



CITY OF PHOENIX, ARIZONA

# 12TH STREET AND ELWOOD

**AVAILABLE  
PARCEL 1  
20.943 ACRES**

**AVAILABLE  
PARCEL 2  
.8478 ACRES**

12th St/Elwood  
Looking South

ELWOOD STREET



PHONE 480.367.0700 / FAX 480.367.8341  
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Scottsdale, AZ 85258



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MAX NATHAN / max@nathanlandaz.com

## CITY OF PHOENIX, ARIZONA

# 12<sup>TH</sup> STREET AND ELWOOD

### LOCATION

Site is located at the southeast corner of 12<sup>th</sup> Street and Elwood Street in the City of Phoenix, Arizona.

### SIZE

±21.79 Total Acres

- Site 1: 20.943 Acres
- Site 2: .8478 Acres *\*Can be sold separately.*

### ASSESSOR PARCEL NUMBERS

113-23-003B, 003C (portion), 004

### ZONING

[Zoned R-4](#) | City of Phoenix

*\*R-4 Zoning equates to 29-34 DU/Ac depending upon the development option.*

### PRICE

Minimum Suggested Offering Price: \$11,000,000

### TERMS

Cash

### PROPERTY TAXES

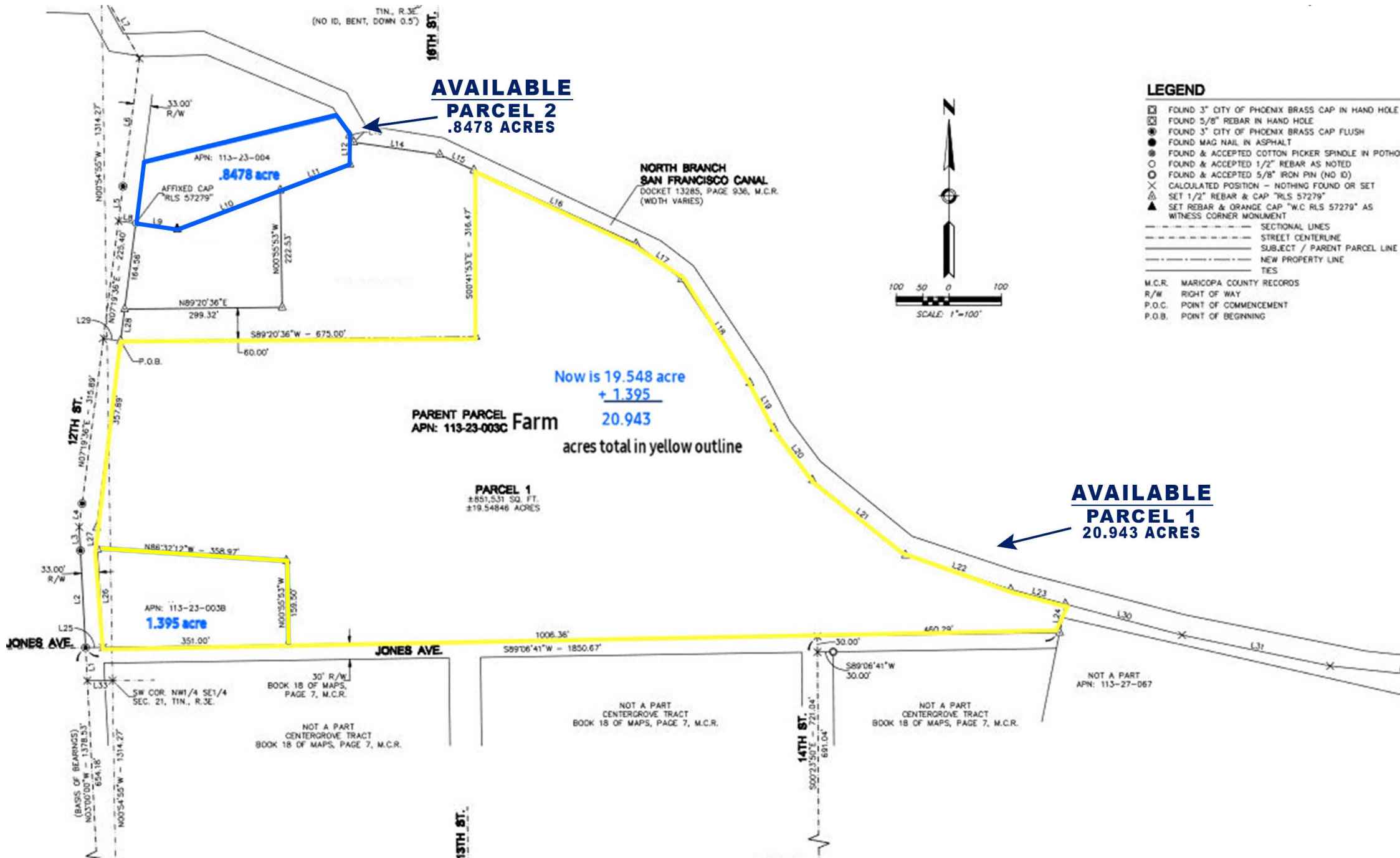
2021 Assessment: ±\$6,672.74

### COMMENTS

This opportunity-zoned designated high-density site is located near transportation corridors and Sky Harbor, one of the 10 busiest airports in the world.

### BID DUE BY DATE

All offers are due on or before Thursday, May 26, 2022 by 12:00pm (noon).



**PARCEL 1 LEGAL DESCRIPTION**

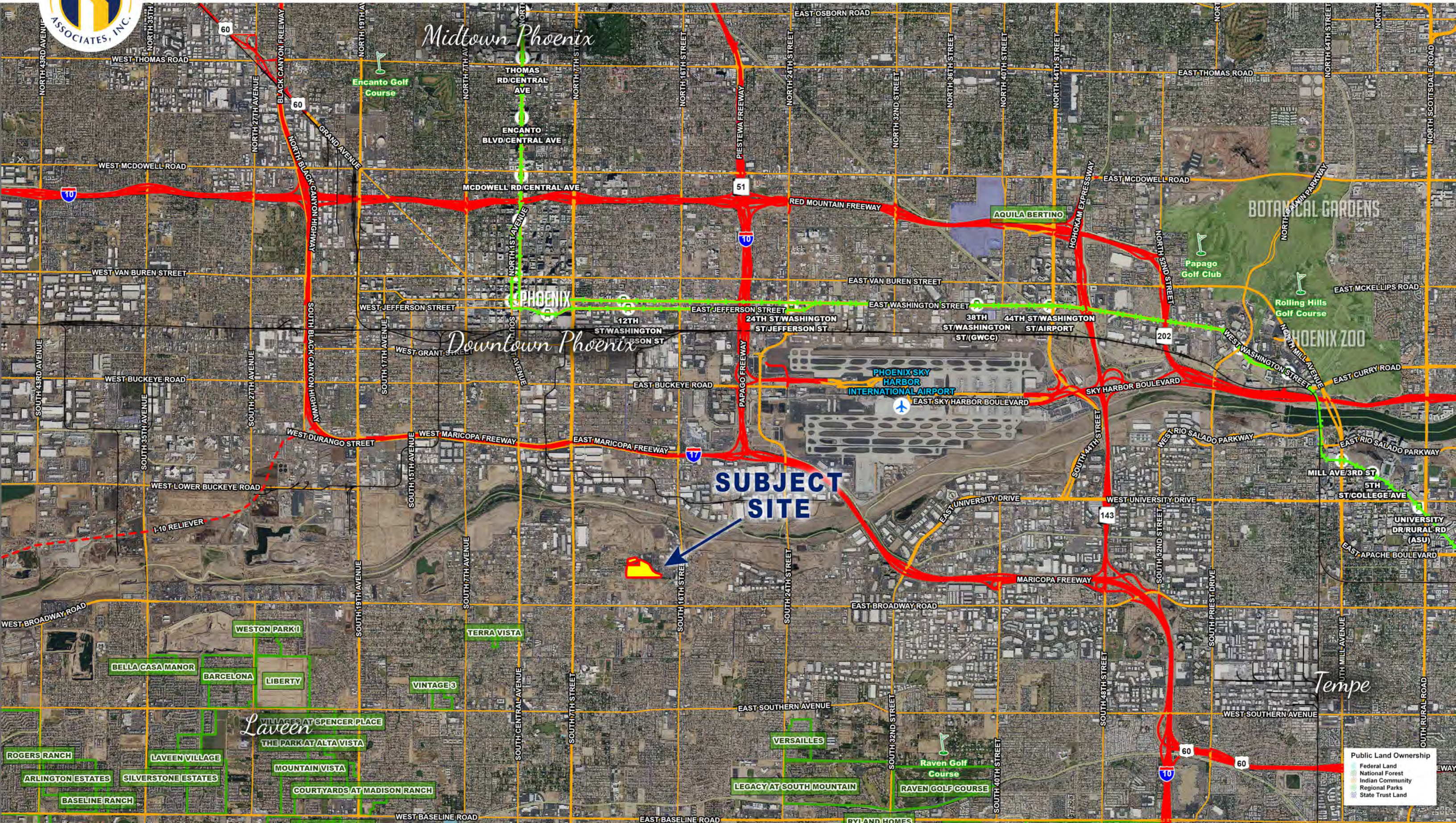
That portion of the south half of Section 21, Township 1 North, Range 3 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

- COMMENCING at the South quarter corner of said Section 21;
- Thence along the centerline of 12th Street the following three courses:
- Thence North 03°00'00" West, 1378.53 feet;
- Thence North 03°03'03" West, 229.62 feet;
- Thence North 07°19'36" East, 360.89 feet;
- Thence departing said centerline, South 82°40'24" East, 33.00 feet to the East Right-of-Way line of said 12th Street, and the TRUE POINT OF BEGINNING;
- Thence North 89°20'36" East, 675.00 feet;
- Thence North 00°41'53" West, 316.47 feet to the Southwesterly Right-of-Way line of North Branch San Francisco Canal according to Docket 13285, Page 936, records of Maricopa County, Arizona;
- Thence along said canal Right-of-Way the following eight courses:
- Thence South 65°34'37" East, 338.34 feet;
- Thence South 52°01'11" East, 109.44 feet;
- Thence South 33°27'55" East, 235.91 feet;
- Thence South 27°49'44" East, 98.26 feet;
- Thence South 36°39'09" East, 122.04 feet;
- Thence South 51°03'30" East, 227.27 feet;
- Thence South 72°00'52" East, 210.32 feet;

**PARCEL 2 LEGAL DESCRIPTION**

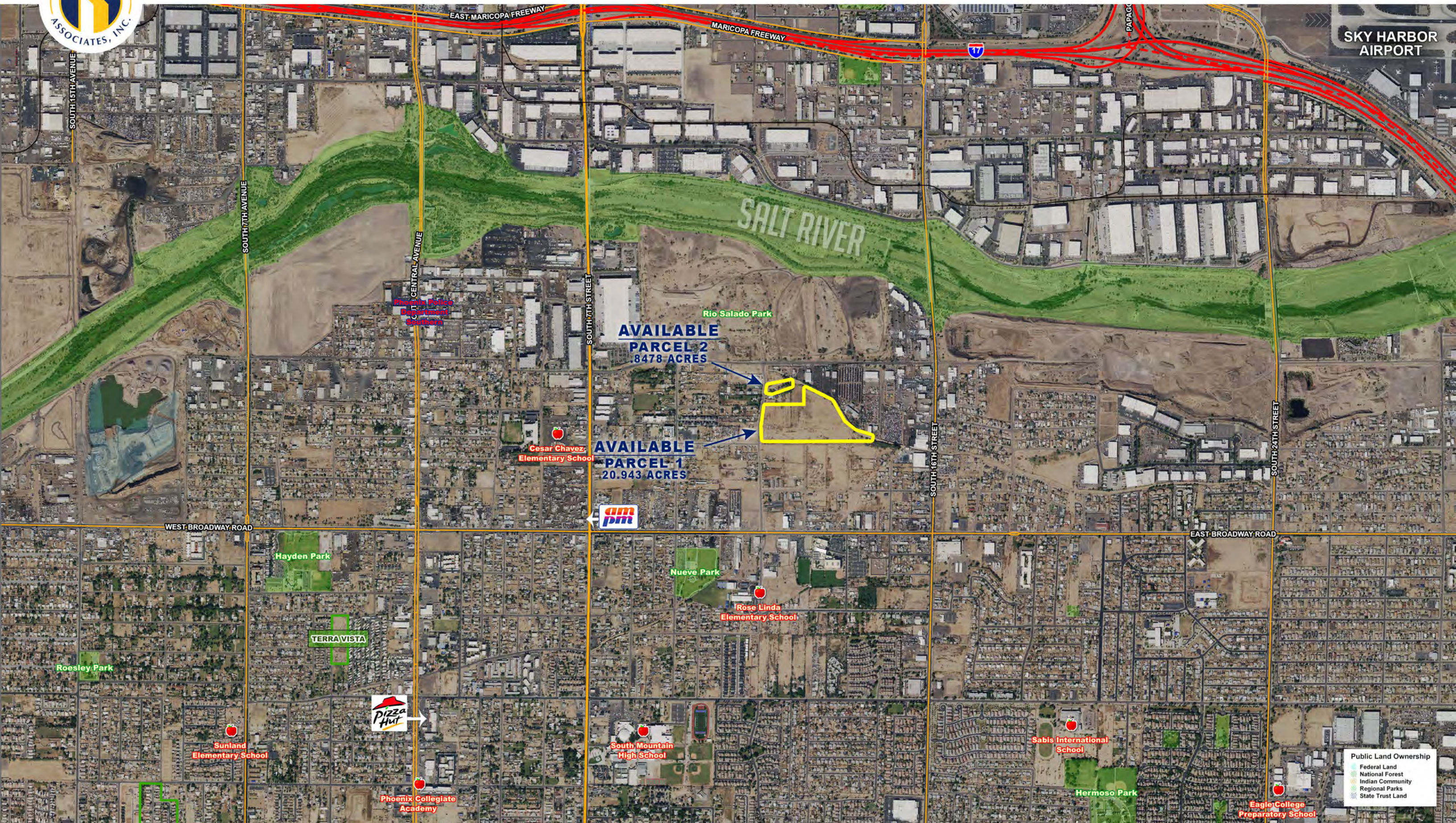
- Thence departing said canal Right-of-Way, South 11°13'56" West, 55.36 feet to the North line of CENTERGROVE TRACT, according to Book 18 of Maps, Page 7, records of Maricopa County, Arizona;
- Thence along said North line South 89°06'41" West, 1466.65 feet;
- Thence North 00°55'53" West, 159.50 feet;
- Thence North 86°32'12" West, 358.97 feet to said East Right-of-Way line of 12th Street;
- Thence along said East line, North 03°03'03" West, 41.00 feet;
- Thence continuing along said East line, North 07°19'36" East, 357.89 feet to the TRUE POINT OF BEGINNING.





Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land



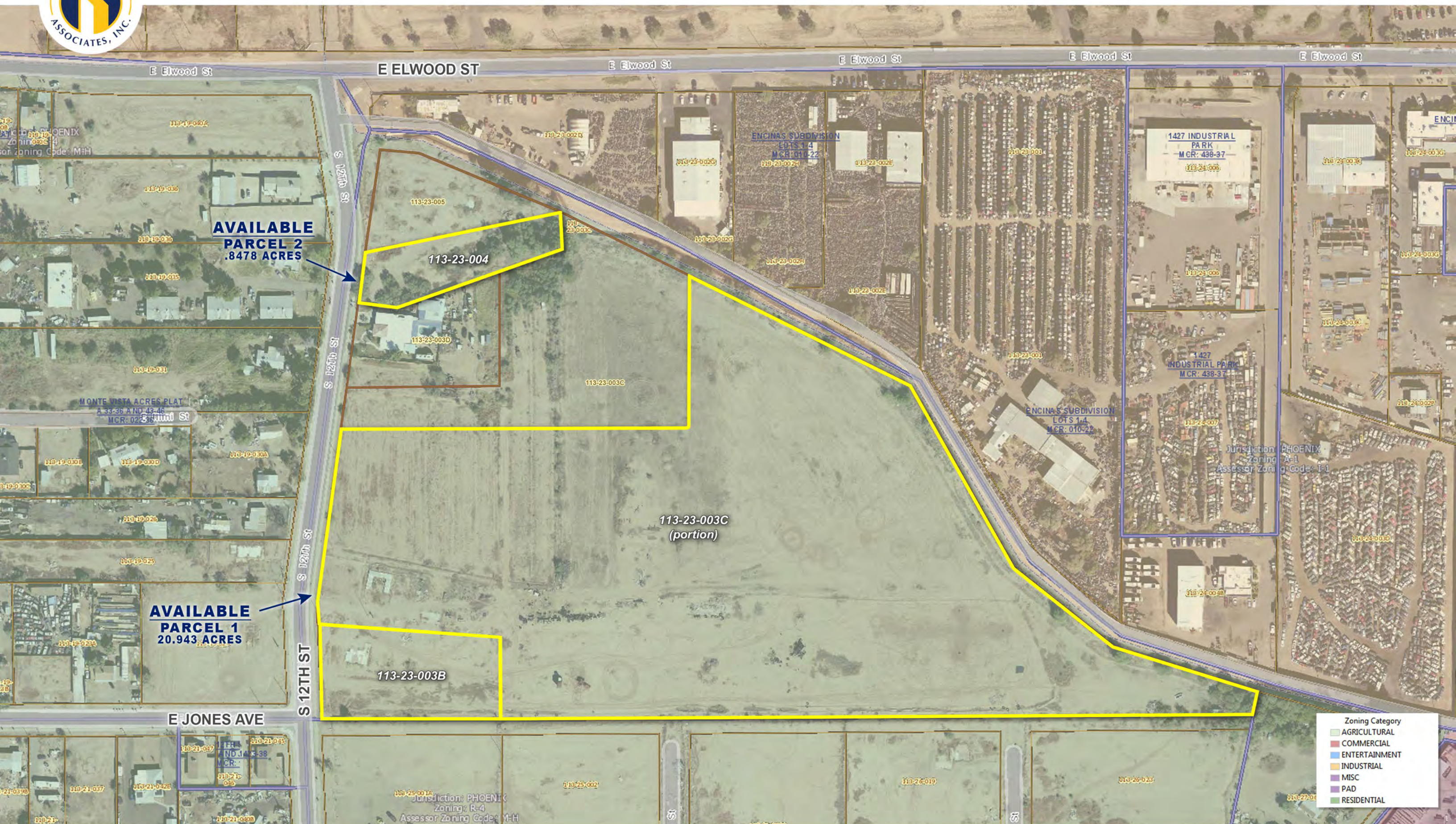
SKY HARBOR AIRPORT

AVAILABLE  
PARCEL 2  
8478 ACRES

AVAILABLE  
PARCEL 1  
20.943 ACRES

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Zoning Category	
<span style="color: green;">■</span>	AGRICULTURAL
<span style="color: red;">■</span>	COMMERCIAL
<span style="color: blue;">■</span>	ENTERTAINMENT
<span style="color: orange;">■</span>	INDUSTRIAL
<span style="color: purple;">■</span>	MISC
<span style="color: brown;">■</span>	PAD
<span style="color: lightgreen;">■</span>	RESIDENTIAL



DOWNTOWN PHOENIX



amazon

ELWOOD STREET

12TH STREET

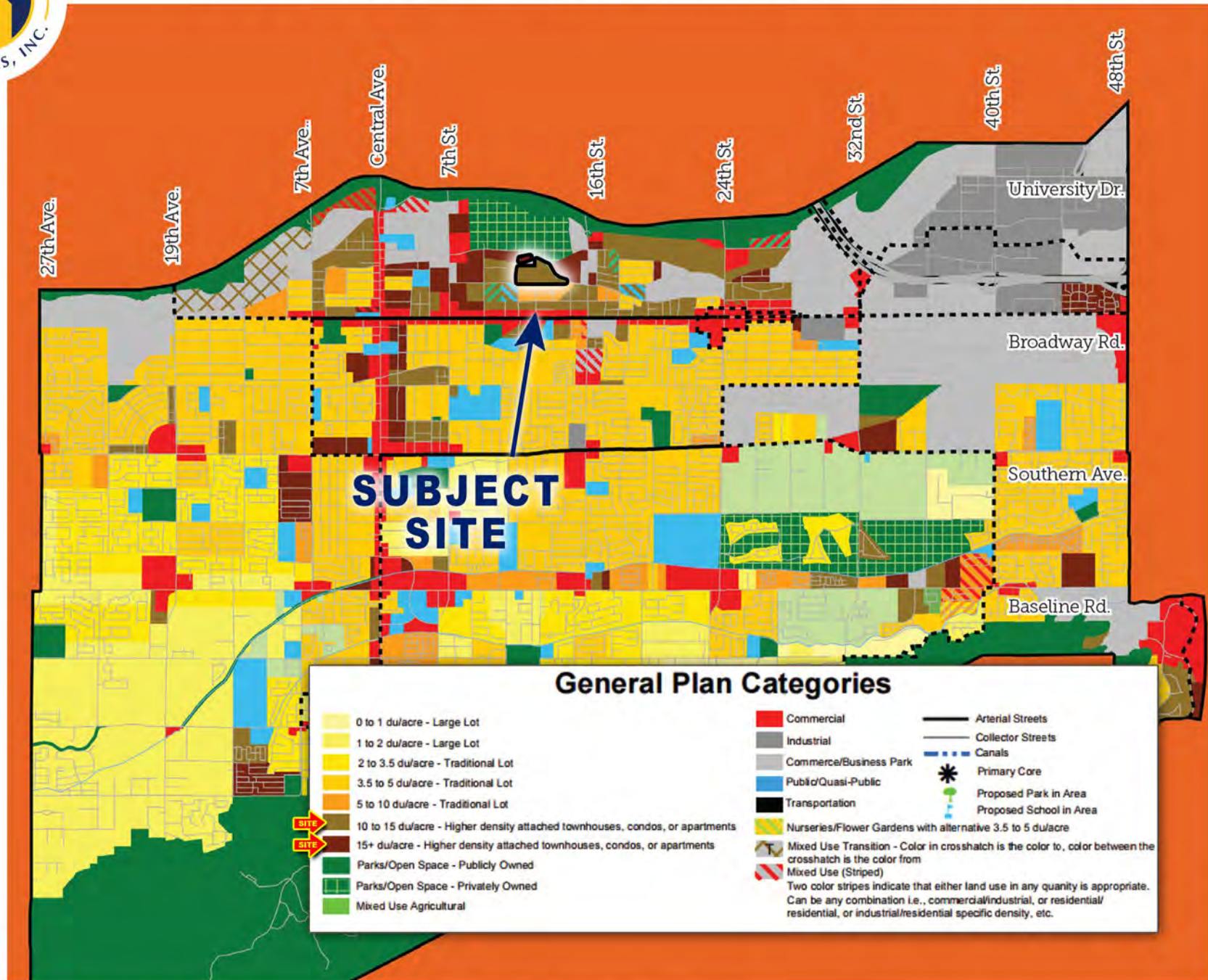









# 12TH STREET AND ELWOOD / PHOENIX SOUTH MOUNTAIN VILLAGE LAND USE





# ARIZONA OPPORTUNITY ZONE / 12TH STREET AND ELWOOD





**ARIZONA OPPORTUNITY ZONE**  
 Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.  
[CLICK HERE](#) for more information. Source: AZCommerce.com