



PROPERTY DIMENSIONS
REAL ESTATE GROUP

14TH STREET AND UNION HILLS DRIVE

STONE MOUNTAIN

LOOP
101

12TH ST

14TH ST

16TH ST

SUBJECT
SITE



UNION HILLS DR

Stone Mountain
Looking North



14TH STREET AND UNION HILLS DRIVE

STONE MOUNTAIN

LOCATION

Stone Mountain is located on the north side of Union Hills Drive at 14th Street Alignment in the City of Phoenix, Arizona.

SIZE

±13.12 Gross Acres

**Gross area does not include Union Hills Drive*

LOTS

103 Attached Townhome Units – 22' x 72'

GROSS DENSITY

7.20 DU/Acre

PRICE

\$5,150,000 (\$50,000 per Lot)

TERMS

Submit

ZONING

R1-8 | City Phoenix

ASSESSOR PARCEL NUMBERS

213-24-013B, 002 and 018

UTILITIES

City of Phoenix Water and Sewer

COMMENTS

Excellent infill site located within close proximity to hiking and biking trails, Paradise Community College, Desert Ridge Mall, Mayo Hospital, High Tech and Logistics Employers.

ADDITIONAL DOCUMENTS

[Please Click to View](#)

ALTA Survey

Pre-Application Submittal



PHOENIX QUICK FACTS



POPULATION

2021 population: **1,618,506**
Population growth annually: **1.31%**
Median age of **34**



GROWTH

Population estimate 2025: **1,738,046**
Number of households: **585,371**



RANKING

10th most populated metro area in U.S.
#17 best city in the U.S. for jobs
The **11th** in best big cities to live in the U.S.



ECONOMICS

Phoenix is emerging in the **new economy** with strength in high technology, manufacturing, bioscience research and advanced business services.



PHOENIX'S LARGE EMPLOYERS

Banner Health **10,754**
American Express. **6,602**
Honeywell. **6,067**
Amazon **5,607**
Fry's Food Store **5,358**
Dignity Health **5,284**
Chase **5,274**
Bank of America **5,274**
U Haul **4,954**
Phoenix Children's Hospital **4,826**



EDUCATION

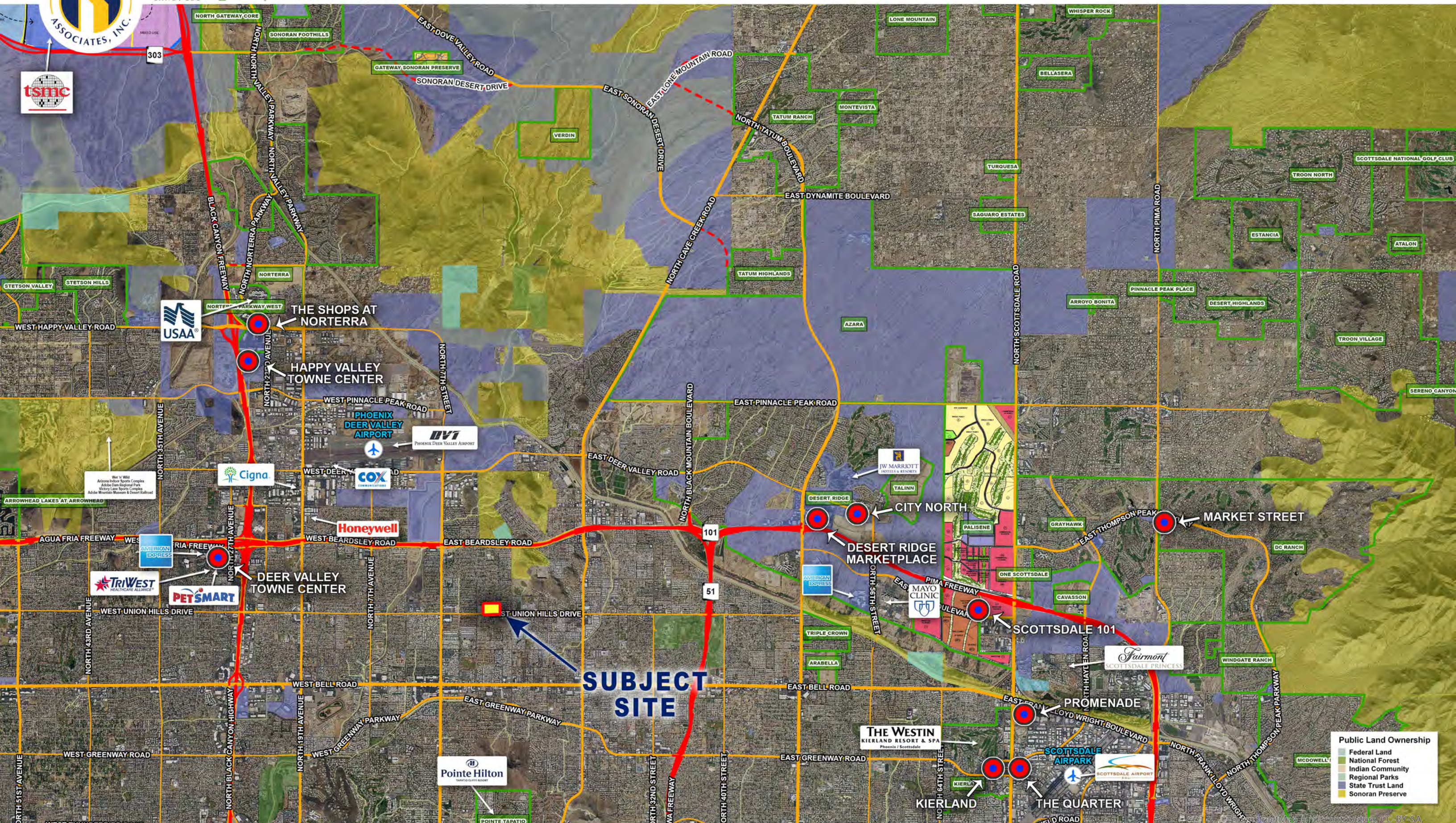
Phoenix is home to the strongest academic institutions available in the region.

Arizona State University **119,951**
University of Arizona - Phoenix **45,918**
Northern Arizona University- Phoenix **30,736**
Grand Canyon University **102,000**
Maricopa Community College **114,775**





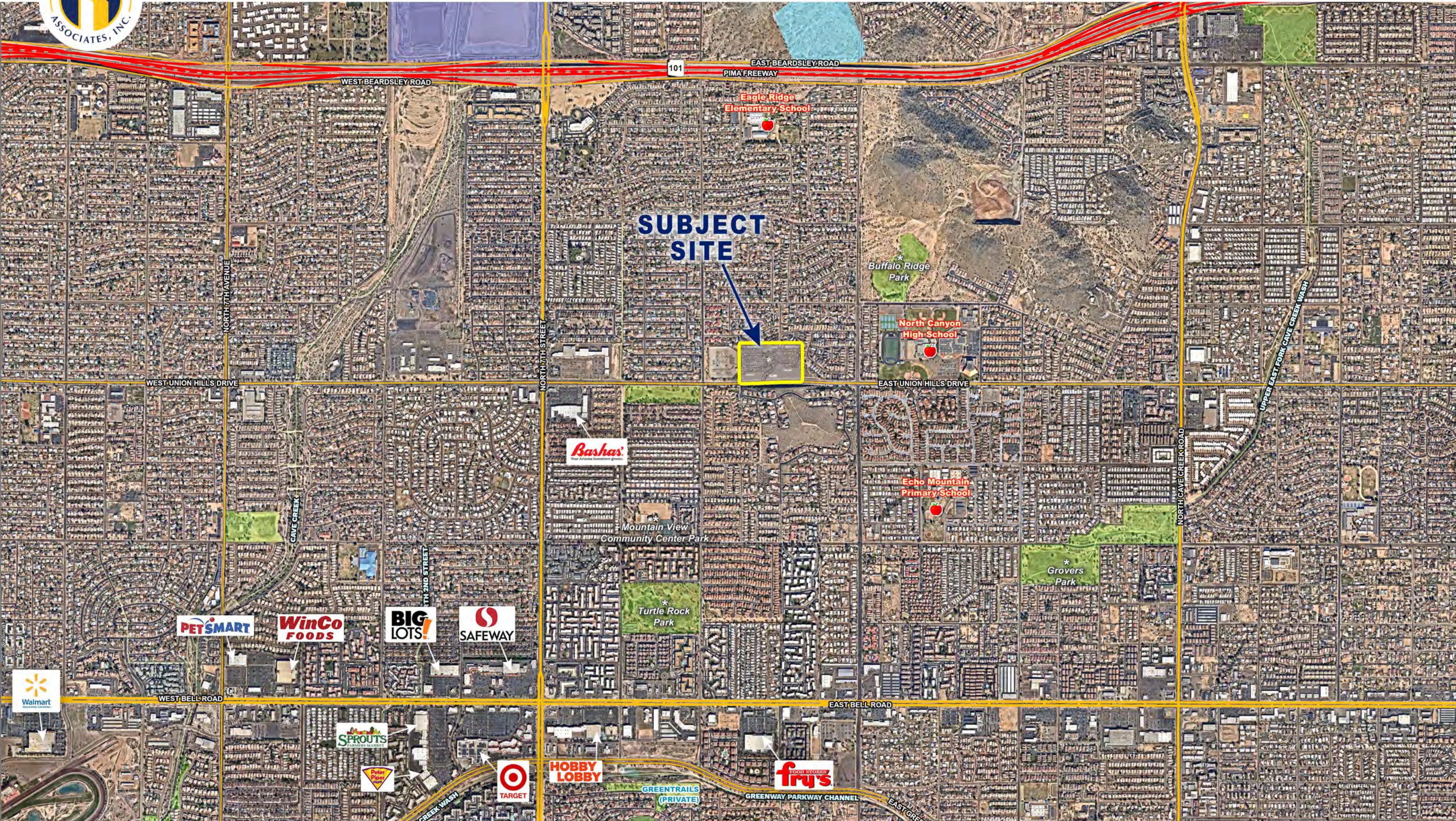
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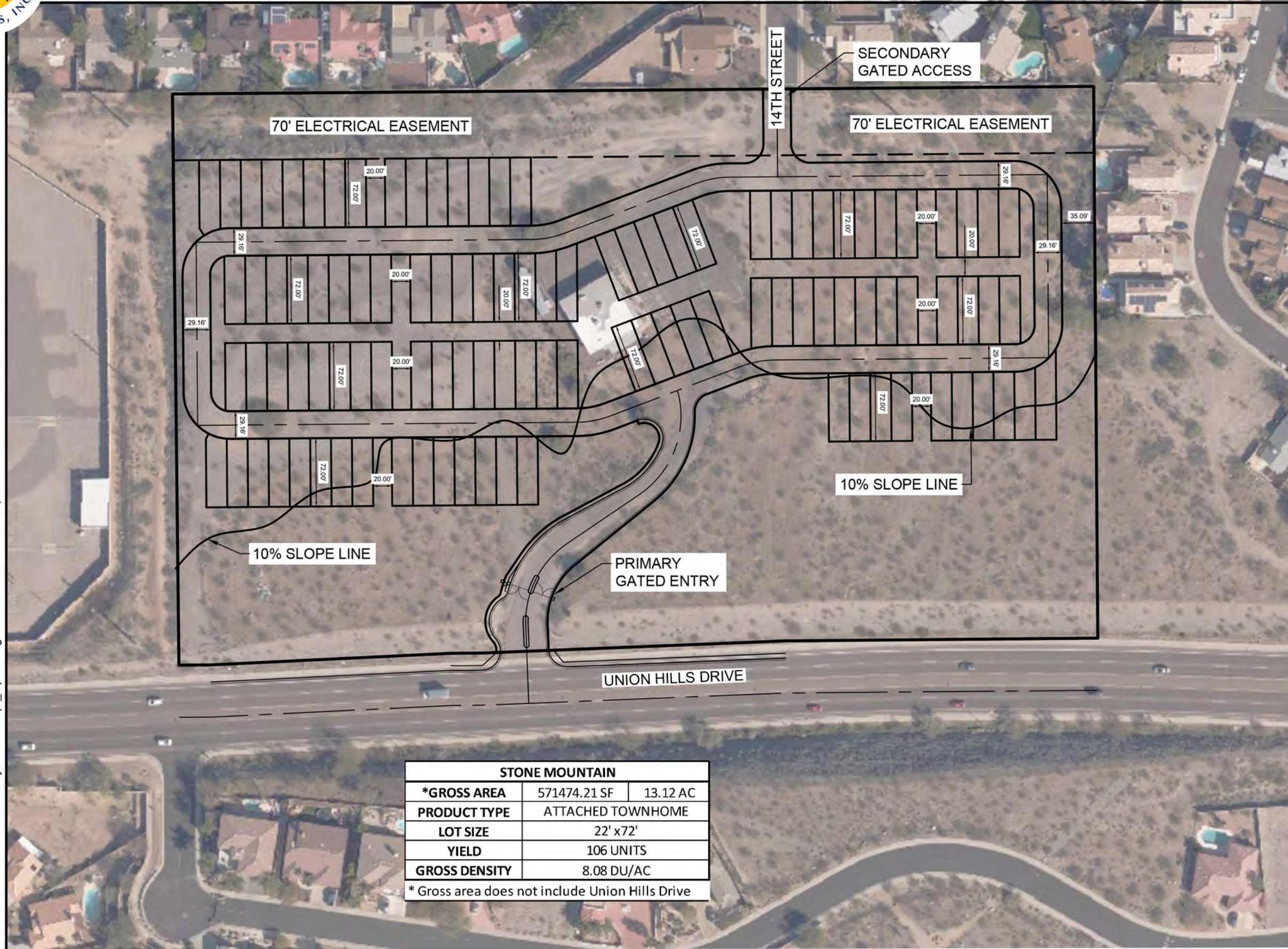
STONE MOUNTAIN / NORTH PHOENIX SUBMARKET





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STONE MOUNTAIN		
*GROSS AREA	571474.21 SF	13.12 AC
PRODUCT TYPE	ATTACHED TOWNHOME	
LOT SIZE	22' x 72'	
YIELD	106 UNITS	
GROSS DENSITY	8.08 DU/AC	
* Gross area does not include Union Hills Drive		



01 OF 01

CONCEPTUAL LOTTING PLAN
STONE MOUNTAIN



SCALE 1" = 100'
12/30/2022
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

