



- **Location:** 9225 South 19th Avenue in Phoenix, Arizona
- **Size:** 2.15 Acres, 32 Townhomes
- **Status:** 32 partially completed townhomes. 3bd/2ba. 32 fully designated BTR Townhome Units. All 3-bed / 2.5 bath units at 1,324 SF each.
- **Price:** Submit offers
- **Comments:**
 - ✓ Ample commercial services and employment hubs in the immediate market area.
 - ✓ Attached 2 car garages for every unit. Highly desirable amenity in rental housing, boosting tenant retention and rent premiums.
 - ✓ Situated in the heart of South Mountain Village, this project offers sweeping views and immediate access to the Baseline Road retail corridor—an ideal setting for a highly desirable townhome community.

Great Investment Opportunity | Exclusively Available





LEGAL DESCRIPTION

THAT PORTION OF LOT 1, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SECTION 7;

THENCE SOUTH 89 DEGREES 25 MINUTES 25 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, SECTION 7, A BEARING OF 23.30 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF LAND DESCRIBED IN JUDICIAL RECORD IN DOCKET 12061, PAGE 281, RECORD OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 25 MINUTES 25 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, SECTION 7, A BEARING OF 148.38 FEET TO A POINT ON THE RIGHT OF WAY LINE OF A CATCH BASIN LOCALLY AS THE WESTERN CANAL, SAID RIGHT OF WAY LINE BEING DESCRIBED IN BOOK 102 OF ORDINANCE, PAGE 284 AND SAID POINT BEING THE MOST SOUTHERLY CORNER OF PARCEL 2A OF LAND DESCRIBED IN SAID JUDGMENT;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 28 DEGREES 27 MINUTES 15 SECONDS WEST 80.25 FEET TO A POINT 8100 FEET SOUTHERLY FROM THE NORTH LINE OF SAID LOT 1, SECTION 7;

THENCE NORTH 89 DEGREES 25 MINUTES 25 SECONDS WEST PARALLEL WITH SAID NORTH LINE AND CONTINUING ALONG SAID RIGHT OF WAY LINE, A BEARING OF 73.18 FEET TO SAID POINT OF BEGINNING APPROXIMATELY 14.00 FEET EASTERLY FROM AN EXISTING CATCH BASIN LOCALLY AS THE TELEPHONE PASS CANAL, SAID POINT BEING REFERRED TO IN BOOK 213 OF ORDINANCE, PAGE 452;

THENCE ALONG A LINE PARALLEL WITH AND APPROXIMATELY 14.00 FEET SOUTHERLY AND EASTERLY FROM THE SAID POINT AS FOLLOWS:

THENCE SOUTH 14 DEGREES 58 MINUTES 51 SECONDS WEST 116.87 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 25 SECONDS WEST 116.53 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING APPROXIMATELY 10 FEET SOUTH OF AN EXISTING CATCH BASIN LOCALLY AS THE TELEPHONE PASS CANAL, SAID POINT BEING REFERRED TO IN BOOK 213 OF ORDINANCE, PAGE 452;

THENCE ALONG A LINE PARALLEL WITH SAID APPROXIMATELY 10 FEET SOUTHERLY FROM THE TRUE POINT OF BEGINNING, SOUTH 89 DEGREES 25 MINUTES 25 SECONDS WEST 81.40 FEET TO THE NORTHWEST CORNER OF PARCEL 2A OF LAND DESCRIBED IN SAID JUDGMENT;

THENCE ALONG THE NORTHWEST LINE OF SAID PARCEL 2A SOUTH 89 DEGREES 25 MINUTES 25 SECONDS WEST 173.00 FEET;

THENCE CONTINUING ALONG SAID NORTHWEST LINE SOUTH 89 DEGREES 25 MINUTES 25 SECONDS WEST 37.74 FEET TO A POINT 34.15 FEET EASTERLY FROM THE WEST LINE OF SAID LOT 1, SECTION 7, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL 2A OF SAID JUDGMENT;

THENCE NORTH ALONG THE EAST LINE OF THE WEST 30 FEET OF SAID LOT 1, 37.74 FEET TO A POINT 81 FEET SOUTHERLY FROM THE NORTH LINE OF SAID LOT 1, SECTION 7, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF SAID WESTERN CANAL;

THENCE SOUTH 89 DEGREES 25 MINUTES 25 SECONDS EAST ALONG THE SAID RIGHT OF WAY LINE A BEARING OF 328.51 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 25 SECONDS EAST 116.00 FEET TO A POINT 141 FEET SOUTHERLY FROM THE NORTH LINE OF LOT 1;

THENCE SOUTH 89 DEGREES 25 MINUTES 25 SECONDS EAST 66.47 FEET, PARALLEL WITH THE NORTH LINE OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING.

SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED AS NEAR AS POSSIBLE TO THE PROPERTY LINE. NO NEW OR RELOCATED UTILITIES WILL BE PLACED AT ANY LEVEL EXCEEDING THE MAXIMUM GRADE OF THE ADJACENT LOT OR VARIATION EXCEEDS 10 FEET IN THE AREA OUTSIDE OF THE SITE.
4. OWNERS OF PROPERTY ADJACENT OF PUBLIC RIGHTS OF WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPLICABLE PLANS.

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONAL SEAL AND SIGNATURE REMAINING FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

[Signature]
DAVID BOHN, P.E. 01/05/2021

PRELIMINARY SITE PLAN

FOR

VILLAS AT MONTANA DEL SUR

A PORTION OF SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PHOENIX, ARIZONA

BILL GEORGE LLC
ZONING: S-1
AGRICULTURAL LAND







