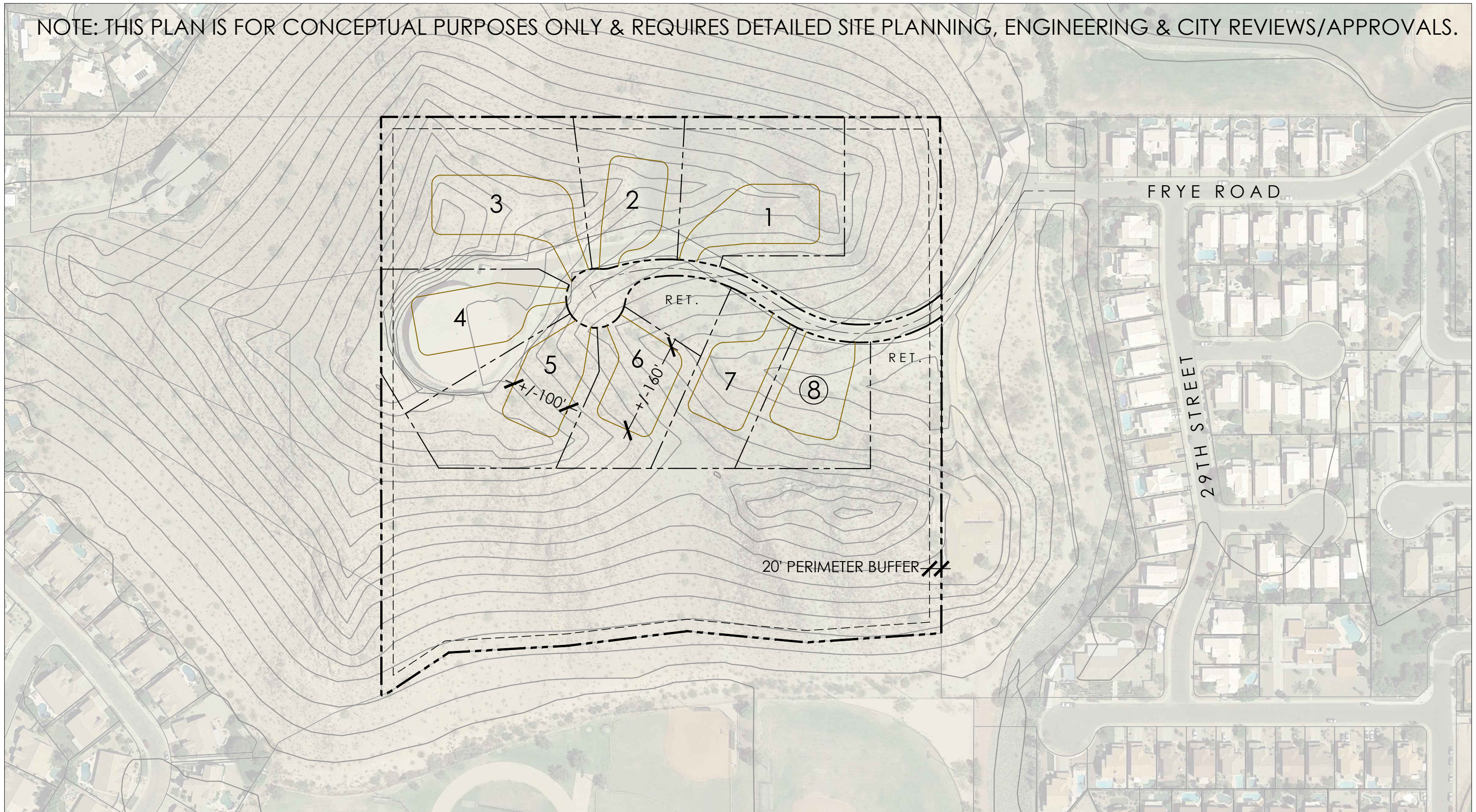
CONCEPTUAL SITE PLAN OPT. 1 - EXISTING ZONING (R1-35)



Kimley»Horn

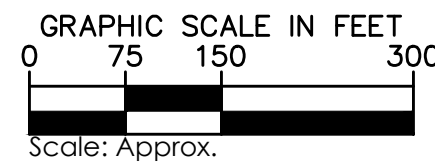
Date: 11.12.19 | Drawn by: BCR

NOTE: THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY & REQUIRES DETAILED SITE PLANNING, ENGINEERING & CITY REVIEWS/APPROVALS.



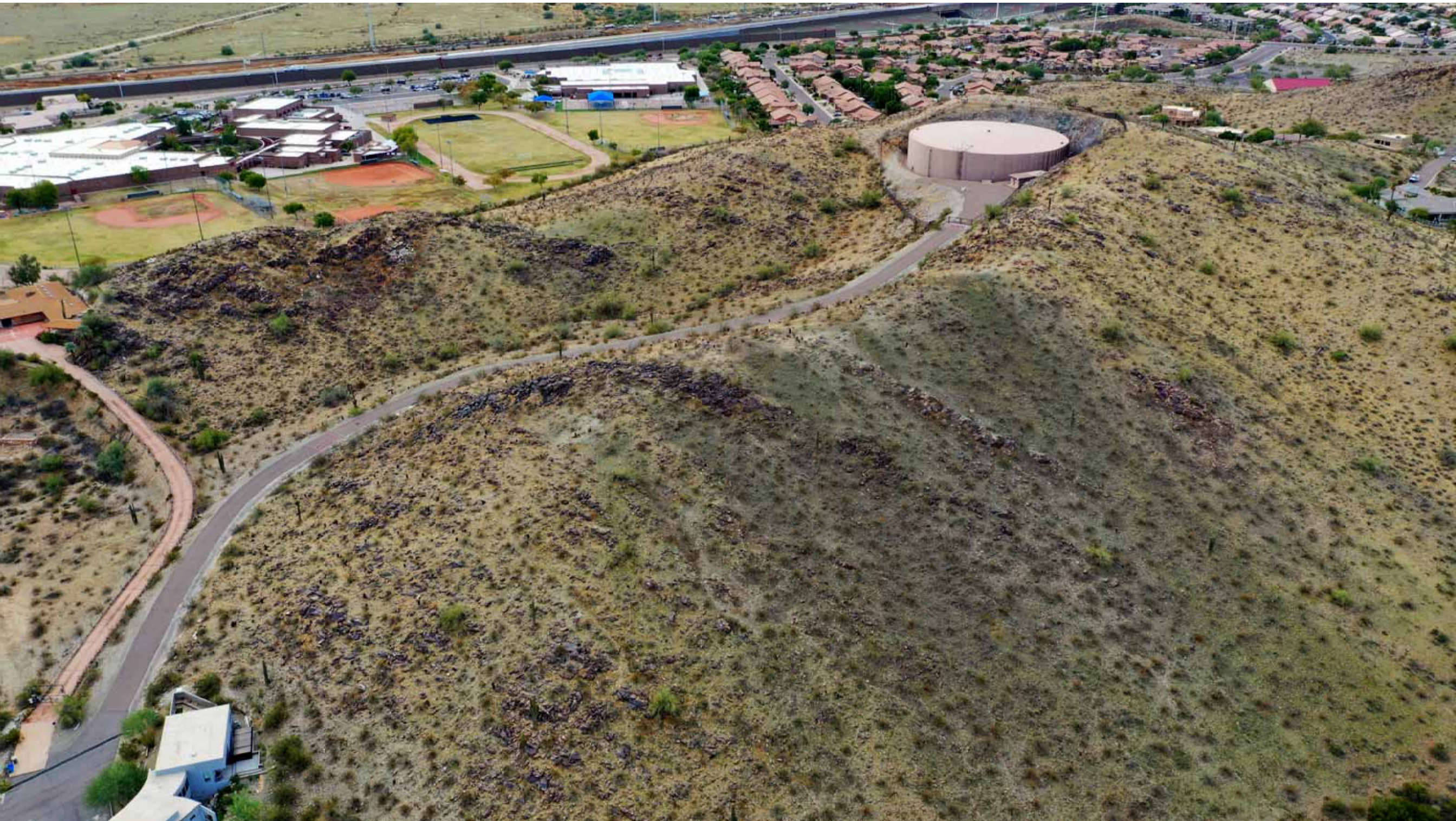
32ND & PECOS RD.

CONCEPTUAL SITE PLAN - DRAFT - EXISTING ZONING (R1-35)



Kimley»Horn

Date: 05.04.20 | Drawn by: BCR









SITE REPORT

16646 S 28th Pl, Phoenix, AZ 85048

WPG | Prepared by Ben Sanchez at Westland Properties Group

NEW HOME PSI *year over year*

Phoenix

Arizona

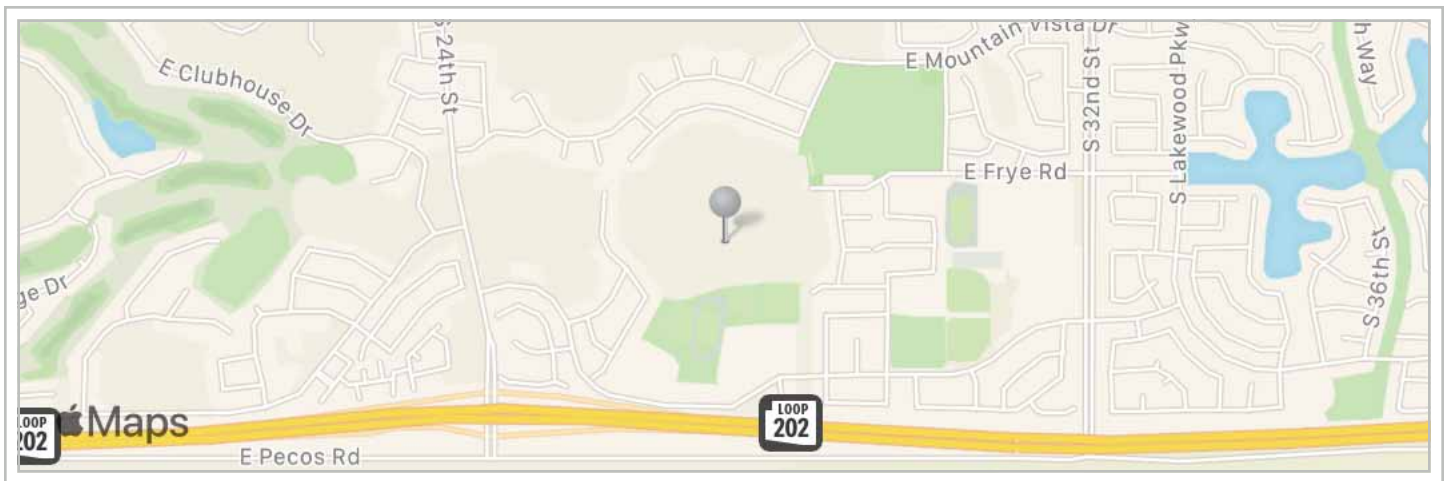
USA

23.0% ↑

25.2% ↑

46.9% ↑

 **16646 S 28th Pl, Phoenix, AZ 85048**
33.2962 N -112.0252 W



PARCEL CHARACTERISTICS

<i>APN</i>	<i>Lot Size</i>
30170011C	774,845 sq ft
<i>Zoning</i>	<i>Lot Size</i>
RE-35	17.79 acres
<i>Land Use</i>	

RESIDENTIAL ACREAGE

LAST RECORDED CLOSING

<i>Date</i>	<i>Sale Price</i>	<i>Lot Price per sq ft</i>
Apr. 26, 2004	\$400,000	\$0.52

OWNER INFORMATION

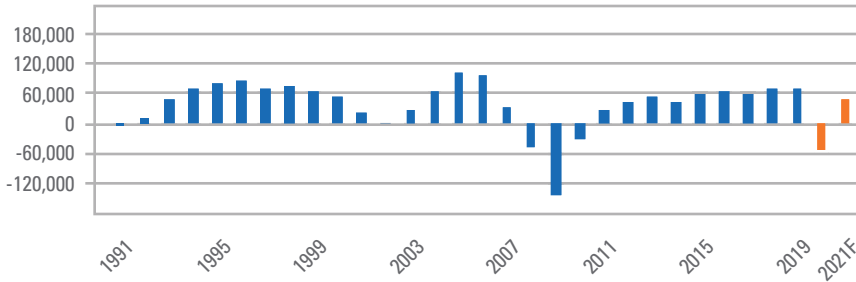
<i>Name</i>	<i>Address</i>
INA GROUP LLC	6720 N SCOTTSDALE RD #210 SCOTTSDALE AZ 85253



Phoenix-Mesa-Scottsdale, AZ CBSA Metro Area

JOB GROWTH *year over year*

■ *Sep. 2020 Job Growth:* **-63,600** new jobs
 ■ *2020 Job Forecast:* **-55,780** new jobs

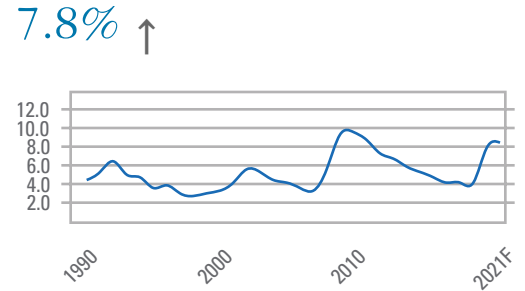


UNEMPLOYMENT RATE

■ *Aug. 2020 Unemployment:* **5.6%** ↓

■ *Unemployment 2020 Forecast:* **7.8%** ↑

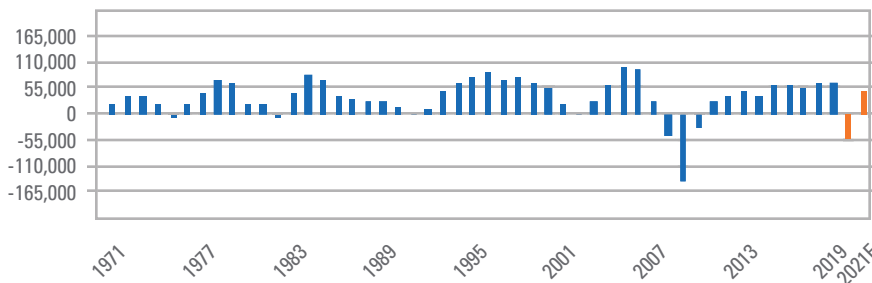
■ *Unemployment 2020 Forecast:* **7.8%** ↑



Maricopa County

JOB GROWTH *year over year*

■ *Oct. 2020 Job Growth:* **-59,111** new jobs
 ■ *2020 Job Forecast:* **-54,445** new jobs

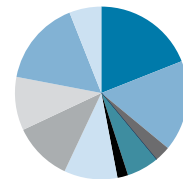


TOP EMPLOYERS

employees

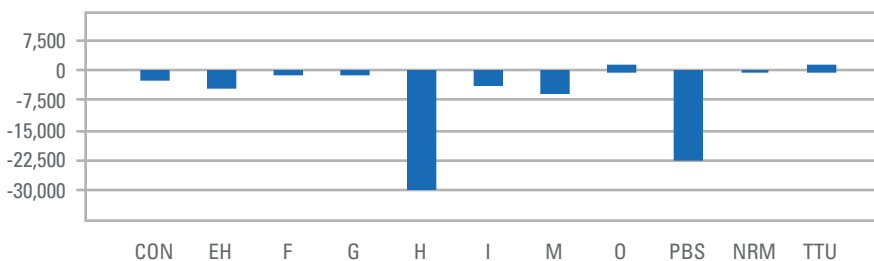
Banner Health	10,041
American Express	6,754
Honeywell	6,262
Amazon	6,083
JPMorgan Chase & Co.	6,060

EMPLOYMENT BY SECTOR



19.0%	Trade, Transport & Utilities (TTU)	10.0%	Hospitality (H)
17.0%	Professional & Business Services (PBS)	11.0%	Government (G)
16.0%	Education & Health (EH)	10.0%	Finance (F)
6.0%	Manufacturing (M)	6.0%	Construction (CON)
3.0%	Other (O)	0.0%	Natural Resource Mining (NRM)
2.0%	Information (I)		

ANNUAL JOB GROWTH BY SECTOR

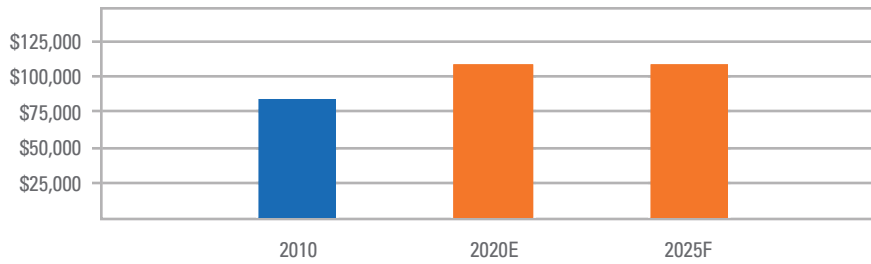


Zip Code 85048

HOUSEHOLD INCOME

2020E Median Household Incomes:

\$109,354



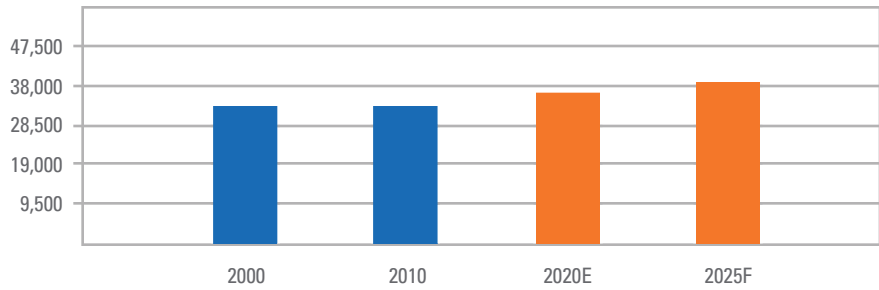
POPULATION GROWTH

2020E Population Growth:

9.94%

2025F Population Growth:

6.30%



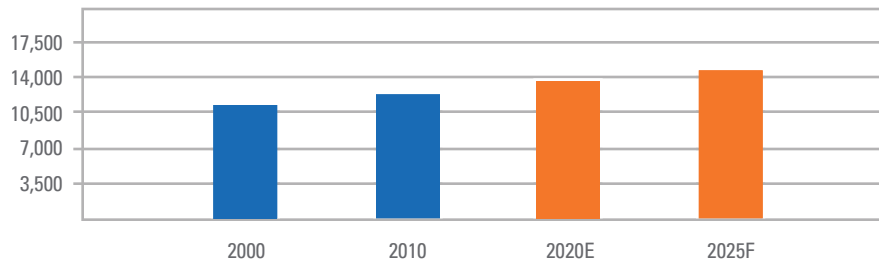
HOUSEHOLD GROWTH

2020E Household Growth:

10.35%

2025F Household Growth:

6.31%



CRIME RATE per 1,000 people

85048 Arizona

Total Crime Rate:

12.57 31.52

Violent Crime Rate:

1.71 4.75

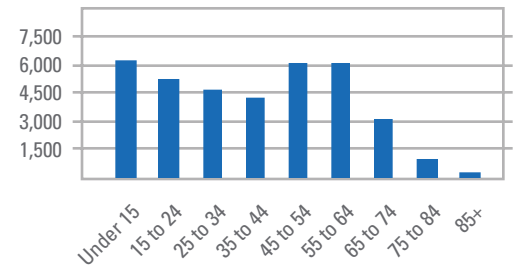
Property Rate:

10.85 26.77

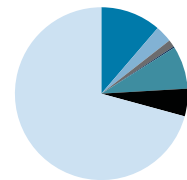
POPULATION BY AGE

2020E Median Age:

40 year **4** month



ETHNICITY



- 11.3% Hispanic Origin
- 8.0% Asian
- 3.2% Two Plus
- 5.2% Black
- 1.4% American Indian Native
- 70.8% White
- 0.2% Pacific Islander

SCHOOLS

score

Kyrene De La Estrella Elementary School	8/10
Kyrene Elementary District	-
Kyrene Akimel A-Al Middle School	6/10
Desert Vista High School	7/10
Kyrene De Los Lagos School	9/10

WALKABILITY

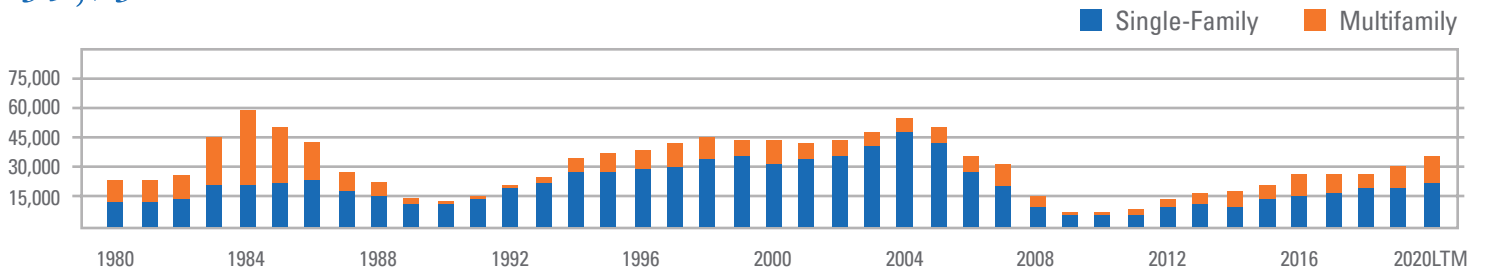
Walk Score: **23/100**

Maricopa County

PERMITS *last twelve months*

Aug. 2020 Total Residential Permits:

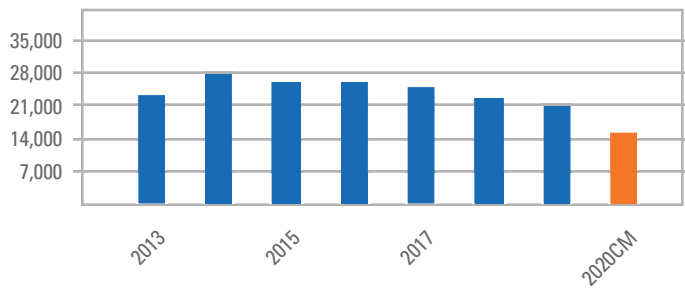
35,731



OF LISTINGS

Mar. 2020 # of Listings:

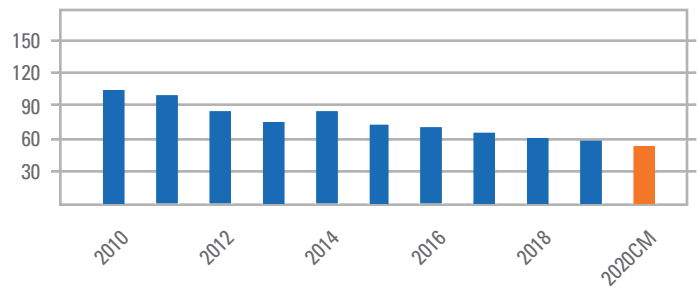
15,431 listings



DAYS ON MARKET

Feb. 2020 Days on Market:

52 days

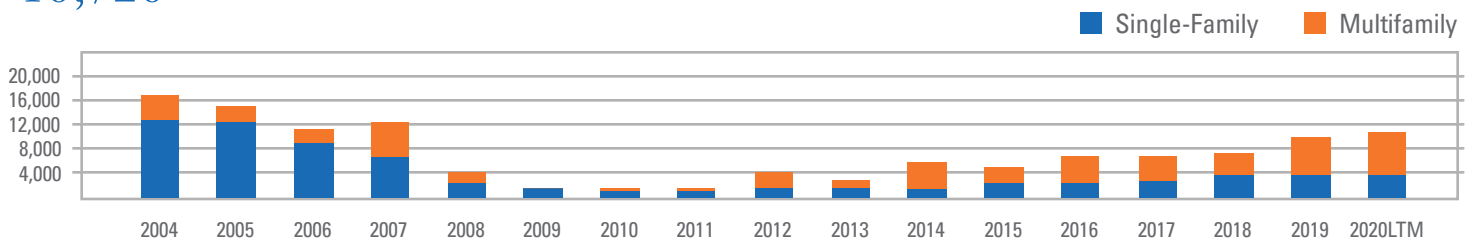


City of Phoenix

PERMITS *last twelve months*

Aug. 2020 Total Residential Permits:

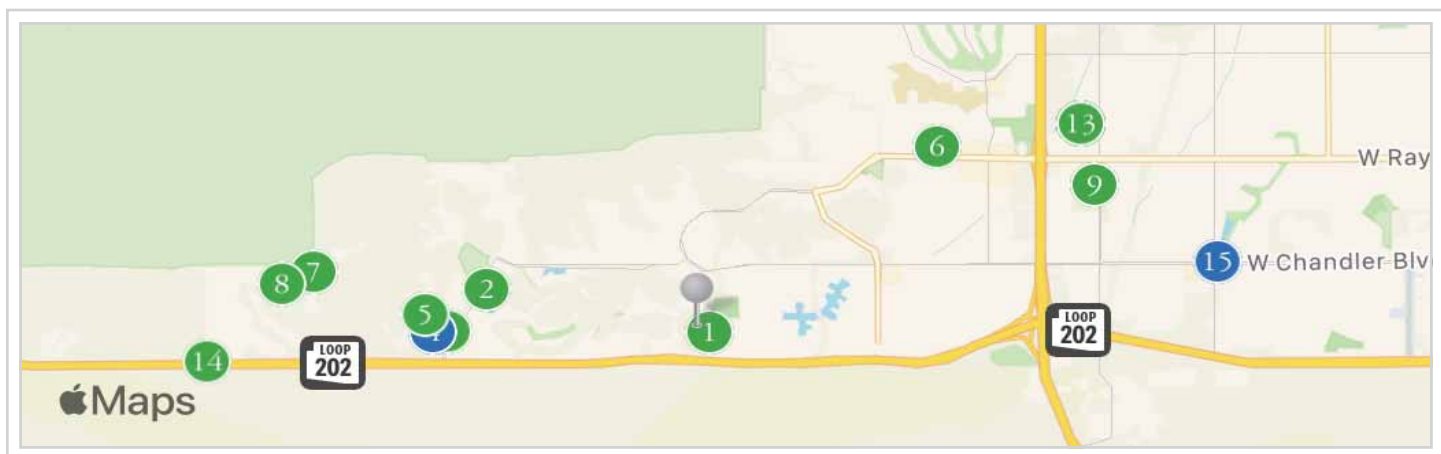
10,720



NEARBY PROJECTS

Active Project # Sold Out Project

NO	PROJECT	BUILDER	UNIT SIZE	PRICE RANGE	TYPE
1	Discovery at Desert Vistas	Lennar	1,640-2,903	\$252,990-\$336,990	Detached
2	Rosewood Village at The Fo...	Rosewood Homes	1,750-2,371	\$295,990-\$333,990	Detached
3	Oasis in The Foothills	Divinity Homes	1,786-2,298	\$329,999-\$359,999	Detached
4	Palma Brisa	Blandford Homes	1,715-4,365	\$491,950-\$727,950	Detached
5	Mountain Trails/Reserve	Ashton Woods Homes	1,320-2,668	\$373,990-\$434,990	Detached
6	Agave Heights/Discovery	Taylor Morrison	2,002-3,667	\$443,990-\$504,990	Detached
7	Vantage	Shea Homes	1,432-2,067	\$277,595-\$367,990	Attached
8	Rosewood Canyon Estates	Rosewood Homes	2,268-3,539	\$449,490-\$797,500	Detached
9	The Plaza	CalAtlantic	2,492-2,500	\$327,350-\$332,350	Attached
10	Rhythm/Residences	Mattamy Homes	1,754-3,065	\$410,990-\$480,990	Detached
11	Rhythm/Condos	Mattamy Homes	1,893-2,187	\$314,990-\$324,990	Attached
12	Rhythm/Lofts	Mattamy Homes	1,604-2,108	\$322,990-\$344,990	Detached
13	Rhythm/Villas	Mattamy Homes	2,069-2,731	\$378,990-\$405,990	Detached
14	Discovery at Foothills Club...	Lennar	1,640-2,693	\$269,990-\$324,990	Detached
15	Crossings at Gila Springs	Bela Flor Communities	1,336-2,324	\$304,900-\$434,900	Attached



Maricopa County

TOTAL HOME CLOSINGS *last twelve months*

Aug. 2020 Total Home Closings:

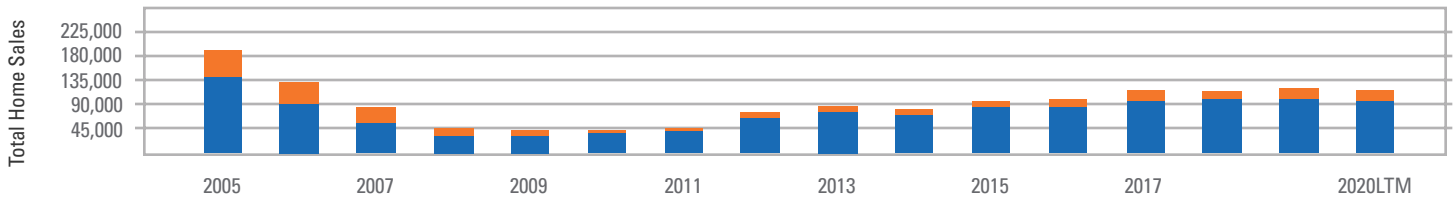
114,314

Aug. 2020 Total Existing Closings:

97,351

Aug. 2020 Total New Closings:

16,963



City of Phoenix

TOTAL HOME CLOSINGS *last twelve months*

Aug. 2020 Total Home Closings:

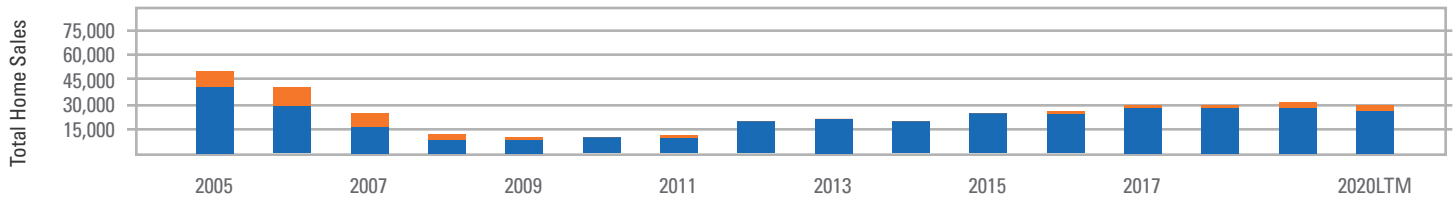
28,792

Aug. 2020 Total Existing Closings:

26,186

Aug. 2020 Total New Closings:

2,606



85048 Zip Code

TOTAL HOME CLOSINGS *last twelve months*

Aug. 2020 Total Home Closings:

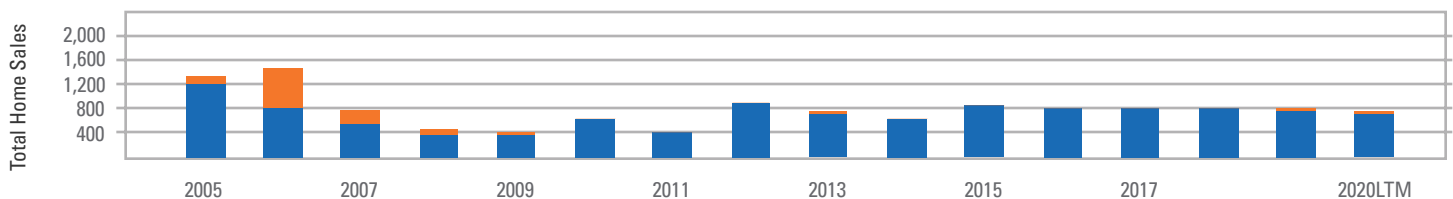
747

Aug. 2020 Total Existing Closings:

726

Aug. 2020 Total New Closings:

21



City of Phoenix

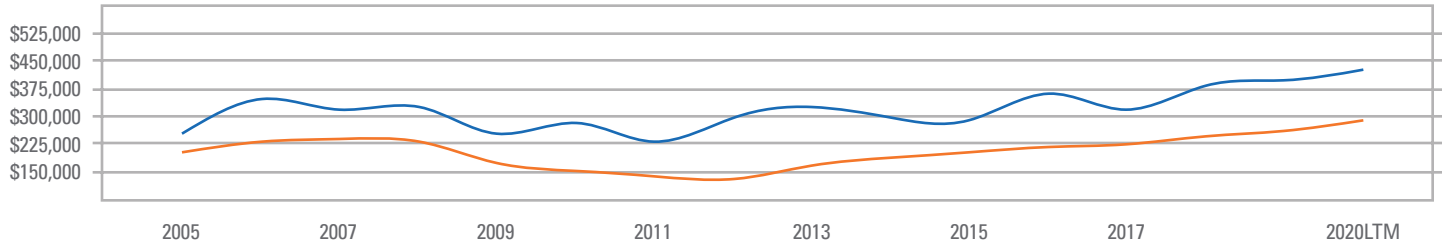
CLOSING HOME PRICE

■ *Aug. 2020 Median Detached New:*

\$425,734

■ *Aug. 2020 Median Detached Existing:*

\$287,875



85048 Zip Code

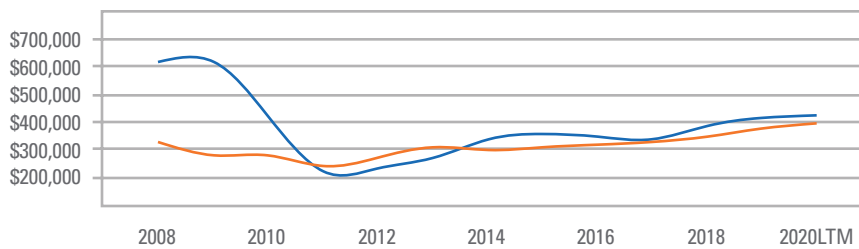
CLOSING HOME PRICE

■ *Aug. 2020 Median SFD New:*

\$426,025

■ *Aug. 2020 Median SFD Existing:*

\$396,000



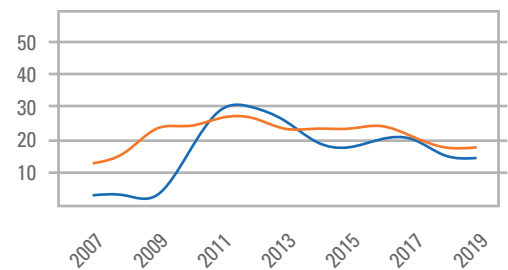
DETACHED AFFORDABILITY

■ *2019 New:*

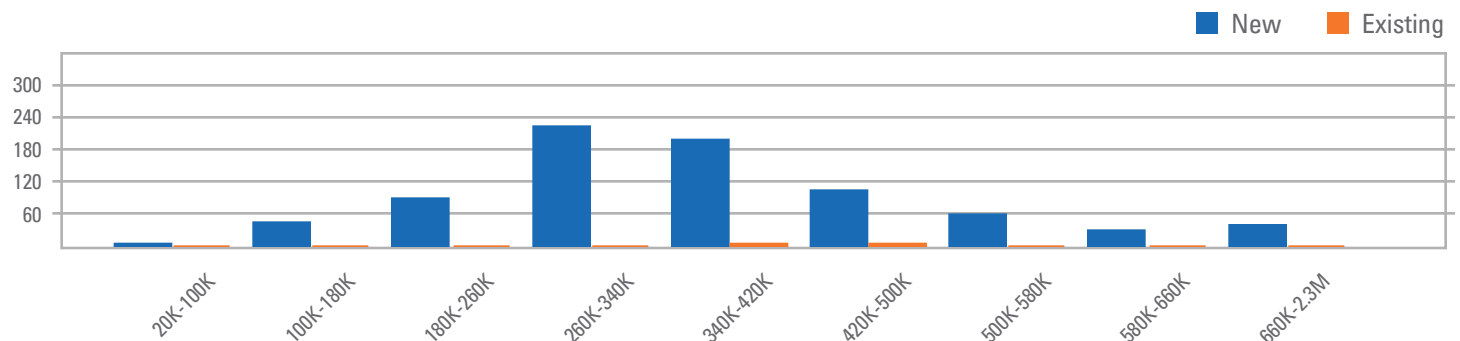
15

■ *2019 Existing:*

18

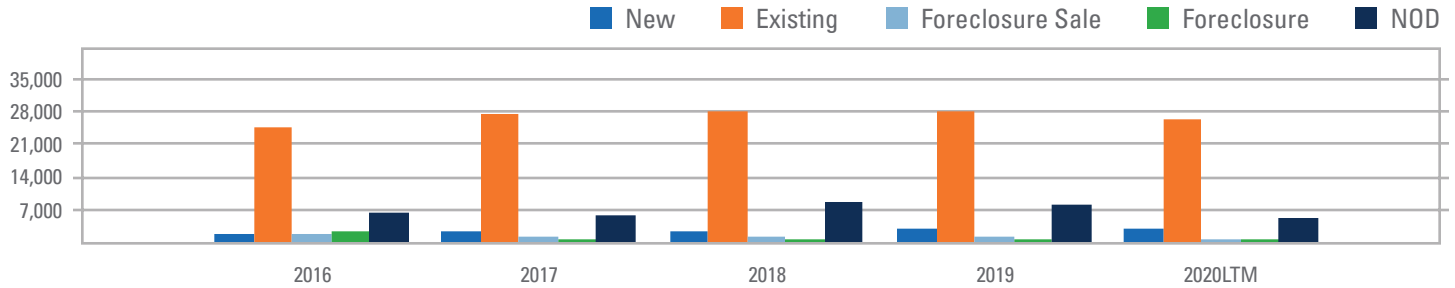


CLOSINGS BY PRICE RANGE *last twelve months*

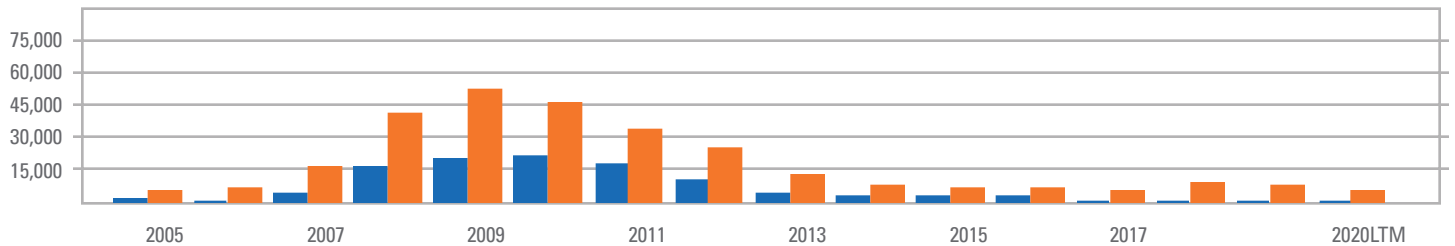


City of Phoenix

HOUSING TRANSACTION VOLUME BY TYPE *last twelve months*



NOTICES OF DEFAULT & FORECLOSURES *last twelve months*



85048 Zip Code

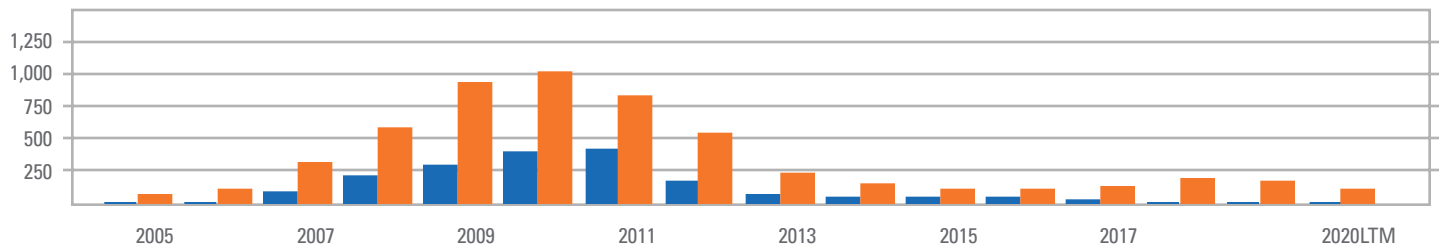
NOTICES OF DEFAULT & FORECLOSURES *last twelve months*

■ Feb. 2020 Total Foreclosures:

■ Feb. 2020 Notices of Default:

1

106



DEFINITIONS AND METHODOLOGY

All information presented involved the assembly of data sources that we consider to be reliable, including the Bureau of Labor Statistics, CBRE- EA, Great Schools, Moody's Analytics, Neustar, Public Record Data, U.S. Bureau of the Census, Zillow, various regional Multiple Listing Service providers, Meyers Research and Zonda. We do not guarantee any data accuracy as all information is subject to human errors, omissions, and/or changes.

Abbreviations

AVG - Average	L3M - Last 3 Months
C - Current	LTM - Last 12 Months
CBSA - Core Based Statistical Area	P - Partial
CHG - Change	PSI - Pending Sales Index
CM - Current Month	YTD - Year To Date
E - Estimated	YOY - Year Over Year
F - Forecast	

New Home PSI is built on new home contract data that covers 60% of the production new home market across the United States. The New Home PSI blends the cumulative sales of actively and recently sold out projects with the average sales rate per community, which adjusts for fluctuations in supply. Furthermore, the New Home PSI is adjusted based on each market's specific seasonality, removes outliers, and uses June 2016 as the base month.

Walk Score measures the walkability of a zip code from 0 - 100 using a patented system based on access to amenities, population density and road metrics. Methodology and full walk score scale can be viewed at <https://www.walkscore.com/methodology.shtml>.

Score ranges:

0-49 - car dependent area

50-69 - somewhat walkable

90-100 - daily errands do not require a car.

ABOUT US



Meyers Research combines experienced real estate and technology advisors with leading data to provide our clients with a clear perspective and a strategic path forward. Based in Beverly Hills, we are home to 150 experts in 10 offices across the country.

Get More Out Of Zonda

Expand coverage to nearby regions to grow your footprint.

Get More Out Of Services

Develop a comprehensive pricing and absorption strategy.

Contact Us

meyersresearchllc.com

hello@meyersresearchllc.com

(858) 381-4390