

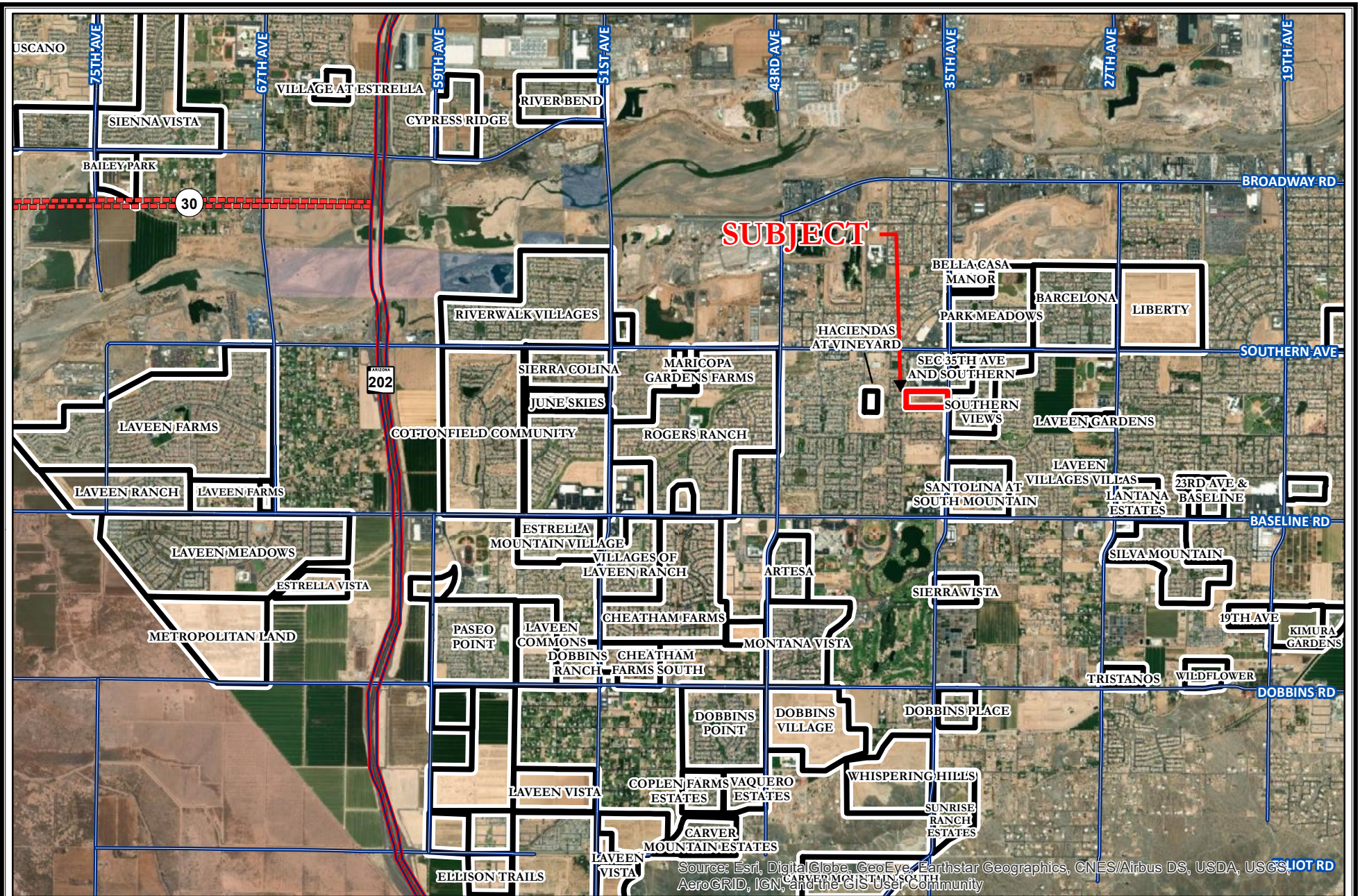


**Northeast Corner of 39th Avenue and Vineyard Rd
Phoenix, AZ**

**EXCLUSIVE
LISTING**

Project Details







Location:	Northeast Corner of 39 th Avenue and Vineyard Road Phoenix, AZ
Acres:	+/- 11.2 Acres
Zoning:	R-2 (Multifamily Residential District)
General Plan:	110 Build For Rent Units (28 – 1 Bed, 58 – 2 Bed, 24 – 3 Bed)
Utilities:	Water: City of Phoenix Sewer: City of Phoenix Electricity: SRP
Price:	\$5,805,676 Total Purchase Price (\$11.90/SF)
Terms:	Cash
Impact Fees:	Calculate for Multi-family
Comments:	See approved site plan, elevations, and aerial rendering at end of package.



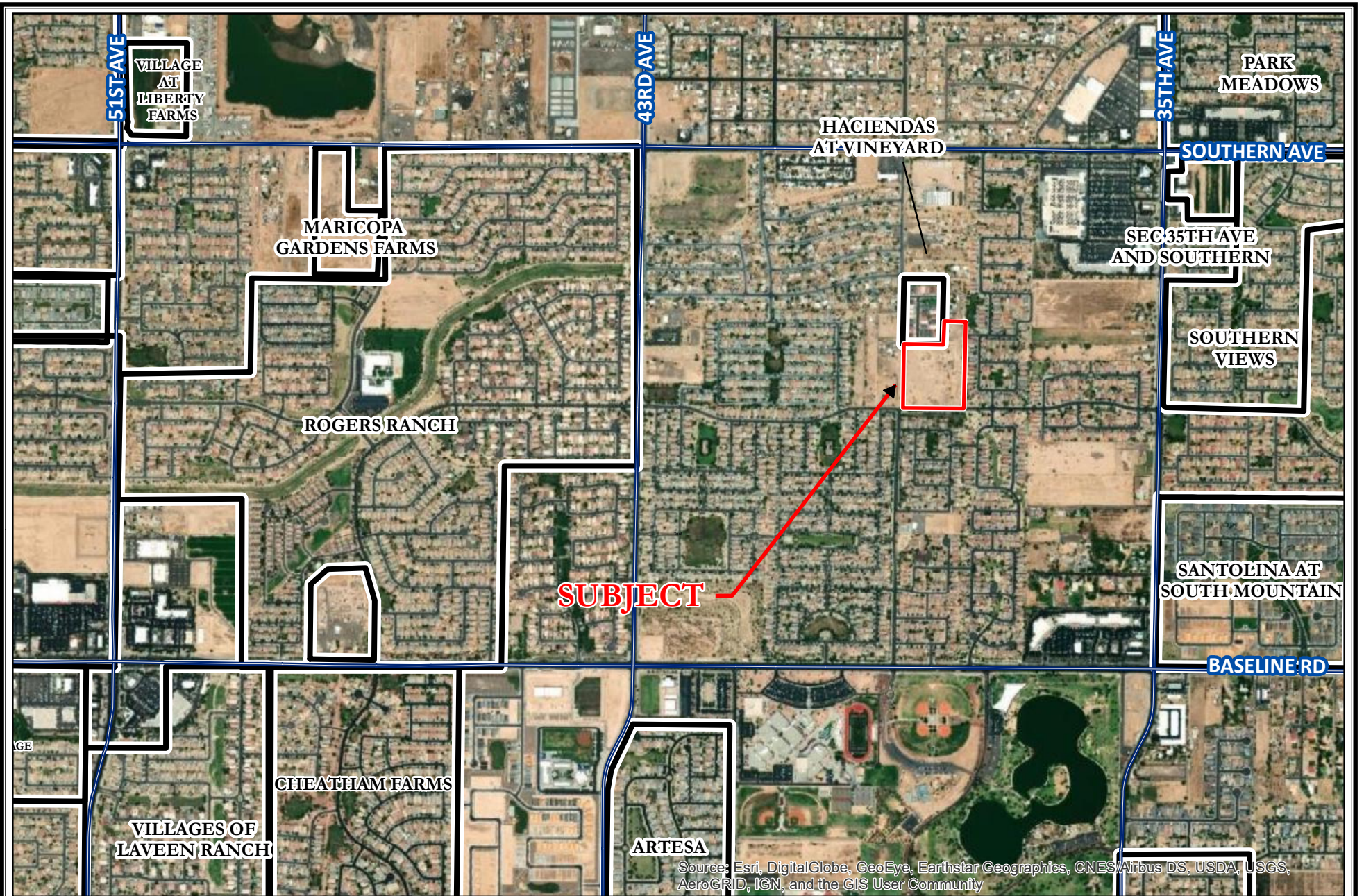
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Property Aerial View

- | | | | |
|---|----------------------------|---|--------------|
|  | Subject |  | Reservation |
|  | Master Planned Communities |  | State Land |
|  | Major Roads |  | Federal Land |
|  | Highways | | |


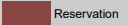




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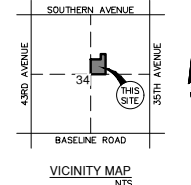
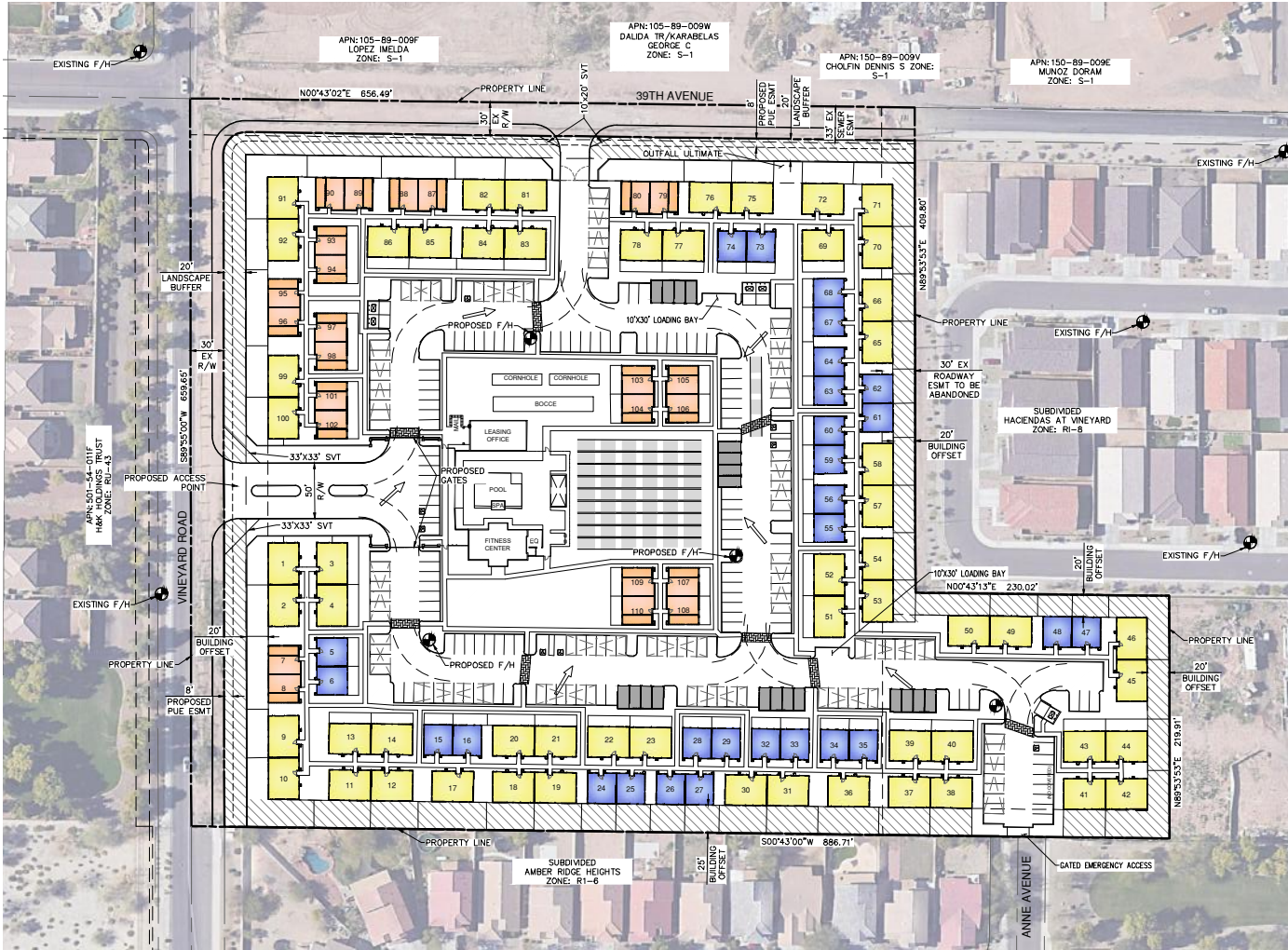
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Property Zoom View

- | | | | |
|---|----------------------------|---|--------------|
|  | Subject |  | Reservation |
|  | Master Planned Communities |  | State Land |
|  | Major Roads |  | Federal Land |
|  | Highways | | |

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ENGINEER
 BOWMAN
 1600 N. DESERT DRIVE, SUITE 210
 TEMPE, AZ 85281
 CONTACT: BRUCE LARSON
 EMAIL: BLARSON@BOWMAN.COM
 PHONE: (480) 346-1425

OWNER
 LAVERN LAND LLC, LLC
 8605 S 39TH AVE
 PHOENIX, AZ 85041

DEVELOPER
 JASON PANCIANO - PRESIDENT
 PRESTIGE BECKSHAR DEVELOPMENT, LLC
 10603 N. HAYDEN ROAD, SUIT 110
 SCOTTSDALE, ARIZONA 85260
 PHONE: (480) 409-0373
 EMAIL: JASON@BECKSHAR.COM

LEGEND

■	HANDICAP PARKING	→	DRAINAGE FLOW
■	ONE BEDROOM	■	FIRE HYDRANT
■	TWO BEDROOM	■	LANDSCAPE AREA
■	THREE BEDROOM 2 STORY	R/W	RIGHT OF WAY
■	GARAGES	L/S	LANDSCAPE

SITE DATA

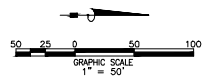
PROPERTY ADDRESS	NEC 39th AVE AND VINEYARD ROAD
APN	105-89-0004P, 105-89-0004Q, 105-89-0004H, 105-89-0004F, 105-89-0004W
GROSS AC	±11.10 AC
NET AC	±10.22 AC
REZONING CASE NUMBER	PA 21-107
CURRENT ZONING	R1-8
PROPOSED ZONING	R-2 PRD
LOT SALE	NO
BUILDING HEIGHT	30
NUMBER OF UNITS	110
GROSS DU/AC	9.9
NET DU/AC	10.8
LOT COVERAGE	30%

MULTI-FAMILY UNITS AND PARKING

	NUMBER OF UNITS	MIX %	PARKING REQUIRED PER UNIT	TOTAL PARKING PROVIDED
1 BEDROOM	28	25%	1.5	42
2 BEDROOM	58	53%	1.5	87
3 BEDROOM	24	22%	2.0	48
TOTALS	110	100%		
OVERALL PARKING REQUIRED				177
GUEST PARKING FOR 1 AND 2 BEDROOM (0.5 SPER UNIT)				43
GUEST PARKING FOR 3 BEDROOM (1 SPER UNIT)				24
TOTAL PARKING PROVIDED				248

TOTAL PARKING PROVIDED INCLUDES GARAGES

KIV# 21-4395
 SDEV#
 PAPP# 2107507
 OS#
 CASE#
 PRL#
 SCM#



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CONCEPTUAL LAYOUT
 PRESTIGE VINEYARD
 MARIKOPIA COUNTY
 PHOENIX, AZ

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
DAB	DAB DMF
DESIGN	DRAWN CHKD
SCALE	N/C
JOB No.	151086-01-001

DATE: 3/15/2022

1
 SHEET 1 OF 1



LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"

COLOR SCHEME 4
LEASING | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

3-10-2022



LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"

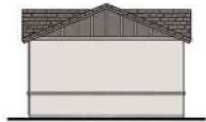


FRONT ELEVATION
ELEVATION B 1/8" = 1'-0"

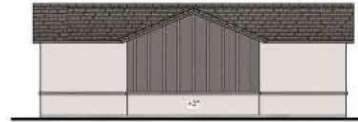
COLOR SCHEME 4

FITNESS | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

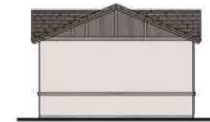
3-10-2022



LEFT ELEVATION
ELEVATION A
1/8" = 1'-0"



REAR ELEVATION
ELEVATION A
1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A
1/8" = 1'-0"



FRONT ELEVATION
ELEVATION A
1/4" = 1'-0"

- CONCRETE ROOF TILE
- STUCCO BATTENS
- STUCCO TRIM
- WOOD FASCIA
- GARAGE BAY MARKER
- STUCCO TRIM
- COACH LIGHT
- STUCCO BODY
- STUCCO POP-OUT

OVERALL HEIGHT
BUILDING HEIGHT
COACH LIGHT
STUCCO POP-OUT

COLOR SCHEME 2

GARAGE | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

3-10-2022



LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



COLOR SCHEME 1
 BUILDING 1 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

3-10-2022



LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



- CONCRETE ROOF TILE
- WOOD FASCIA
- COACH LIGHT
- ADDRESS MARKER
- STUCCO TRIM
- STUCCO BODY
- STUCCO POP-GUT
- MASONRY VENEER

- OVERALL HEIGHT
- BUILDING HEIGHT
- E.O. PLATE
- 11'-0"
- 11'-0"
- 4'-0"
- 4'-0"
- 4'-0"
- 4'-0"

PLAN 2

FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"

COLOR SCHEME 3

BUILDING 2 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

3-10-2022



LEFT ELEVATION
ELEVATION B
1/8" = 1'-0"



REAR ELEVATION
ELEVATION B
1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B
1/8" = 1'-0"



PLAN 2D

PLAN 2D

FRONT ELEVATION
ELEVATION B
1/4" = 1'-0"

COLOR SCHEME 4
BUILDING 3 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

3-10-2022



LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



REAR ELEVATION
ELEVATION C 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION C 1/4" = 1'-0"

- DECORATIVE CORBELS
- CONCRETE ROOF TILE
- LAP SIDING 8" EXPOSURE
- WOOD FASCIA
- COACH LIGHT
- ADDRESS MARKER
- STUCCO TRIM
- STUCCO BODY
- STUCCO POP-OUT

COLOR SCHEME 5
BUILDING 4 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

3-10-2022

AERIAL RENDERING

LOOKING NORTHWEST FROM VINEYARD ROAD





AERIAL RENDERING

LOOKING NORTH FROM ACROSS VINEYARD ROAD

STREETSCAPE RENDERING

LOOKING NORTHEAST FROM VINEYARD RD. & 39TH AVE.





AMENITIES RENDERING

LOOKING NORTH FROM PRIMARY ENTRANCE