

NW Phoenix Residential Development Opportunity



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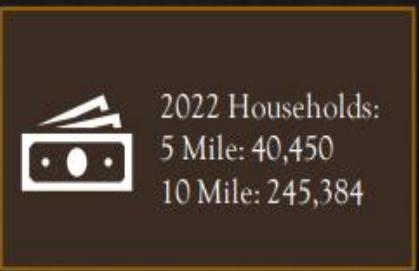
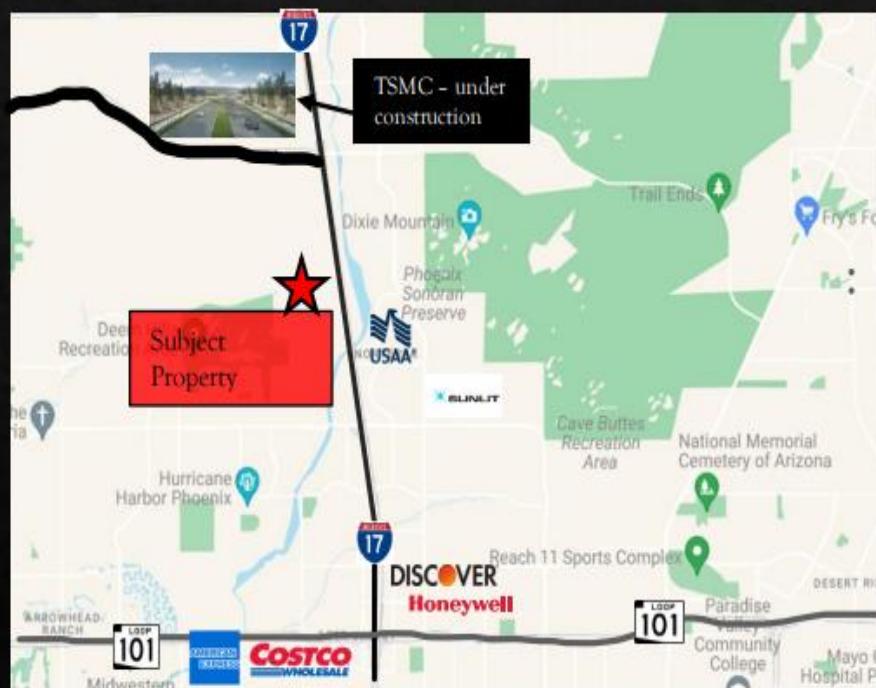
Residential Land Development Opportunity

27902 North 33rd Ave. Phoenix, AZ

Each site contains almost 5 acres. They have paved road access along 33rd Avenue with all utilities in the street. They have great proximity to employment, shopping, schools, and services. Being close to the new Taiwan Semiconductor development with easy access to I-17, the 101 and the 303, they are great for either immediate development or land investment purposes. Other advantages include mountain and city light views and a variety of natural desert vegetation including saguaros. These properties are ready for your dream estate or to subdivide for multiple SFR sites. As zoned they allow for horses. Nearby densities range from R1-10 and R1-18 to R43.



Property Highlights: APNs: 205-02-009A and 205-02-011A - Priced at \$1,650,000 each - Zoning on each parcel remains as S-1 which is a low-density zone in the City of Phoenix pending your development plan for the ultimate zoning. The General Plan targets residential use of up to 2 units/acre on the west side of the street (Parcel 011A) and 3-5 units/acre on the east side of the street (Parcel 009A) - Electric Power, telephone, city water and sewer are readily available in the adjacent right of way - Several new single family residential subdivisions have recently been developed in the area.



Oblique view easterly across Parcel 009A



Oblique view easterly across Parcel 011A



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