

IMAGINE COMMUNITY

33 SINGLE FAMILY HOME SITES

2601 & 2604 NORTH 27TH STREET | PHOENIX

FOR MORE INFORMATION,
PLEASE CONTACT:

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ORION 
INVESTMENT REAL ESTATE
www.orionprop.com



ELEVATIONS

OFFERING PRICE: \$1,950,000

- Only \$59,090 Per Lot / \$14.73 Per SF
- Over 3 Acres of Prime Infill Land
- Approved Site Plan for 33 Dwelling Units
- Nearing Final Plat Approval
- Interchangeable Floor Plan Plat, Allowing Flexible Sales Roll-out Strategy

Imagine Community offers Buyers the opportunity to acquire 33 single-family home lots, tastefully designed architectural plans, carefully curated floor plans to suit the demographics of the community, and all at a remarkably low price. The property is situated near Biltmore Fashion Park, the Arcadia Neighborhood, Midtown Phoenix, and multiple highways allowing for easy access to anywhere in the valley.

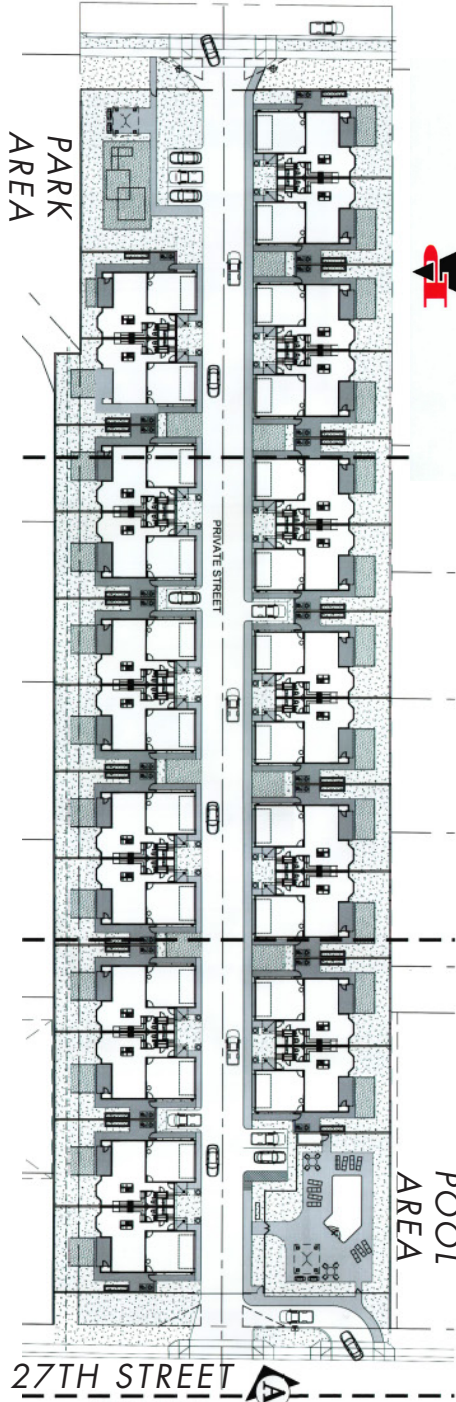
- Walking Distance to Phoenix Christian School (Pre-K – 8th)
- Close Proximity to the Grand Canalscape Renovation Project
- Strong Demographics for Sale or Rent Product
- Desirable Floor Plan Sizes
- All Residences have Private Patios



PRELIMINARY SITE PLAN

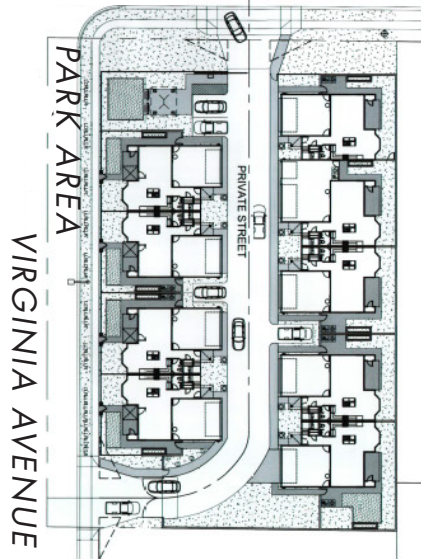


26TH STREET



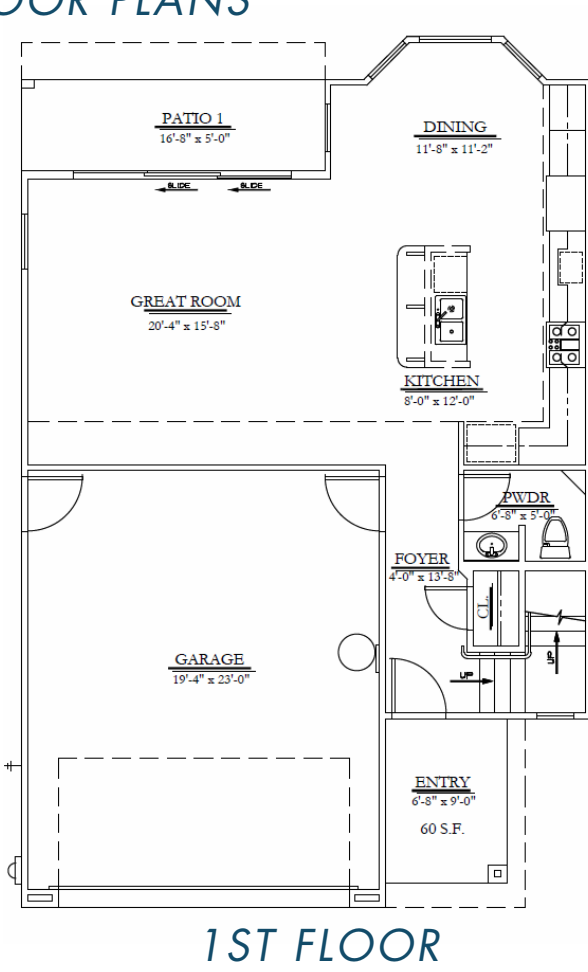
PALMER ARCHITECTS, LTD.

27TH STREET

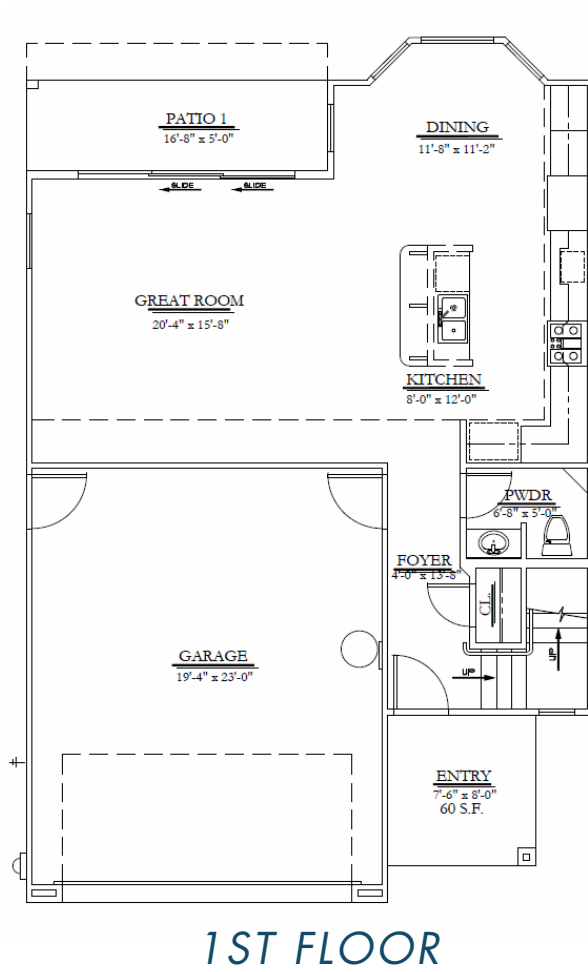
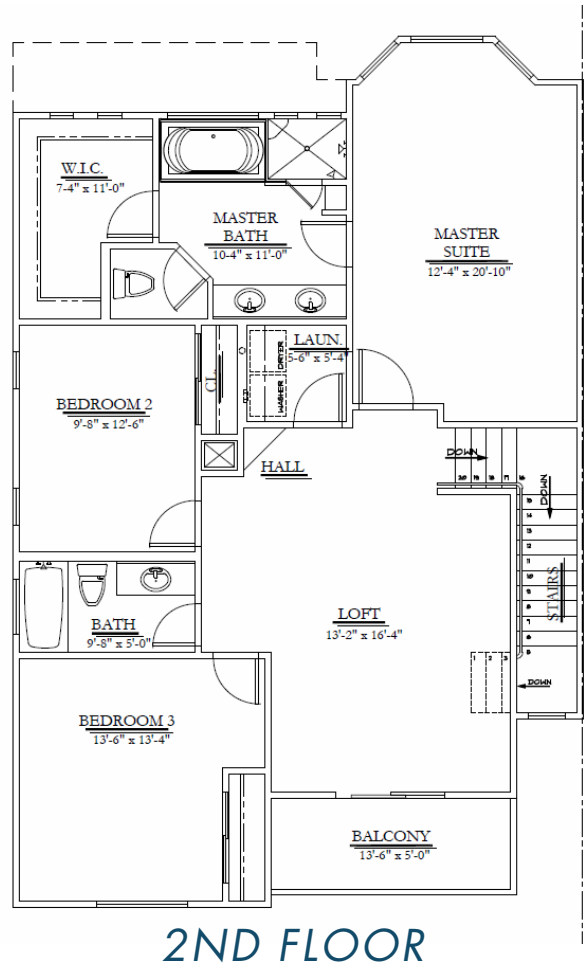


VIRGINIA AVENUE

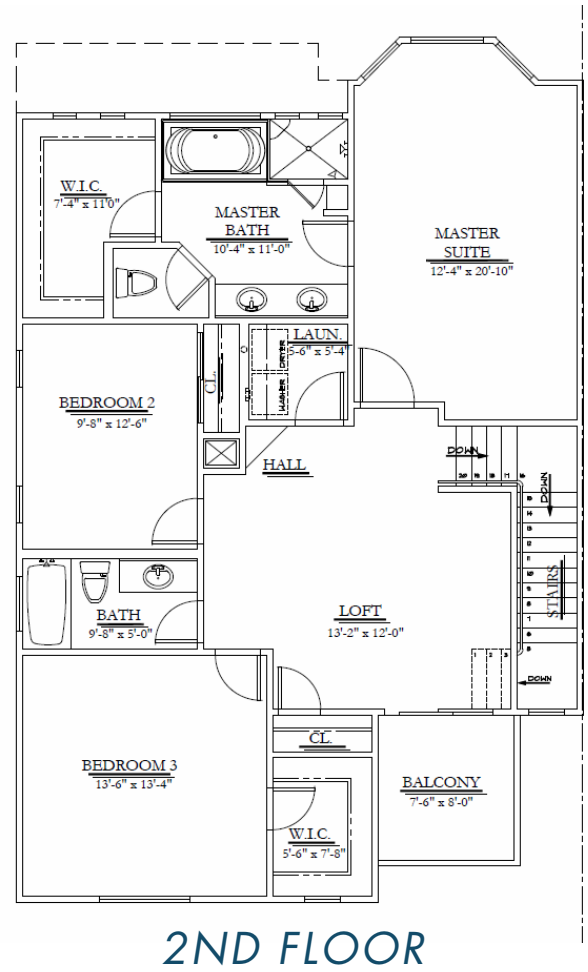
FLOOR PLANS



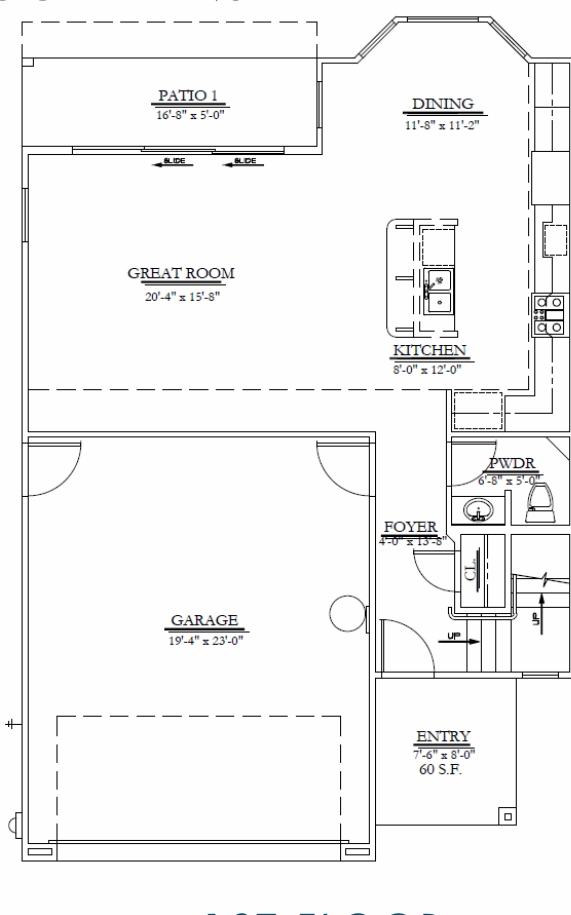
UNIT A
2,060 SF



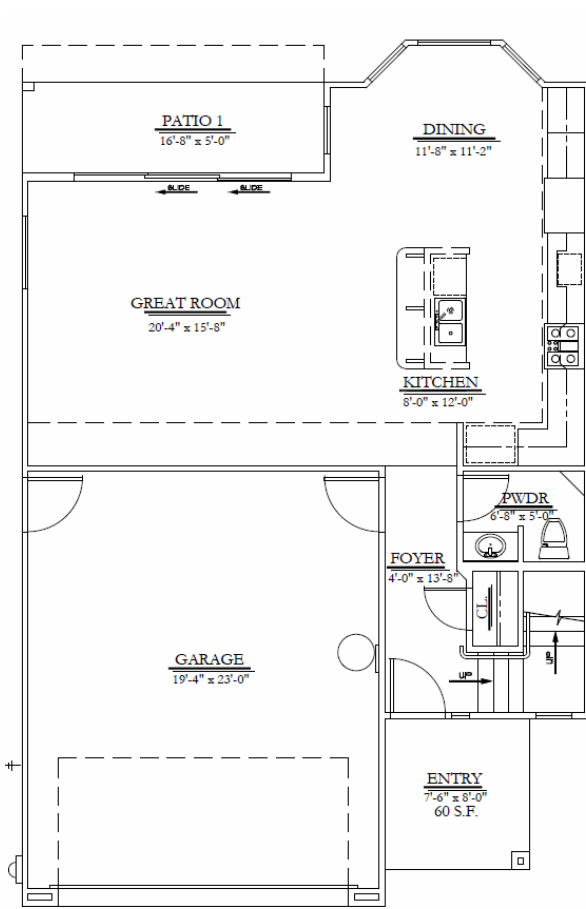
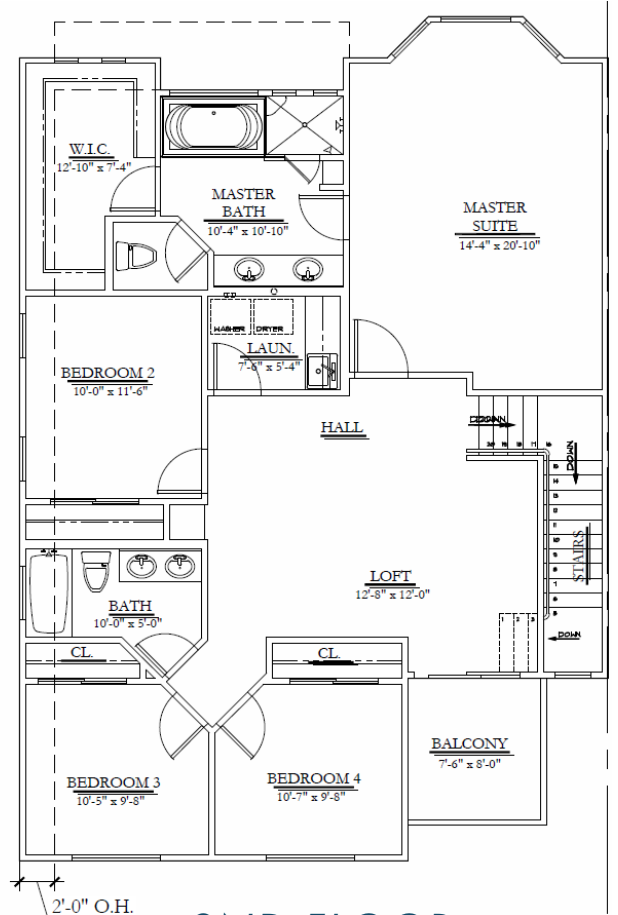
UNIT B
2,045 SF



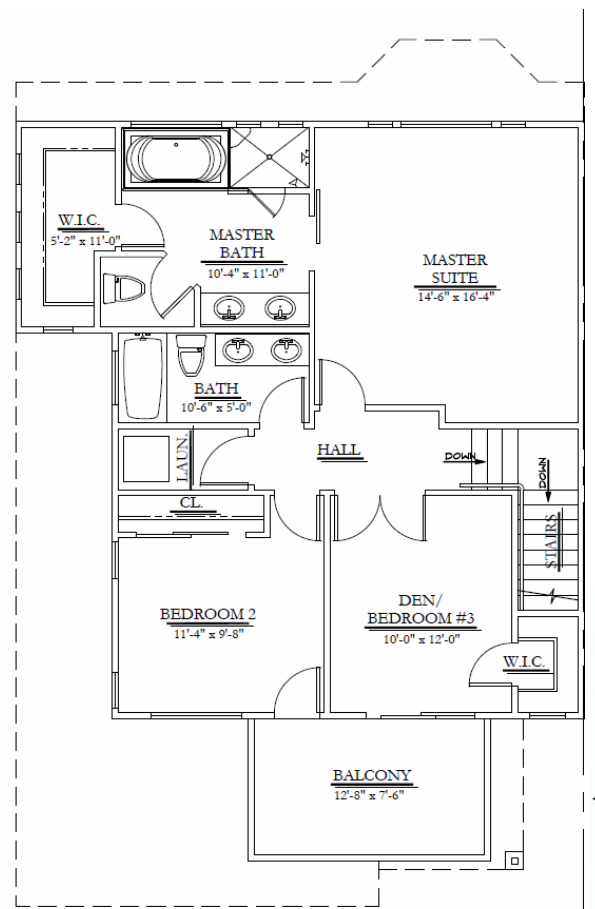
FLOOR PLANS



UNIT C
2,167 SF



UNIT D
1,688 SF





DOWNTOWN PHOENIX

MIDTOWN

CANAL

IMAGINE COMMUNITY

27TH STREET

CAMBRIDGE



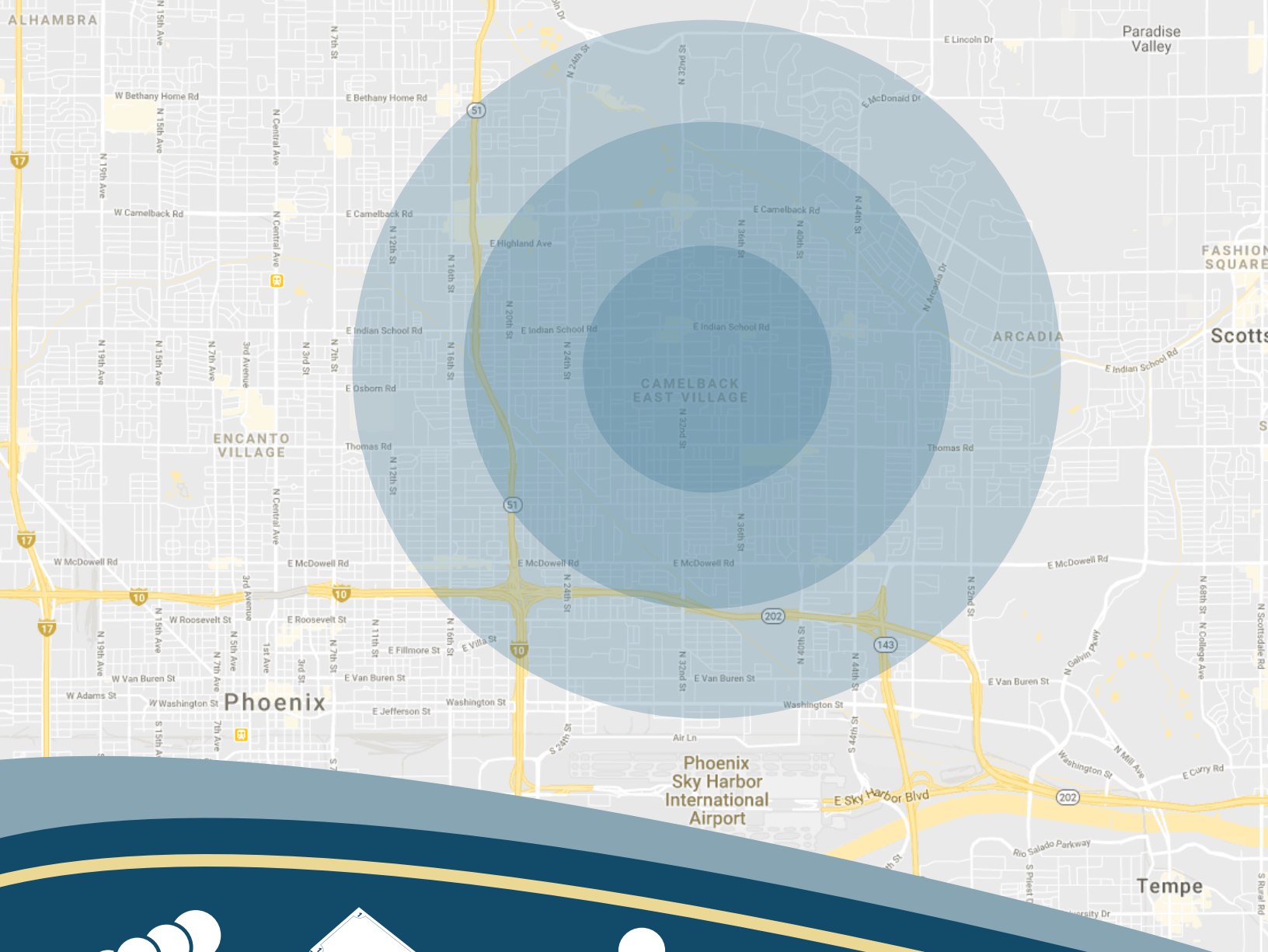
BILTMORE

CAMELBACK MOUNTAIN

26TH STREET

IMAGINE COMMUNITY





POPULATION

INCOME

MEDIAN AGE

*Based on a 5 Mile Radius

2018 DEMOGRAPHICS - ESRI

1 MILE

3 MILE

5 MILE

DAYTIME POPULATION

34,474

310,742

652,312

POPULATION

24,926

168,103

302,862

AVERAGE HOUSEHOLD INCOME

\$45,932

\$61,035

\$70,599

OWNER OCCUPIED HOUSING UNITS

3,545

23,778

49,204

RENTER OCCUPIED HOUSING UNITS

4,556

43,022

76,332

AVERAGE HOUSEHOLD SIZE

3.05

2.47

2.34

MEDIAN AGE

31.3

33.1

35.1

NEARBY HOTSPOTS



The Biltmore Fashion Park is a luxury outdoor retail and dining plaza located in the Biltmore District of Phoenix, Arizona, along the prestigious stretch of East Camelback Rd. The recently renovated and expanded mid-century plaza is the city of Phoenix's premiere address for high-end retail. The Biltmore Fashion Park, as well as the surrounding business and residential district, are named after the historic, Arizona Biltmore Hotel, nearby. Major tenants include Saks Fifth Avenue, Ralph Lauren, MAC, Macy's, Coach, Origins, Williams & Sonoma, J. Crew, Pottery Barn, and more.

www.shopbiltmore.com



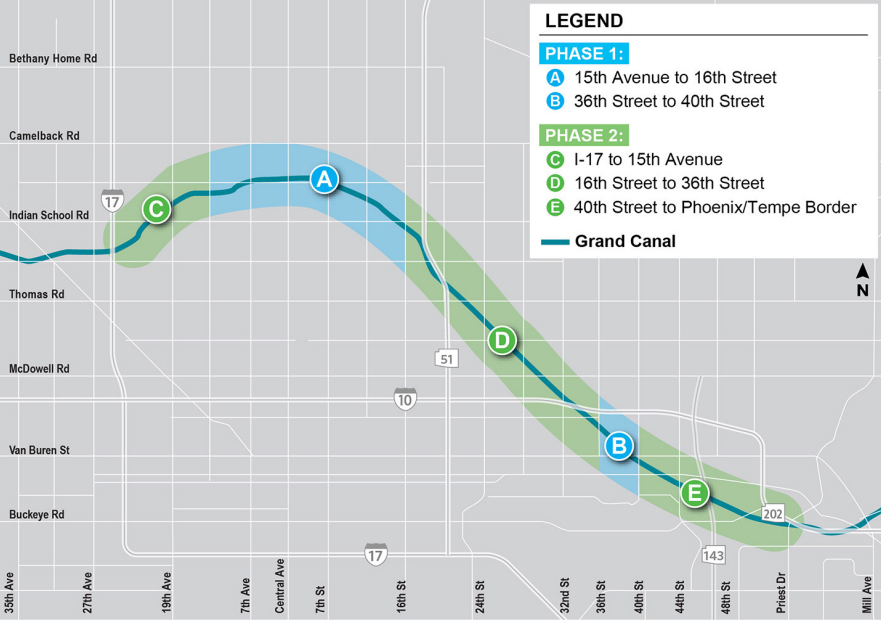
Phoenix Sky Harbor International Airport is a civil-military public airport three miles southeast of downtown Phoenix. It is Arizona's largest and busiest airport, and among the largest commercial airports in the United States. In 2017, the airport served 43,921,670 passengers, making it the forty-first busiest airport in the world. It handles more than 1,200 aircraft operations a day, 120,000 passengers, and more than 800 tons of cargo.

www.skyharbor.com



The Arcadia Neighborhood contains well-kept homes on large lots; these homes command relatively high property values (as the neighborhood is adjacent to the upscale suburbs of Paradise Valley, the Biltmore area, Scottsdale and north Phoenix). Built on former citrus groves, Arcadia is known for well-irrigated, mature landscaping. Arcadia is frequently listed as the top place to live in all of Phoenix Metro due to its ideal location for both work and fun, vibrant food / culture, walk-ability, and plush landscape. It is also just south of the desired hiking destinations of Camelback Mountain and Piestewa Peak. Much of Phoenix's cycling scene pedals through this neighborhood, as Campbell / Lafayette is one of the main Phoenix cycling corridors. As one of the most dynamic markets in Metro Phoenix, the area has attracted numerous redevelopments and adaptive reuse commercial projects, which have become home to some of the most trendy eateries and gathering spots.





10

MILES OF NEW TRAIL



18

NEW STREET CROSSINGS



17

NEIGHBORHOOD CONNECTIONS

The Grand Canalscape project will create a nearly 12-mile continuous rail system along the Grand Canal from I-17 to the Phoenix/Tempe border. And is part of a larger regional trail and crossing Project, which will ultimately result in a continuous trail along the Grand Canal between Glendale and Tempe. The vision for the Canalscape project originated with Arizona Forward, a local organization. The Canalscape vision was further supported by the ReinventPHX community outreach effort in which residents voiced strong support for canal bank improvements along the Grand Canal.



Grand Canal Project Goals:

- Develop a safe, convenient route for bicycle and pedestrian traffic along the bank of the Grand Canal including improved crossings where streets intersect with the canal.
- Re-integrate the canal into surrounding neighborhoods through landscaping enhancements and neighborhood access points to the path providing better visibility, and ultimately appreciation of the canal system in Phoenix.

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