



24TH STREET AND ARIZONA BILTMORE CIRCLE

2400 BILTMORE RESIDENTIAL

City of Phoenix Infill Site

7.68 ACRES

360° VIEWS

Mountain •
Golf Course •
Phoenix City Lights •

**SUBJECT
SITE**



ARIZONA BILTMORE CIRCLE



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
COURTNEY BUCK / courtney@nathanlandaz.com
DAVE MULLARD / dave@nathanlandaz.com

CITY OF PHOENIX INFILL REDEVELOPMENT OPPORTUNITY

2400 BILTMORE RESIDENTIAL

LOCATION

Located at the northeast corner of 24th Street and Arizona Biltmore Circle in the City of Phoenix, Arizona.

SIZE

7.68 Gross Acres (5.908 Net Acres)

ASSESSOR PARCEL NUMBER

164-12-781

ZONING

PUD (Planned Unit Development, Mixed-Use)
*Zoning Case Z-44-25-6 was approved 3.4.2026,
see Due Diligence link for details)*

PROPERTY TAXES

2025 Assessment: \$191,769.22

UTILITIES

Electricity: Salt River Project (SRP)
Water & Sewer: City of Phoenix
Natural Gas: Southwest Gas
Trash & Recycling: City of Phoenix

PROJECT DATA

- 120-125 projected units, 1,500-2,000 SF (195 maximum units / 1,500 minimum SF)
- 346,000 SF saleable residential
- 5,000 SF Restaurant/Retail
- 24,000 SF Resort-Style Pool and Lounge Area
- 16,000 SF Amenity Space
- 571 Parking Spaces
- Maximum 66' in height

PRICE

\$52,000,000

TERMS

Cash



FOR MORE INFORMATION, CONTACT:

NATE NATHAN / nate@nathanlandaz.com

COURTNEY BUCK / courtney@nathanlandaz.com

DAVE MULLARD / dave@nathanlandaz.com

DUE DILIGENCE

[CLICK HERE](#) to view

Conceptual Site Plans

Image Library

PUD Narrative Z-44-25-6

Zoning Ordinance G-7482 Case Z-44-25-6

COMMENTS

Ideally situated near the iconic Arizona Biltmore, this rare development opportunity offers spectacular 360° panoramic views of the surrounding mountains, golf course, and city lights. The approved vision includes a mixed-use, multifamily-focused community featuring up to 195 dwelling units (maximum density 25.39 DU/Ac), thoughtfully integrated with private resident amenities, 5,000 square feet of restaurant space, and up to 16,000 SF of amenity space.

[CLICK HERE](#) for video showing unobstructed views from site.



PHOENIX QUICK FACTS



POPULATION

2025 population: **1,662,607**
Population growth annually: **1.27%**
Median age of **34.4**



HOUSEHOLDS

Median household Income: **\$99,862**
Number of households: **601,397**



RANKING

5th largest city in the United States
Between 2010 and 2021, employment grew
an **average of 37%**
Fastest growing city of the last decade



ECONOMICS

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



PHOENIX'S LARGE EMPLOYERS

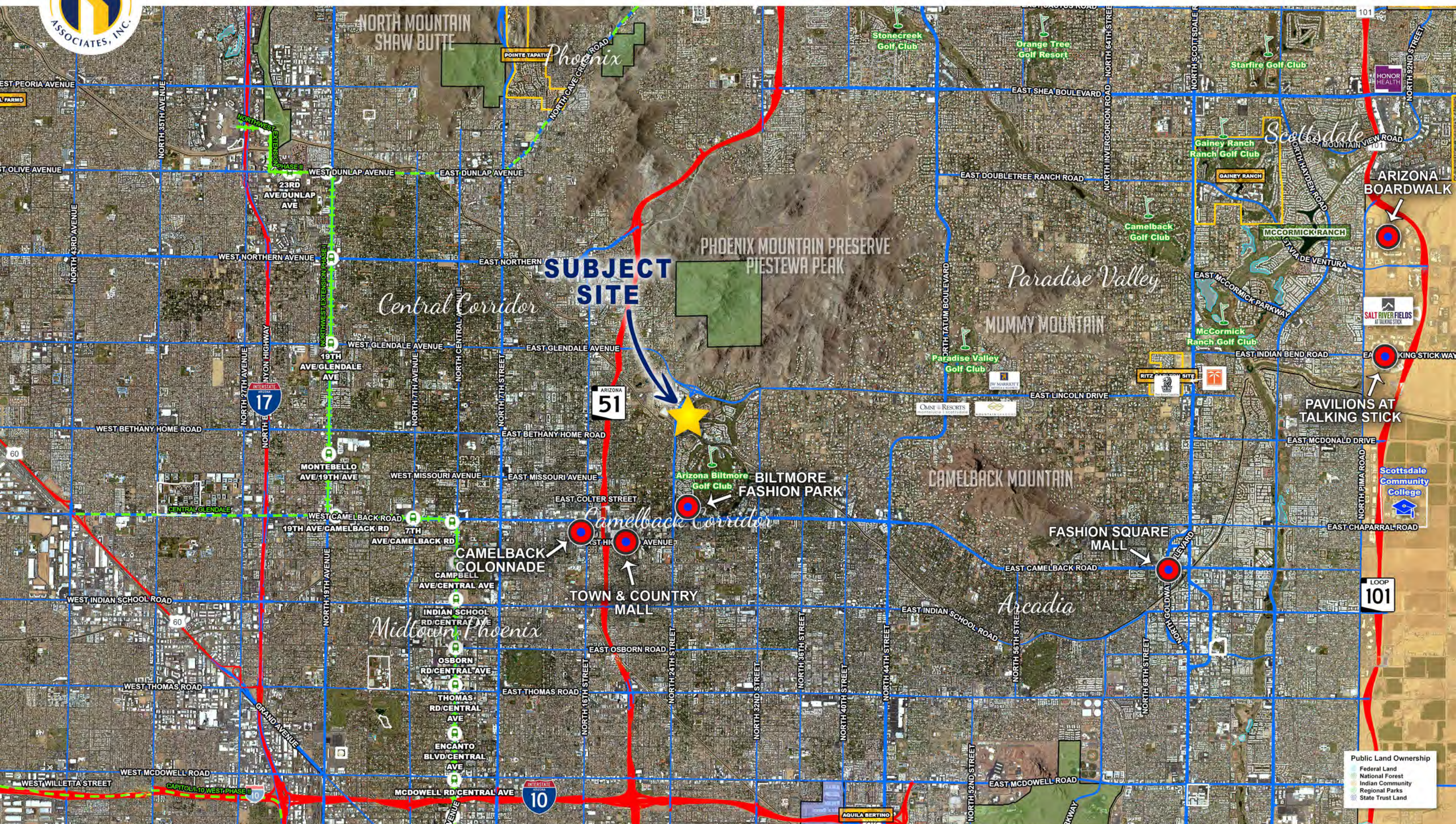
TSMC
Banner Health
American Express
Honeywell
Amazon
Charles Schwab
Dignity Health
Chase
Ping
U Haul
Phoenix Children's Hospital
Sprouts Headquarters

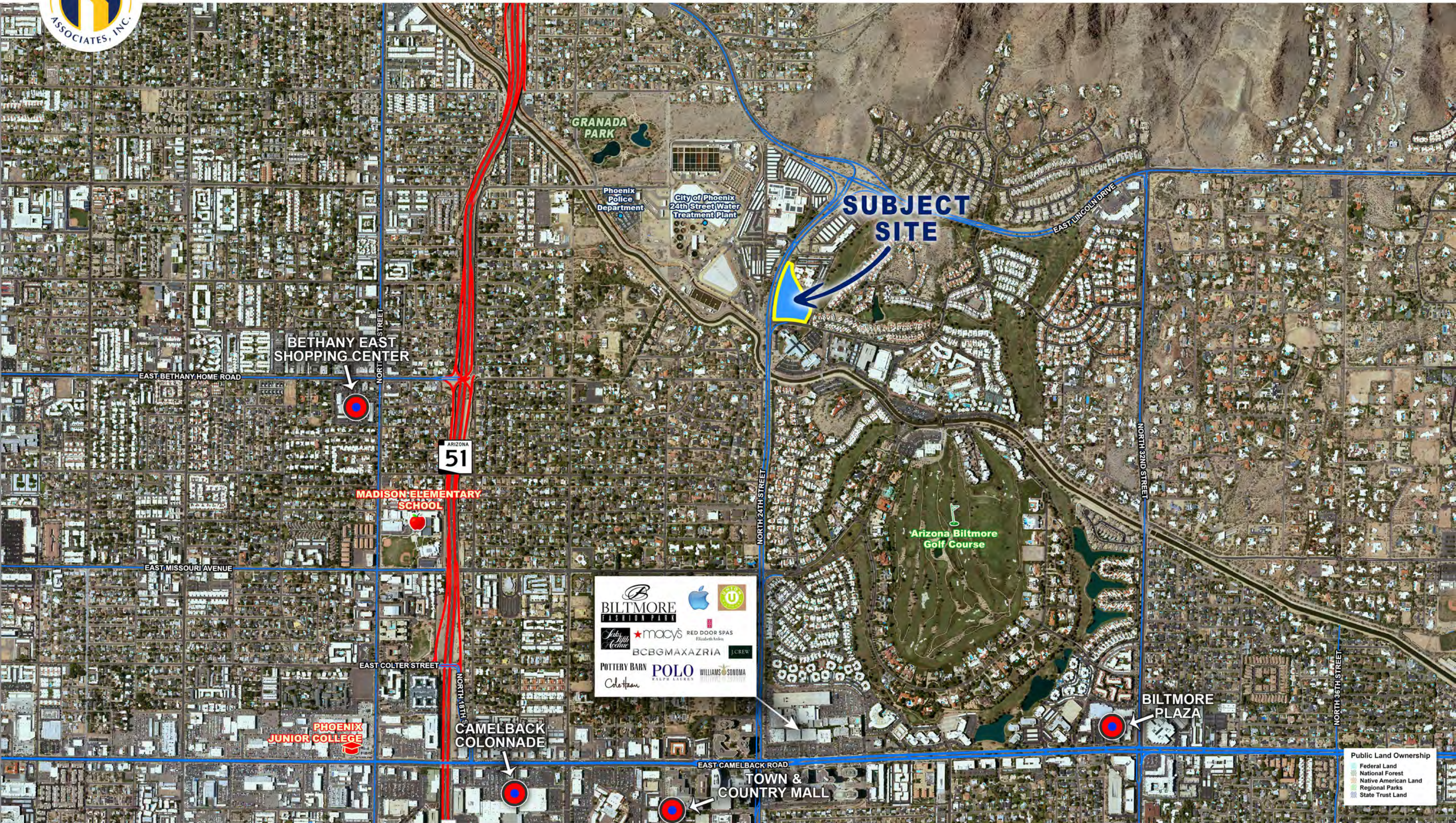


EDUCATION

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**

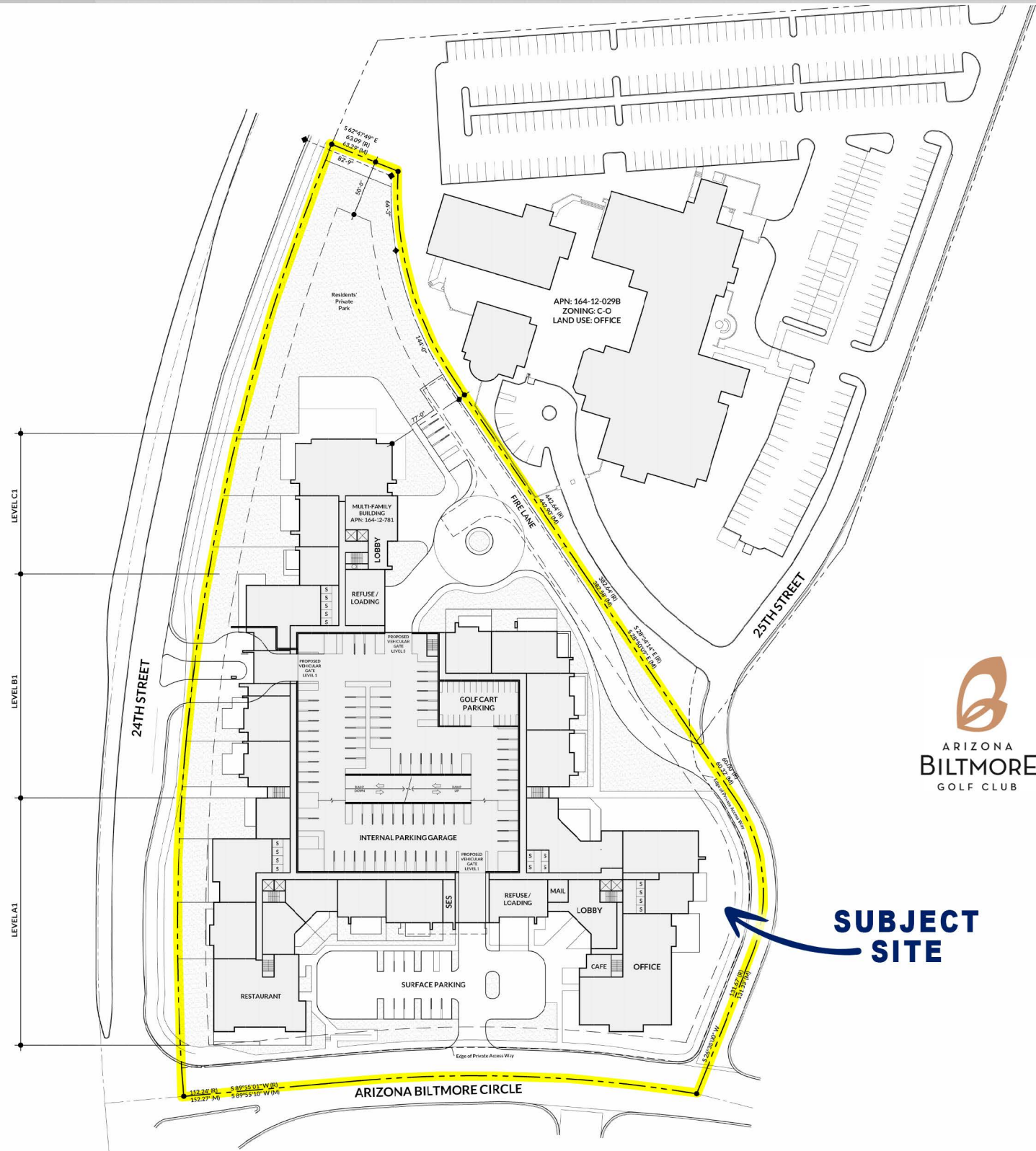




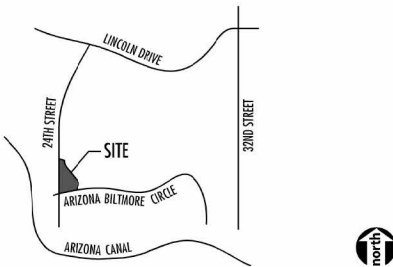




NOTICE OF IP RIGHTS: 2025 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OF REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



VICINITY MAP:



PROJECT DATA:

PROJECT NAME:	2400 BILTMORE CIRCLE RESIDENTIAL
PROJECT ADDRESS:	2400 E ARIZONA BILTMORE CIRCLE PHOENIX, ARIZONA 85016
DESCRIPTION:	ARIZONA BILTMORE EST UNIT 2 AMENDED MCR 208-14
APN:	164-12-781
SITE ACREAGE:	7.68 GROSS ACRES 5,908 NET ACRES 1,257,242 WSF (CALCULATED AS GROSS LESS ANY ROADWAY EASEMENTS)
LOT COVERAGE:	43.63% (112,280 SF BUILDING FOOTPRINT)
BUILDING SETBACKS:	NORTH SETBACK: 50'-0" EAST SETBACK: 25'-0" SOUTH SETBACK: 25'-0" WEST SETBACK: 25'-0"
CURRENT USE:	OFFICE
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL - CONDOMINIUMS
CURRENT ZONING:	C-2 (INTERMEDIATE COMMERCIAL)
PROPOSED ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
PROJECT DESCRIPTION:	DEVELOPMENT OF A NEW 8-STORY MULTI-FAMILY BUILDING WITH OFFICE & RESTAURANT SPACES, AN INTERNAL 4-LEVEL ABOVE GRADE PARKING GARAGE, & LANDSCAPING ON A 7.68 GROSS ACRES, C-2 ZONED SITE LOCATED AT 2400 E ARIZONA BILTMORE CIRCLE.
TOTAL BUILDING AREA:	165,000 SQF
BUILDING HEIGHT:	44'-0" (TIED WITH SITE TOPOGRAPHY)
TOTAL UNITS:	195 UNITS

LEGEND

PROPERTY LINE	---
ROW CENTERLINE	---
BUILDING OUTLINE	---
STRUCTURE OVERHEAD	---
HARDSCAPE	---
LANDSCAPING	---

DIRECTORY

APPLICANT	OWNER	ARCHITECT
SHEL & VULNER 1 E WASHINGTON STREET SUITE 200 PHOENIX, AZ 85004 (602) 362-6244 NORIS J. GORDON@SHEL.COM NGORDON@SHEL.COM	DAV BILTMORE 2400 E ARIZONA BILTMORE CIRCLE BUILDING 2, SUITE 1270 PHOENIX, AZ 85016 (602) 224-2209 TED BILTMORE TBILTMORE@DAV.COM	DAVIS 3033 N. CENTRAL AVENUE SUITE 800 PHOENIX, AZ 85012 (480) 636-7523 NORIS J. GORDON NGORDON@THEDAVISGROUP.COM
LANDSCAPE ARCHITECT	CIVIL ENGINEER	
ARLA 30 E RD SLOAN PARKWAY TEMPE, AZ 85281 (480) 586-8077 ANDREW D. BLANCH ANDY.BLANCH@ARLA.COM	COLLEPS ENGINEERING 2111 E HIGHLAND AVE SUITE 200 PHOENIX, AZ 85016 (602) 494-5535 TED B. LUTHER TED.LUTHER@COLLEPS.COM	

DAVIS

www.thedavisexperience.com

2400 BILTMORE
RESIDENTIAL

2400 E ARIZONA BILTMORE CIRCLE, PHOENIX, AZ 85016

X PUD APPLICATION
SCHEMATIC
DESIGN
DESIGN
DEVELOPMENT
CONSTRUCTION
DOCUMENTS
BID/PRICING
PACKAGE

DATE ISSUED 01/29/2026
DRAWN BY
CHECKED BY
PROJECT NO. 23104
CADD FILE

A-103
CONCEPTUAL
SITE PLAN
+ DATA





