



Place Type: [Minor Urban Center](#)

TRANSIT ORIENTED DEVELOPMENT PROFILE SHEET | 2024

24th St & Washington St/Jefferson St Station

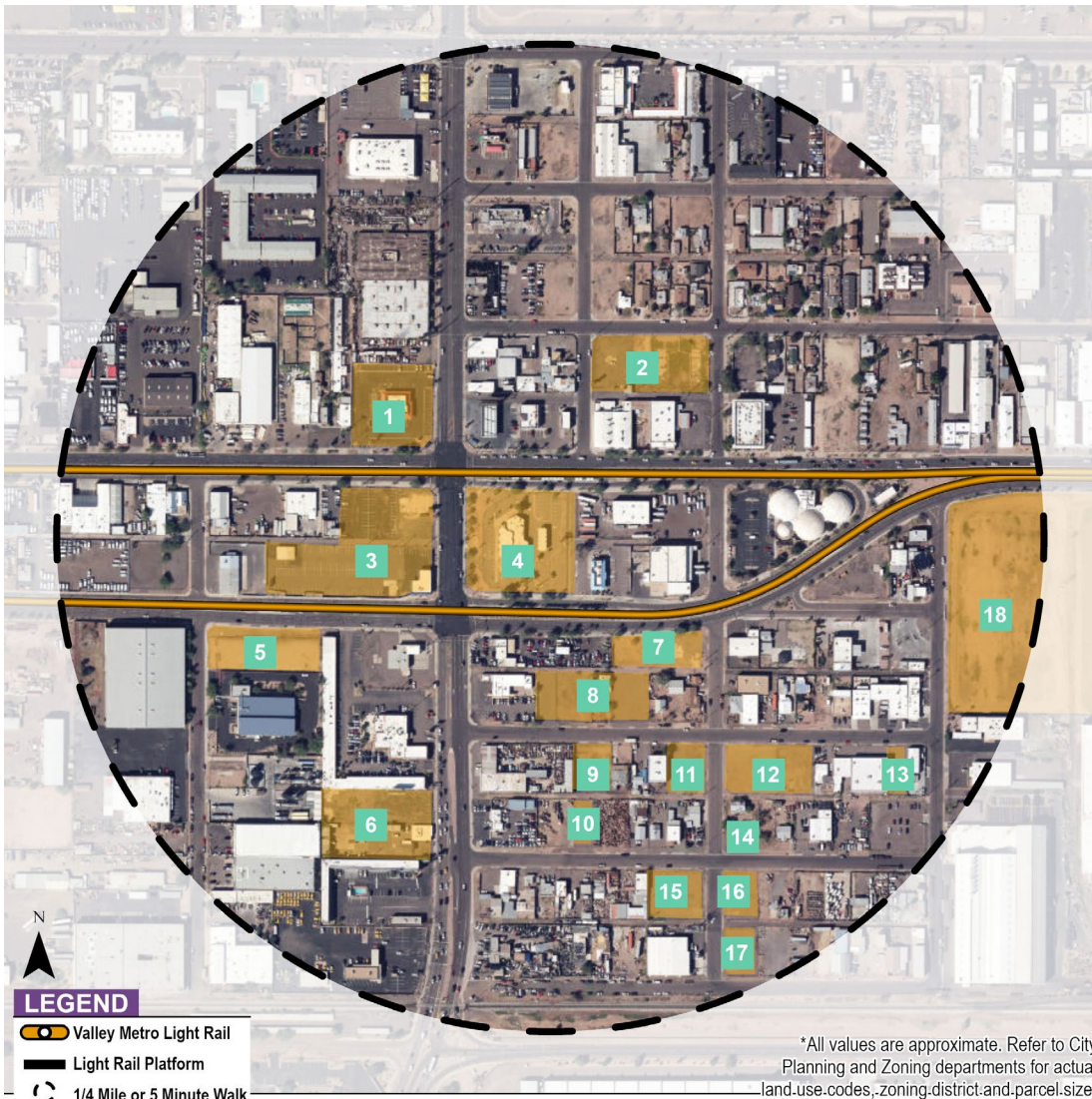
Station Area Destinations and Development Opportunities

Vision Themes found in TOD Policy Plan

- Strong Local Economy
- Housing Affordability for all Residents
- Walkable Neighborhoods

Development Opportunities*

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 1-Story Commercial Building 1.1 acres A-1 WU T5:5 2 Surface Parking 1.1 acres R-4 WU T4:3 3 Surface Parking 2.3 acres A-1 & C-3 WU T5:5 4 1-Story Commercial Building 1.8 acres A-1 & C-3 WU T5:5 | <ul style="list-style-type: none"> 5 Vacant Land 0.8 acres R-5, C-3 & A-1 WU T5:5 6 204S 24th St 7 Vacant Land 0.5 acres C-3 WU T5:5 8 2420 E Madison St 9 2424 E Madison St 10 2430 E Jackson St 11 2449 E Madison St 12 2501 E. Madison St 13 2537 E Madison St 14 217 S 25th St 15 2441 E Jackson St 16 2501 E Jackson St 17 2502 E Harrison St 18 Vacant Land 8 acres A-1 WU T5:5 |
|--|---|



*All values are approximate. Refer to City Planning and Zoning departments for actual land-use codes, zoning district and parcel size.



Light Rail Route

- PHOENIX
- Metro Parkway
- Mountain View/25th Ave
- 25th Ave/Dunlap
- 19th Ave/Dunlap
- Northern/19th Ave
- Glendale/19th Ave
- 19th Ave/Montebello
- 19th Ave/Camelback
- 7th Ave/Camelback
- Central Ave/Camelback
- Campbell/Central Ave
- Indian School/Central Ave
- Osborn/Central Ave
- Thomas/Central Ave
- Encanto/Central Ave
- McDowell/Central Ave
- Roosevelt/Central Ave
- Van Buren/Central Ave
- Van Buren/1st Ave
- Washington/Central Ave
- Jefferson/1st Ave
- 3rd St/Washington
- 3rd St/Jefferson
- 12th St/Washington
- 12th St/Jefferson
- 24th St/Washington
- 24th St/Jefferson
- 38th St/Washington
- TEMPE
- 44th St/Washington
- 50th St/Washington
- Priest Dr/Washington
- Center Pkwy/Washington
- Mill Ave/Third St
- Veterans Way/College Ave
- University Dr/Rural
- Dorsey Ln/Apache Blvd
- MESA
- McClintock Dr/Apache Blvd
- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa/Main St
- Stapley Dr/Main St
- Gilbert Rd/Main St

- LEGEND**
- Featured Station
 - Station
 - Ⓟ Park-and-Ride
 - Transit Center

Major Employers

- » Arizona State Hospital
- » Great Western Erectors
- » Reliance MetalCenter

Existing Retail/Services

- » Motel 6 Phoenix Airport

Existing Dining / Entertainment

- » McDonald's
- » Filibertos Mexican Food
- » Menuderia Guanajuato

Demographics

Population	3,079 people
Station's Population Density Ratio	2.74 times more dense than rest of the City
Jobs within 1/3 sq mi.	1,103
Station's Job Density Ratio	2.23 times more dense than rest of the City
Median HH Income	\$22,818
Median Age	36

Development Opportunities

- » 1. Mixed-Use Residential
- » 2. Mixed-Use Office
- » 3. Commercial Retail
- » 4. Aviation and Off-Airport Services
- » *Learn more via the Gateway [TOD Policy Plan](#)

Planned Nearby Development

- » East Van Buren apartments - 407 - units multi-family
- » Park 25 @Sky Harbor - 102- units multi-family

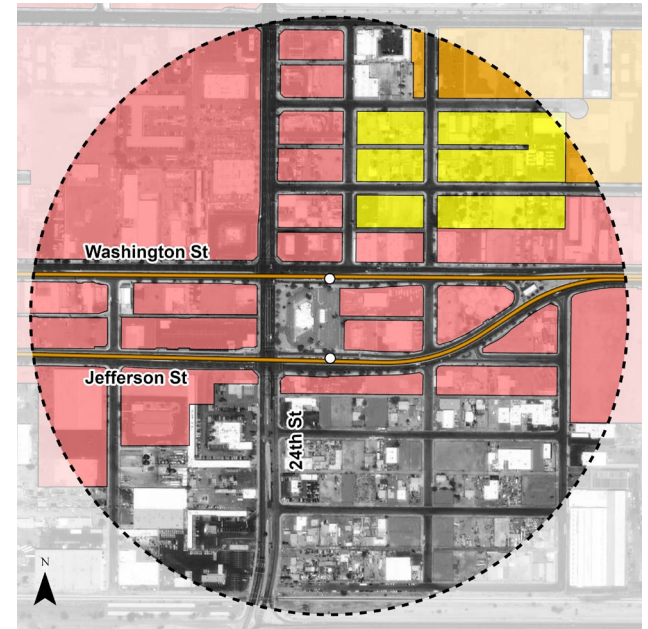
Transit Station Attributes

Intersecting Bus Routes

- » 29 East/29 West
- » 70 North/70 South
- » 1 East/1 West



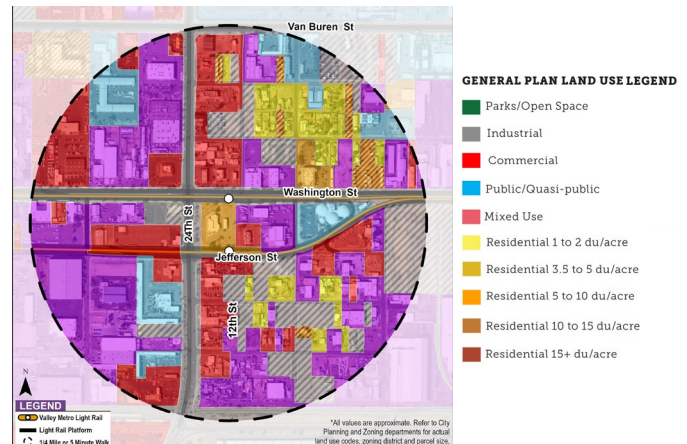
Transect (1/4 mile)



LEGEND

- Valley Metro Rail
- T4:3
- T5:3
- T5:35
- T5:7
- T6:15
- T6:22

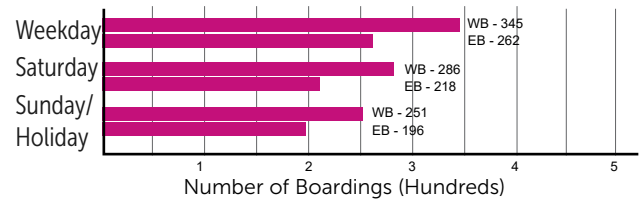
Land Use (1/4 mile)



GENERAL PLAN LAND USE LEGEND

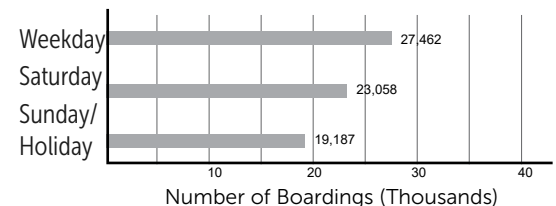
- Parks/Open Space
- Industrial
- Commercial
- Public/Quasi-public
- Mixed Use
- Residential 1 to 2 du/acre
- Residential 3.5 to 5 du/acre
- Residential 5 to 10 du/acre
- Residential 10 to 15 du/acre
- Residential 15+ du/acre

Station Boardings Daily Average



LEGEND

■ Featured Station



LEGEND

■ Full System