

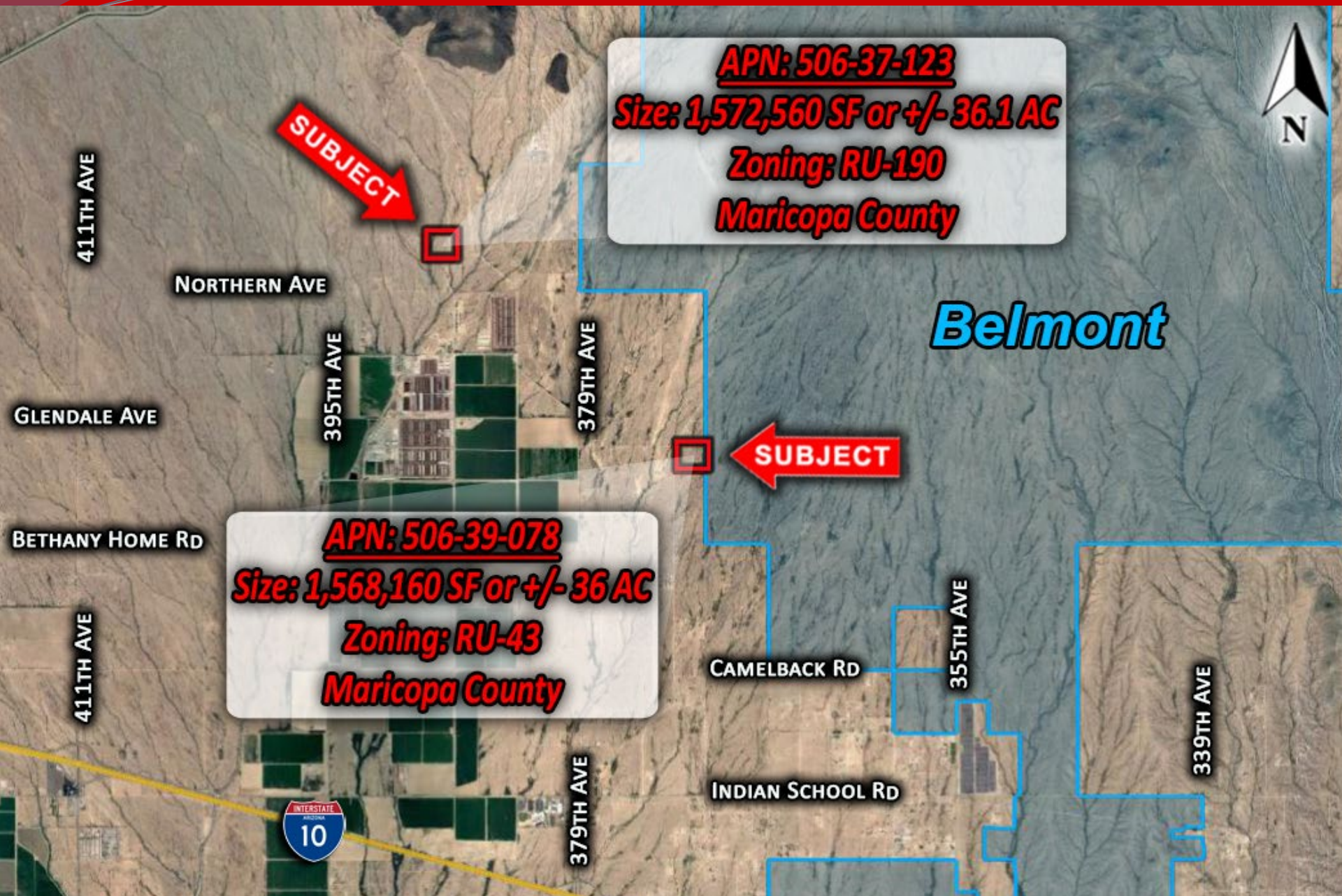
- **Location:** Approx. 387th Ave & Northern and Approx. 373rd Ave & Glendale
- **Size:** 72 acres total (36 acres each)
- **Zoning:** RU-43 & RU-190
- **Price:** \$589,000 (\$8,181 blended price per acre)
- **Comments:**
 - Excellent investment opportunity in direct path of growth.
 - DIRECTLY NEIGHBORING Bill Gates' master planned *Smart City* known as Belmont.
 - Low price per acre with huge upside potential.

Great Investment Opportunity | Exclusively Available

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

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JOE WERNER
Direct: 602-385-0567
jwerner@insightland.com



APN: 506-37-123
Size: 1,572,560 SF or +/- 36.1 AC
Zoning: RU-190
Maricopa County

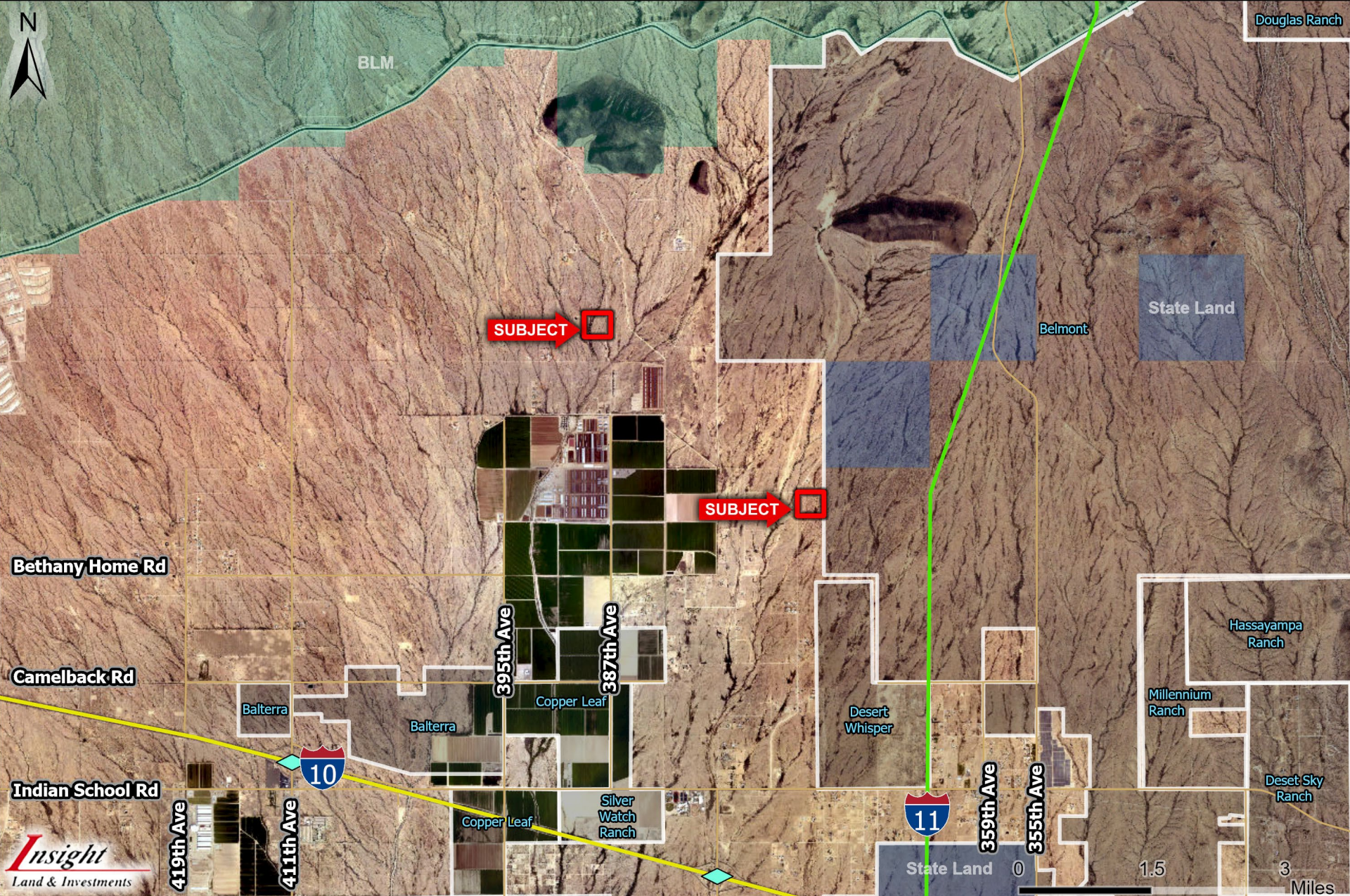
APN: 506-39-078
Size: 1,568,160 SF or +/- 36 AC
Zoning: RU-43
Maricopa County

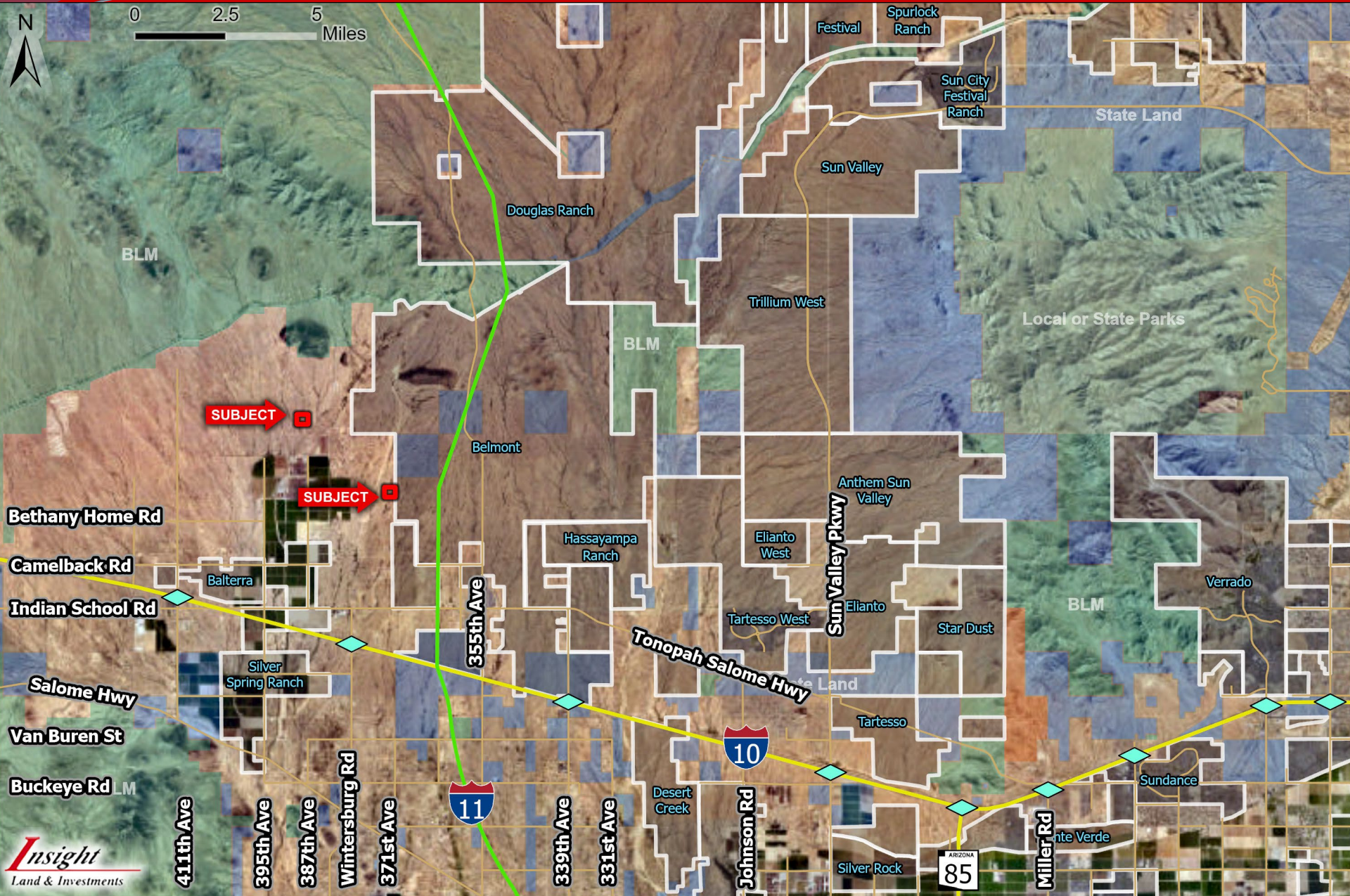
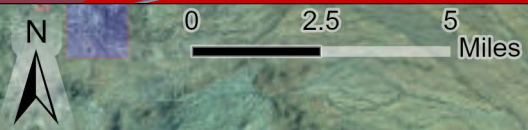
Belmont

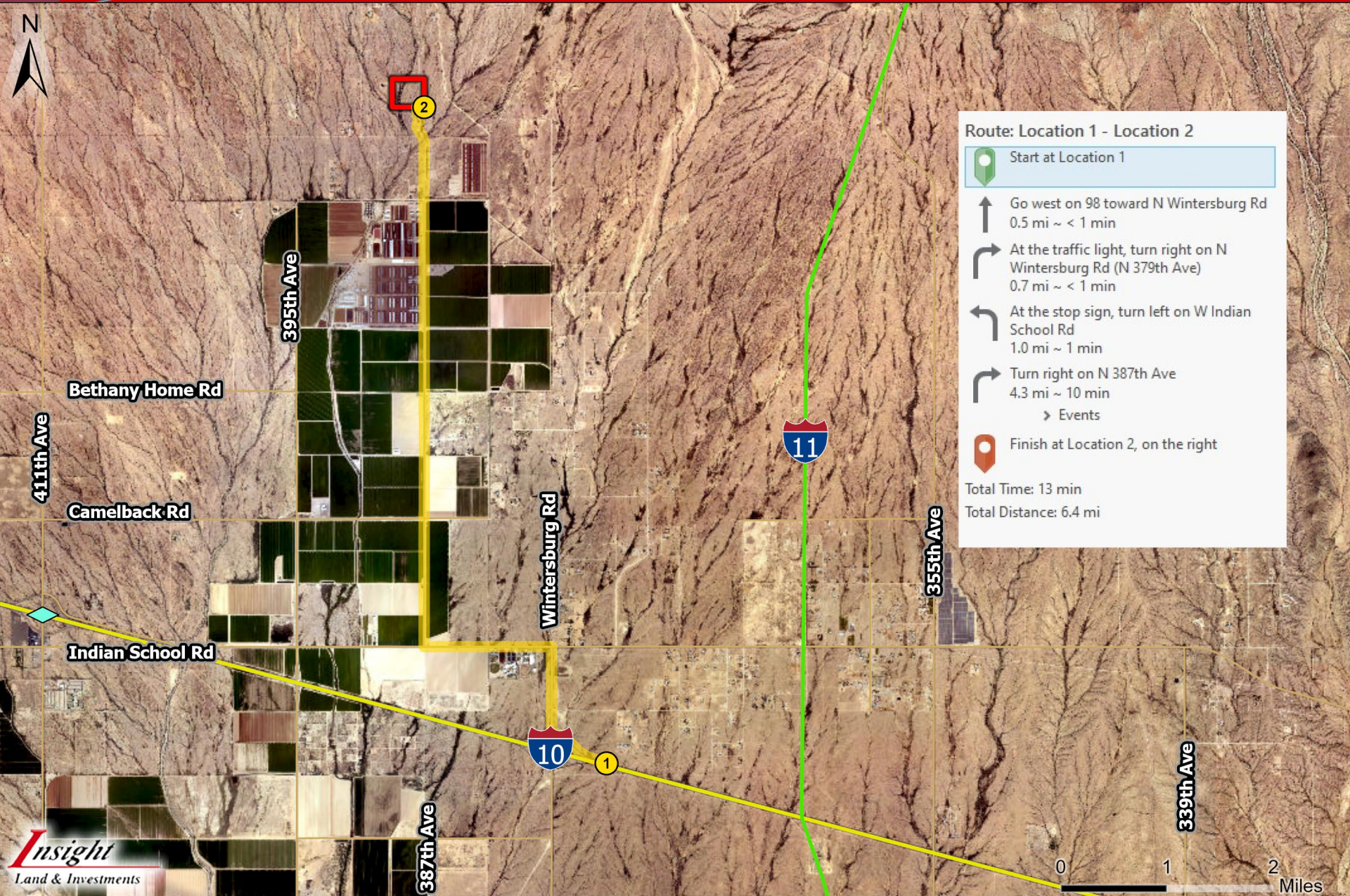
SUBJECT

SUBJECT





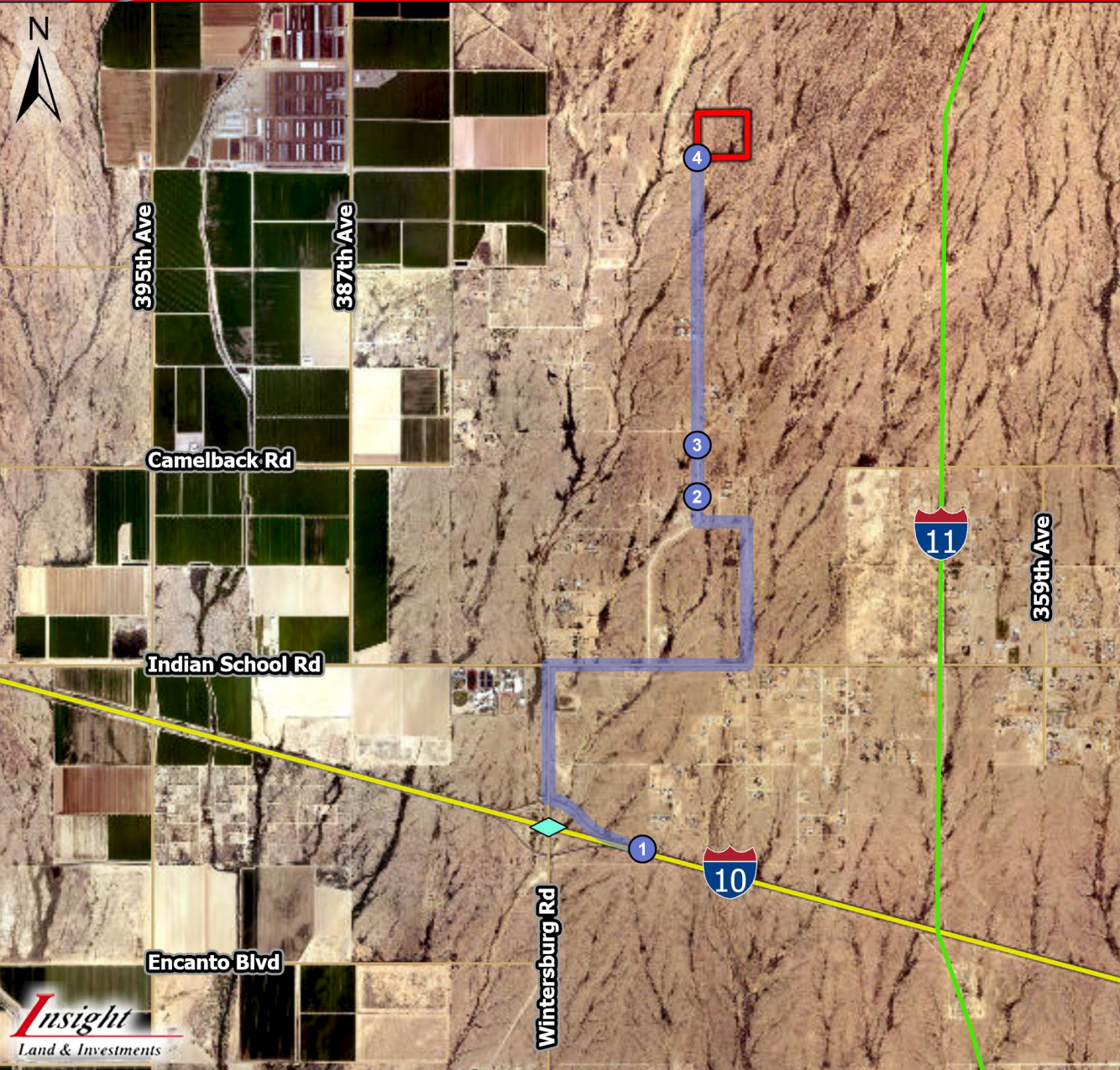




Route: Location 1 - Location 2

- Start at Location 1
- Go west on 98 toward N Wintersburg Rd
0.5 mi ~ < 1 min
- At the traffic light, turn right on N Wintersburg Rd (N 379th Ave)
0.7 mi ~ < 1 min
- At the stop sign, turn left on W Indian School Rd
1.0 mi ~ 1 min
- Turn right on N 387th Ave
4.3 mi ~ 10 min
 > Events
- Finish at Location 2, on the right

Total Time: 13 min
Total Distance: 6.4 mi

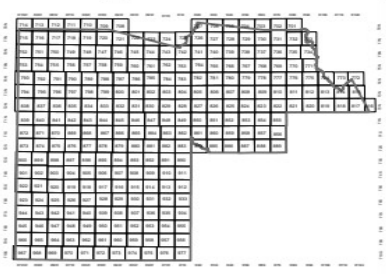
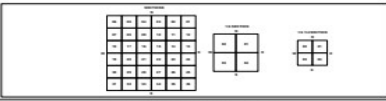


- Route: Location 1 - Location 4**
- Start at Location 1
 - Go on I-10 W toward 98
197 ft ~ < 1 min
 - Take exit 98 on the right to Wintersburg Rd
0.5 mi ~ < 1 min
 - At the traffic light, turn right on N Wintersburg Rd (N 379th Ave)
0.7 mi ~ < 1 min
 - At the stop sign, turn right on W Indian School Rd
1.0 mi ~ 1 min
 - Turn left on N 371st Ave
0.7 mi ~ 2 min
 > Events
 - Turn left on W Coolidge St
0.2 mi ~ < 1 min
 - Turn right on N 373rd Ave
0.1 mi ~ < 1 min
 - Arrive at Location 2, on the left
 - Depart Location 2
 - Continue north on N 373rd Ave
0.3 mi ~ < 1 min
 - Arrive at Location 3, on the left
 - Depart Location 3
 - Continue north on N 373rd Ave
1.4 mi ~ 3 min
 - Finish at Location 4, on the left
- Total Time: 10 min
Total Distance: 5.0 mi




MARICOPA COUNTY
STATE OF ARIZONA

SECTION 10 T02N R06W
834 - 10 - 00 - 00






Parcels updated within this map



0 100 200 300 400 500 Feet

MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. Jefferson Street
Phoenix, AZ 85003
Date: 4/25/2022
<https://mca.assessor.maricopa.gov>

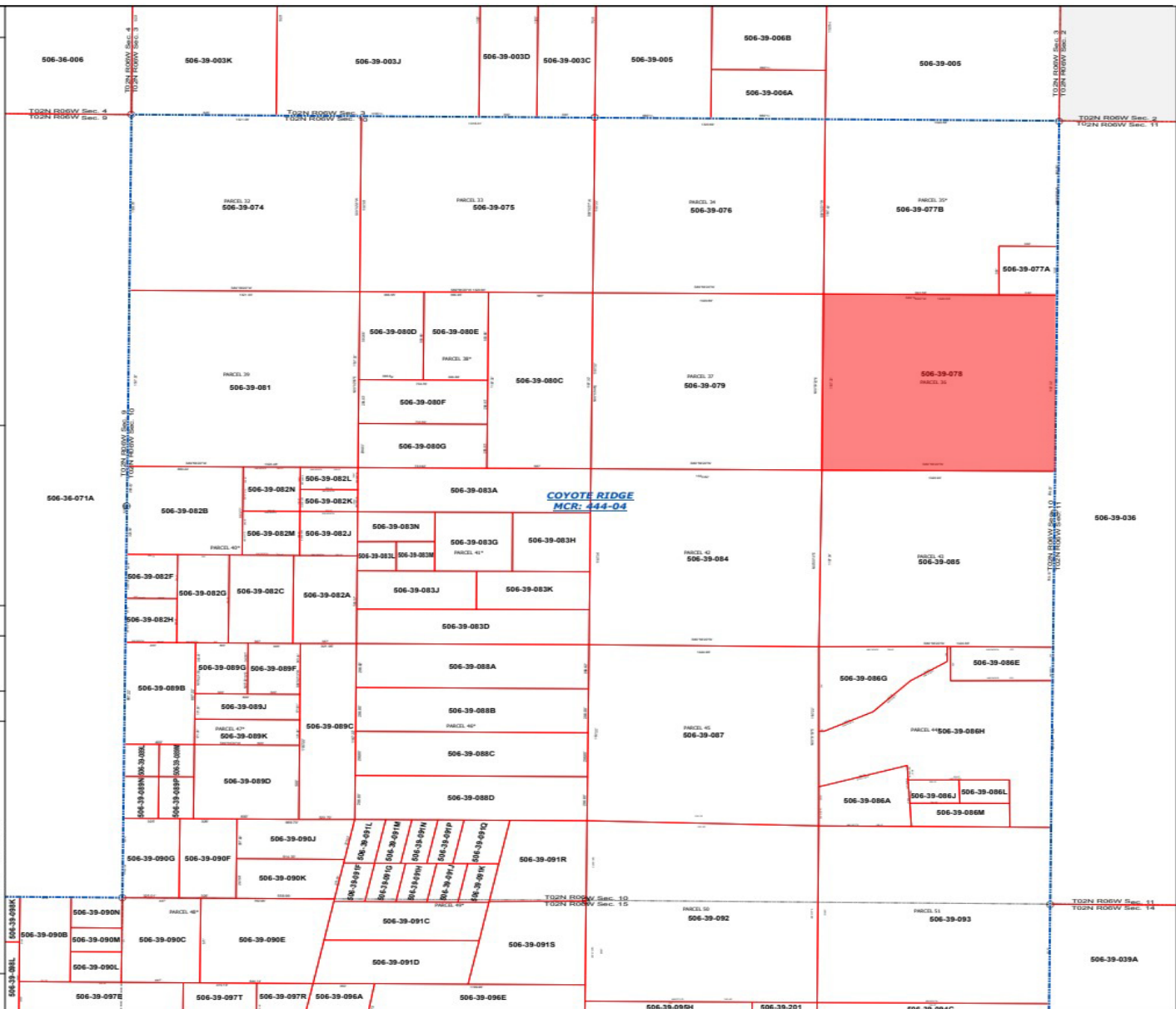



LEGEND: Parcels Sections Centerlines
Lots Section Corners Subdivisions

CAUTION! Disclaimer - Indemnification
CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.

The Assessor's Office has compiled information within this dataset or map that it uses to identify, classify, and value real and personal property. Please contact the Assessor's Office at 602 506-3406 if you believe any information is incomplete, out-of-date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-1625A.

The Assessor does not guarantee that any information contained within this dataset or map is accurate, complete or current. In many instances, the Assessor has gathered information from independent sources and made it available within this dataset or map, and the original information may have contained errors and omissions. Errors and omissions may have occurred in the process of gathering, interpreting, and reporting the information. Information within this dataset or map is not updated "real time." In addition, Users are cautioned that the process used within this dataset or map to illustrate the boundaries of adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted within this dataset or maps are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided within this dataset or map is not the equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or using it in the preparation of legal documents.



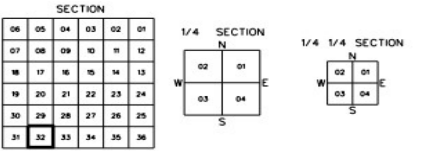
MARICOPA COUNTY
OFFICIAL PARCEL MAP
STATE OF ARIZONA

SECTION 32 T03N R06W

MAP ID * 798 - 32 - 00 - 00

1796	1797	1798	1799	1800	1801	1802	1803	1804	1805	1806	1807	1808	1809	1810	1811	1812	1813	1814	1815	1816	1817	1818	1819	1820	1821	1822	1823	1824	1825	1826	1827	1828	1829	1830	1831	1832	1833	1834	1835	1836	1837	1838	1839	1840	1841	1842	1843	1844	1845	1846	1847	1848	1849	1850	1851	1852	1853	1854	1855	1856	1857	1858	1859	1860	1861	1862	1863	1864	1865	1866	1867	1868	1869	1870	1871	1872	1873	1874	1875	1876	1877	1878	1879	1880	1881	1882	1883	1884	1885	1886	1887	1888	1889	1890	1891	1892	1893	1894	1895	1896	1897	1898	1899	1900
1796	1797	1798	1799	1800	1801	1802	1803	1804	1805	1806	1807	1808	1809	1810	1811	1812	1813	1814	1815	1816	1817	1818	1819	1820	1821	1822	1823	1824	1825	1826	1827	1828	1829	1830	1831	1832	1833	1834	1835	1836	1837	1838	1839	1840	1841	1842	1843	1844	1845	1846	1847	1848	1849	1850	1851	1852	1853	1854	1855	1856	1857	1858	1859	1860	1861	1862	1863	1864	1865	1866	1867	1868	1869	1870	1871	1872	1873	1874	1875	1876	1877	1878	1879	1880	1881	1882	1883	1884	1885	1886	1887	1888	1889	1890	1891	1892	1893	1894	1895	1896	1897	1898	1899	1900

LOCATOR GRID



ASSESSOR BOOKS & MAPS WITHIN THIS AREA

BOOK: 506 MAP: 36
BOOK: 506 MAP: 37
BOOK: 506 MAP: 39

SUBDIVISIONS

SILVER STAR RANCH 2ND AMD
MCR 410-34, 1997 SUB

SCALE: 1" = 400'

09-11-2009

MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. JEFFERSON ST.
PHOENIX, AZ 85003
www.maricopa.gov/assessor

LEGEND:

- Subdivision Boundary Line
- - - Subdivision Boundary Corner
- Street Centerline
- Street Centerline Marker
- Section Corner Marker
- Parcel Boundary Line
- - - Parcel Split Line
- Parcel Number
- Parcel Boundary Tick
- REVISION INFORMATION IS LOCATED ON A SEPARATE DOCUMENT
- * Indicates change in original boundary
- Parcel Split Line
- Parcel Number
- Z Parcel Boundary Tick

Disclaimer - Indemnification

Requester/Purchaser understands and agrees that Maricopa County does not guarantee the accuracy of the data and information requested and hereby expressly disclaims any responsibility for the truth, lack of truth, validity, timeliness, accuracy, completeness of any data and information. The purchaser or those who use the information for any purpose other than as intended to be used as a survey product.

