



**712 W. Dunlap Avenue**

Phoenix, AZ 85021



**Prime Phoenix Development Land For Sale**



# Investment Overview

## Prime Infill Opportunity in Central Phoenix – Ideal for Retail or Affordable Housing Development

Discover a rare infill development opportunity in the heart of Phoenix with this strategically located parcel at 712 W Dunlap Ave. Positioned just off a high-traffic corridor with excellent visibility and access, this site offers strong potential for retail, mixed-use, or affordable multifamily development, benefitting from its inclusion within a Qualified Census Tract (QCT)—making it an ideal candidate for Low-Income Housing Tax Credits (LIHTC) and other development incentives.

Situated in an established urban neighborhood, this property is surrounded by a mix of national retailers, medical offices, and established residential communities, providing an immediate customer base and workforce. The Dunlap Avenue corridor continues to experience revitalization and commercial reinvestment, making this a timely entry point for developers seeking long-term value and upside.

Zoning and density potential further enhance the site's appeal, whether for a community-oriented shopping center, neighborhood-serving services, or an attainable housing project designed to meet the needs of a growing workforce and rising demand for affordable living options in Phoenix.

With close proximity to I-17, light rail access, and major employment hubs, 712 W Dunlap offers unmatched connectivity and viability for both investors and end-users.

Capitalize on this unique blend of location, visibility, and development flexibility in one of Phoenix's most central and evolving corridors.



HONORHEALTH™

N 7TH AVENUE

W. DUNLAP ROAD

Subject Site



# Property Summary

Property Address	712 W. Dunlap
Location	Phoenix
Sale Price	Call For Pricing
Property Type	Raw Land
Acreage	1.48
Square footage	64,237
APN	158-31-029J
Existing Zoning	C-1
Power - APS	APS
Water & Sewer	Arizona Water Company SRP
Proposed Use	Residential / Commercial / Industrial





# Investment Highlights



### Prime Infill Location:

Centrally positioned in Phoenix with high visibility and immediate access to I-17 and light rail.



### Development Potential:

Ideal for retail, mixed-use, or affordable housing with favorable zoning and density options.



### Incentive-Eligible Site:

Located within a Qualified Census Tract (QCT), making it a strong candidate for LIHTC and other programs.



### Surging Corridor Activity:

Surrounded by national retailers, medical offices, and revitalization projects along the Dunlap Avenue corridor.

## | CENTRAL PHOENIX DEMOGRAPHICS



**1,437,922**  
POPULATION



**1.6%**  
ANNUAL POPULATION GROWTH  
2024-2029



**\$358,668**  
MEDIAN HOME VALUE



**36**  
MEDIAN AGE



**\$88,527**  
HH INCOME



**28%**  
RESIDENTS WITH  
COLLEGE EDUCATION



**542,372**  
HOUSEHOLDS

Central Phoenix, Arizona is quickly emerging as a vibrant center of growth within the Valley. Ideally situated just north of downtown, the area is becoming a sought-after destination for both businesses and residents. With its expanding transit system, diverse workforce, and business-friendly environment, Central Phoenix offers a compelling mix of urban energy and long-term opportunity.

Major public and private investments are helping to shape the area's future. Valley Metro's new light rail extension along Central Avenue has improved connectivity and sparked renewed interest in surrounding neighborhoods. Central Phoenix is also benefiting from the city's broader economic expansion, including large-scale investments from companies like TSMC and the Mayo Clinic. These developments are creating new jobs, drawing skilled talent, and driving demand for housing, services, and commercial space.

The job market in Central Phoenix is gaining strength, fueled by sectors such as healthcare, technology, and professional services. The area's central location and infrastructure make it attractive for companies looking to expand in the region. With continued investments in transit and mixed-use development, the local economy is becoming more diverse and resilient. Meanwhile, the cost of living remains more accessible than coastal cities, offering an appealing option for professionals seeking urban convenience without the high price tag.

Arizona is consistently ranked among the top states for economic growth and business expansion, and Central Phoenix is a key part of that momentum. With its strategic location, active redevelopment efforts, and growing economy, Central Phoenix is solidifying its role as a rising hub in the heart of the Southwest.

Source: US Census Reporter



# Location Details





For Sale



TRANSWESTERN

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SERVICES

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