



Rare Infill Site in Downtown Phx

1411 N 3RD ST. PHOENIX, AZ 85004

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Property Information

PROPERTY SUMMARY

1411 N 3RD ST.

PHOENIX, AZ 85004

OFFERING SUMMARY

SALE PRICE: \$1,244,000

PRICE PSF: \$93.53

PRICE PER ACRE: \$4,074,334

LOT SIZE: 13,300 SF

GROSS LOT SIZE: ± 20,633 SF

ZONING: DTC - TWNPRK

FRONTAGE: ±95'

DENSITY: 125 Dwelling Units / Ac

FAR: 100%
(Subject to approval)

APPROVED DEVELOPMENT Flexible
(Office, Multi, Retail,
Mixed Use, etc.)

OP ZONE: No

2025 TAXES: \$4,737.00



NOTE: Buyer to confirm all above information to be accurate on their own.



PROPERTY HIGHLIGHTS

- DTC-Townsend Park zoning
- Infill development opportunity within Downtown Phoenix
- Located in a designated urban redevelopment corridor
- Flexible zoning framework supporting urban development concepts
- Minutes from Roosevelt Row, Downtown Phoenix, and Midtown Phoenix
- Strong surrounding multifamily and mixed-use development activity
- Exceptional access to Interstate 10, Interstate 17, and State Route 51
- Proximity to the Phoenix Biomedical Campus and ASU Downtown
- Located within a rapidly growing live-work-play environment
- Scarcity of available development land in the immediate area
- Beneficiary of ongoing public and private investment throughout the urban core
- Ideal for developers, land investors, and future owner-users
- Positioned for long-term appreciation within Phoenix's expanding downtown footprint

PROPERTY DESCRIPTION

LOCATION DESCRIPTION

1411 N. 3rd Street is a strategically located infill development site within the highly sought-after DTC-Townsend Park District of Downtown Phoenix. Positioned along the northern edge of the Downtown Core, the property offers investors, developers, and owner-users the ability to capitalize on one of the fastest-growing urban markets in the Southwestern United States.

The site benefits from exceptional proximity to Downtown Phoenix, Midtown Phoenix, Roosevelt Row, the Phoenix Biomedical Campus, and Arizona State University's Downtown Campus. Surrounded by ongoing residential, mixed-use, office, and institutional development, the property sits within a corridor that continues to attract significant public and private investment.

As available development land within Downtown Phoenix becomes increasingly scarce, opportunities to acquire strategically located parcels with flexible development potential have become increasingly difficult to find. The property's location, accessibility, and surrounding economic drivers position it as an attractive opportunity for a variety of future development concepts, subject to zoning and municipal approvals.

Whether envisioned as a future office development, residential project, mixed-use opportunity, or long-term land investment, 1411 N. 3rd Street offers a compelling combination of location, visibility, and long-term growth potential in one of Arizona's most dynamic urban submarkets.

PROPERTY DESCRIPTION

1411 N. 3rd Street presents a rare opportunity to acquire a strategically located infill development site within Phoenix's highly desirable DTC-Townsend Park zoning district. As available development land within the Downtown Phoenix core continues to diminish, the property offers developers, investors, and future owner-users the opportunity to secure a site positioned within one of the city's most active urban redevelopment corridors.

The property's DTC-Townsend Park zoning provides a flexible framework designed to encourage urban infill, higher-density development, walkability, and mixed-use growth. Located between Downtown Phoenix, Midtown Phoenix, and the Roosevelt Row Arts District, the site is surrounded by substantial public and private investment, including multifamily, mixed-use, office, hospitality, healthcare, and educational developments.

Unlike many remaining urban parcels that face significant entitlement uncertainty, the property's location within the DTC-Townsend Park District positions it within a planning framework specifically intended to support continued redevelopment and increased urban density. Developers seeking to capitalize on Phoenix's continued population growth, expanding employment base, and increasing demand for urban housing and mixed-use environments will recognize the long-term value of controlling land in this location.

With immediate access to Interstate 10, Interstate 17, State Route 51, Downtown Phoenix, the Phoenix Biomedical Campus, and numerous major employment centers, the property offers the connectivity and surrounding infrastructure necessary to support a variety of future development concepts.

As redevelopment activity continues to push outward from the Downtown Core and Roosevelt Row, opportunities to acquire well-positioned land sites within established redevelopment districts have become increasingly limited. 1411 N. 3rd Street represents an opportunity to secure a development site within one of Phoenix's most proven and supply-constrained urban growth corridors.

E. McDowell Rd.

N. 3rd St.



AERIAL MAP



