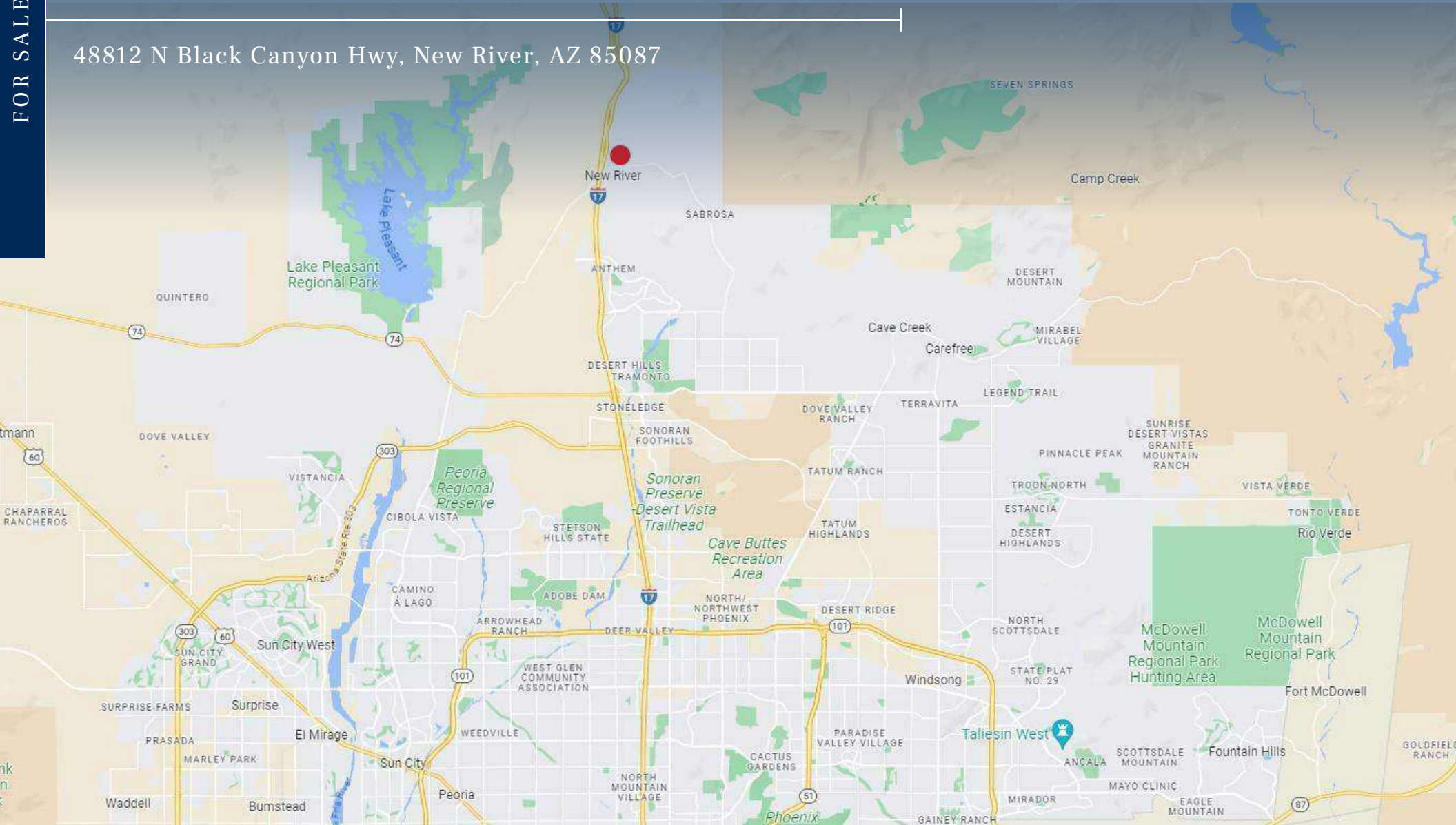


2.84 Acres New River, AZ

48812 N Black Canyon Hwy, New River, AZ 85087

FOR SALE



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Activity ID #ZAE0070231

Neighborhood Storage

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2.84 Acres New River, AZ

48812 N Black Canyon Hwy, New River, AZ, 85087



Listing Price
\$550,000

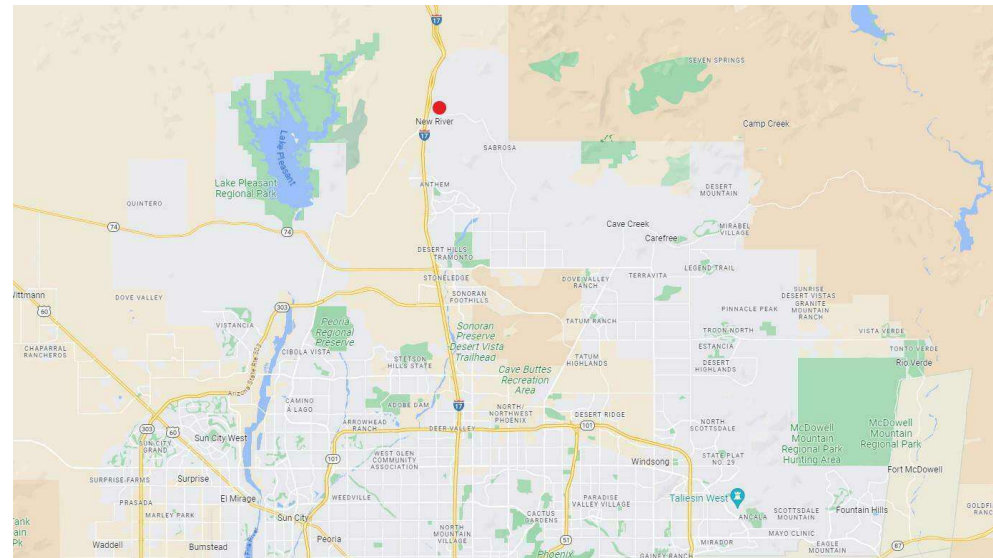
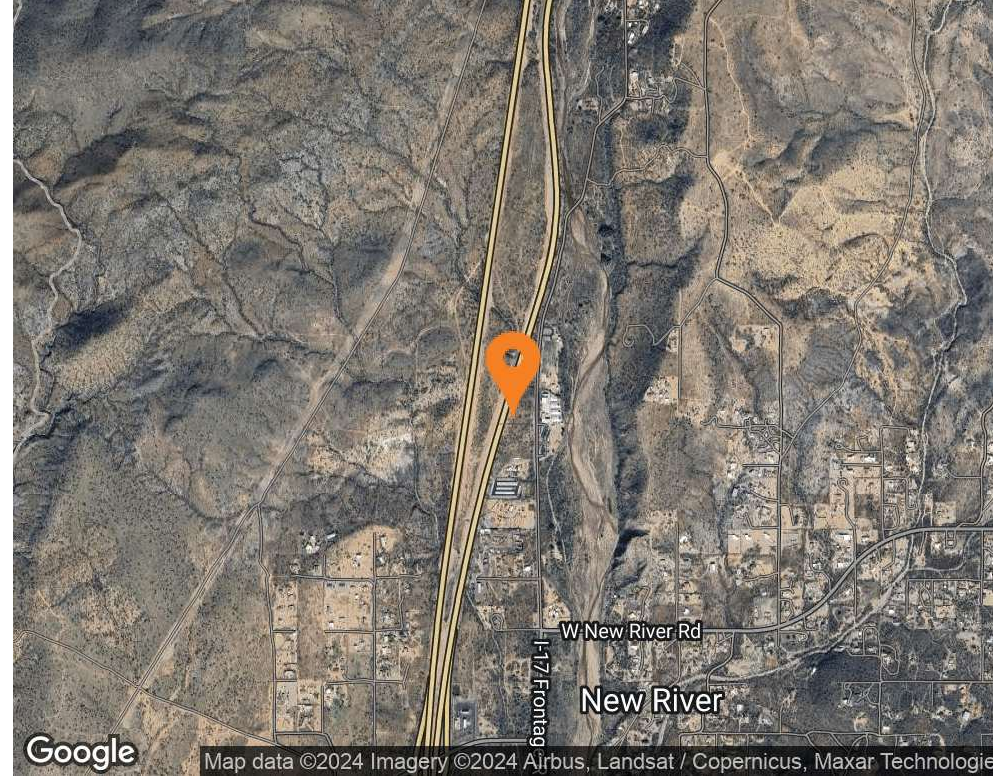


Lot Size
2.84 Acres



Zoning
RU-43 Maricopa County

Parcel Size	2.84 Acres (123,928 SF)
Price/Acre	\$193,322
Price/Sq Ft	\$4.44
2023 Taxes	\$589
Assessor's Parcel Number	202-12-033B



PROPERTY SUMMARY // 2.84 Acres New River, AZ

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PROPERTY DESCRIPTION

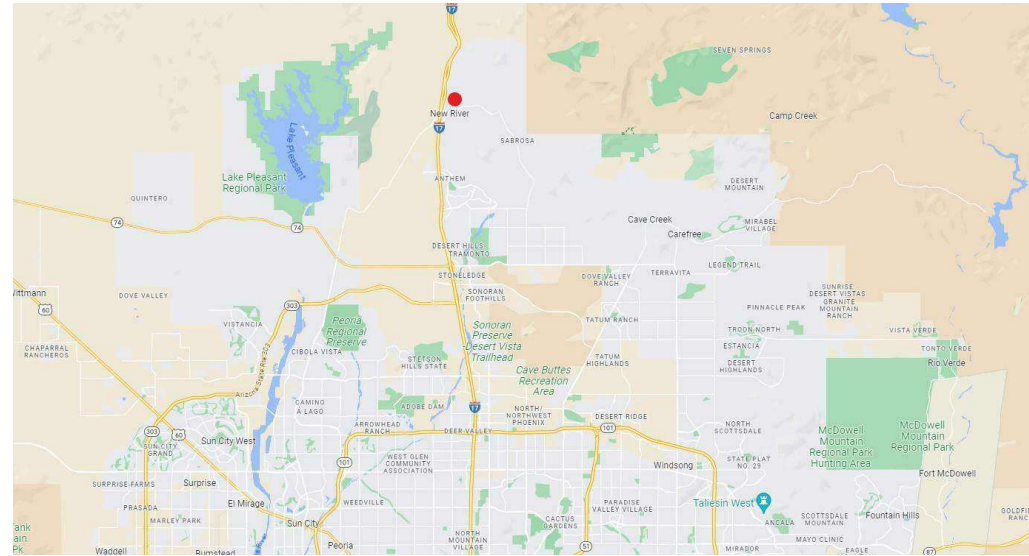
Marcus & Millichap is pleased to exclusively present for sale ± 2.84 acres in New River, Arizona (Unincorporated Maricopa County). The site is accessed via the New River Road exit off the east side of Interstate 17 and then ± 1 mile north on (Old) N. Black Canyon Highway. The property is surrounded by single family homes and commercial properties and directly across from New River Elementary School.

This parcel is triangle shaped with ± 900 feet on the east side of the property and ± 310 feet on the south side the property. It is elevated above N. Black Canyon Highway and visible from I-17 (there is no direct access to/from I-17 from the subject property). The topography is rolling/sloping with native desert vegetation. The site is currently zoned RU-43 (single family) by Maricopa County and surrounded by a mix of RU-43, R-4 and C-2 zoned properties. Buyer to explore possible rezoning options.

A well or hauling water and septic will be required.

PROPERTY HIGHLIGHTS

- ± 4 Miles north of the Anthem Area
- Quick and Easy Access to I-17
- High Visible from I-17 (No Direct Access to I-17 from Site)
- Potential Rezone to Commercial Use with Maricopa County.



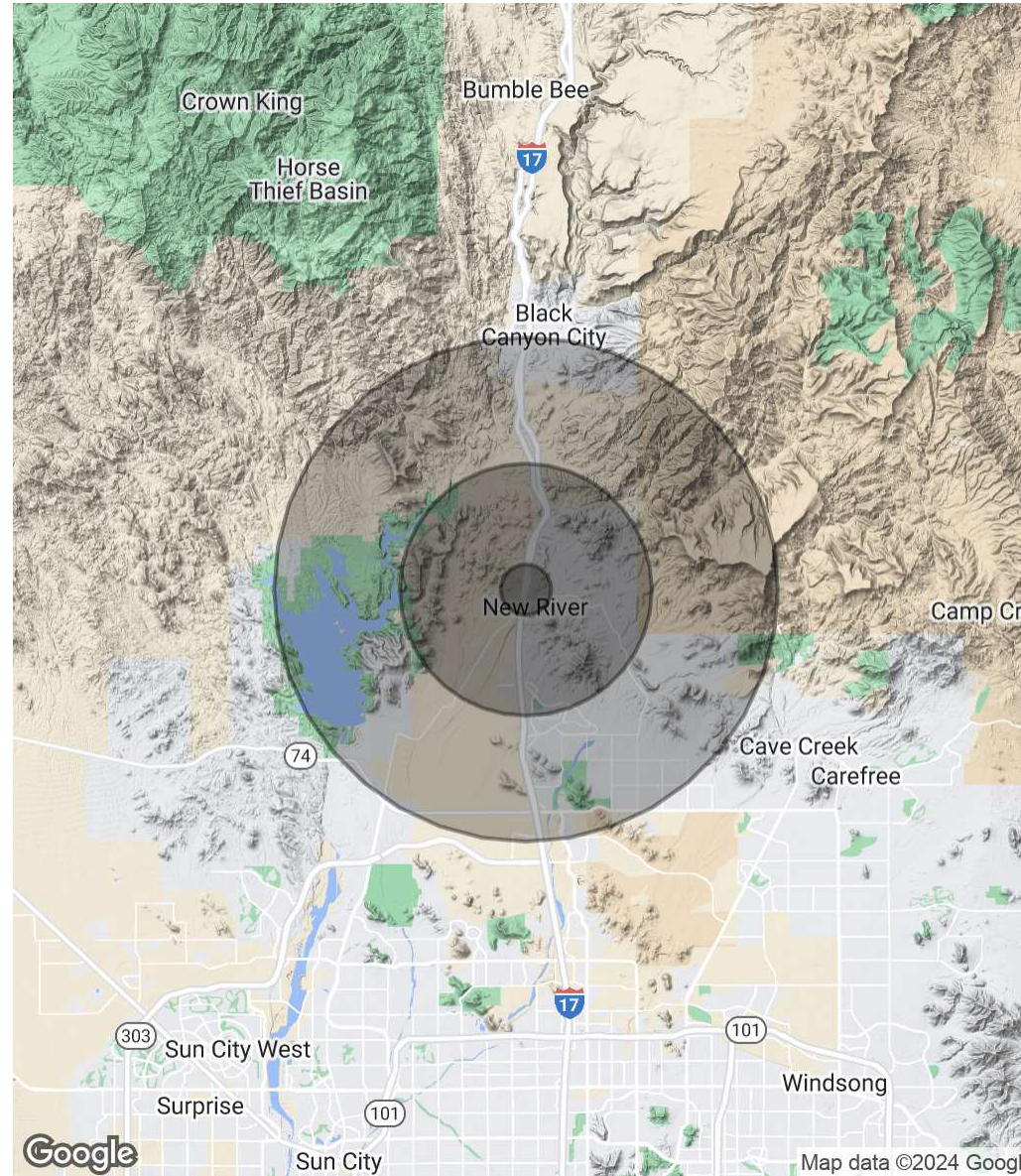


DEMOGRAPHICS MAP & REPORT // 2.84 Acres New River, AZ

Marcus & Millichap

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	93	16,730	58,658
Average Age	46.9	44.7	43.5
Average Age (Male)	47.1	45.1	42.4
Average Age (Female)	46.1	44.0	44.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	35	6,952	24,074
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$91,416	\$110,104	\$110,552
Average House Value	\$365,375	\$411,800	\$418,673

2020 American Community Survey (ACS)



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Ryan Sarbinoff

Arizona

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