

MARICOPA COUNTY VACANT LAND FOR AUCTION

42828 & 43012 N 7TH AVE | NEW RIVER, AZ 85087



Beth Jo Zeitzer
CEO - Designated Broker
602.319.1326
bjz@roiproperties.com

Jake Vice
Commercial Associate
480.273.0212
jvice@roiproperties.com

Tommy Moore
Commercial Associate
602.397.4886
tmoore@roiproperties.com

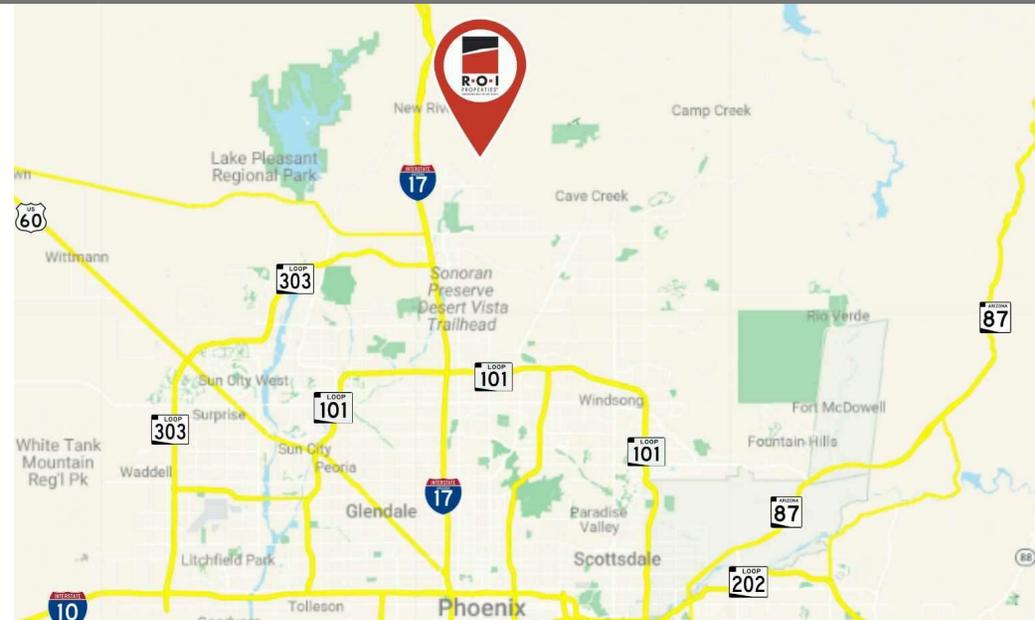
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



MARICOPA COUNTY AUCTION - 4.7 AND/OR 9.4 AC, NEW RIVER

42828 & 43012 N 7TH AVE, NEW RIVER, AZ 85087

FOR SALE



OFFERING SUMMARY

Sale Price:	Auction
APN:	202-21-013-R & 202-21-169
Lot Size:	±9.4 AC & ±4.7 AC
Zoning:	R-43
Price / SF:	-

PROPERTY OVERVIEW

The subject properties are a ±9.39-acre lot and adjacent ±4.7 lot located in New River, AZ, sold together or separately. These North-Phoenix properties can be accessed off of 7th Avenue and are located less than four miles east of the I-17. This properties are not far from the new TSMC plant and are found just North of Anthem.

PROPERTY HIGHLIGHTS

- Rural Area Near Amenities
- Less than 1 Mile from Anthem, AZ
- ±24 Miles to Downtown Phoenix
- Gateway to Northern Arizona

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MARICOPA COUNTY FLOOD CONTROL DISTRICT LAND SALES PROCESS

42828 & 43012 N 7TH AVE, NEW RIVER, AZ 85087

FOR SALE



Step 1: Auction Request Form

If you are interested in acquiring this land parcel, R.O.I. Properties will fill out a "Request for Public Auction Form" on your behalf. A deposit of \$5,000 will be required, covering appraisal costs and half of the title fees. This fee is non-reimbursable unless you are outbid.

Step 2: Appraisal Order

The county will order an appraisal and the subject property will be valued. This can take up to 90 days.

Step 3: Bid Package

The county will prepare a bid package for interested buyers showing various property details. This will be posted along with the auction date on the county's website.

Step 4: Auction Day

The beginning auction price will be the appraised value of the property. A deposit of 10% of the minimum bid will be required to enter the auction. The property will be sold as is, where is, and will close within 90 to 120 days after the auction.



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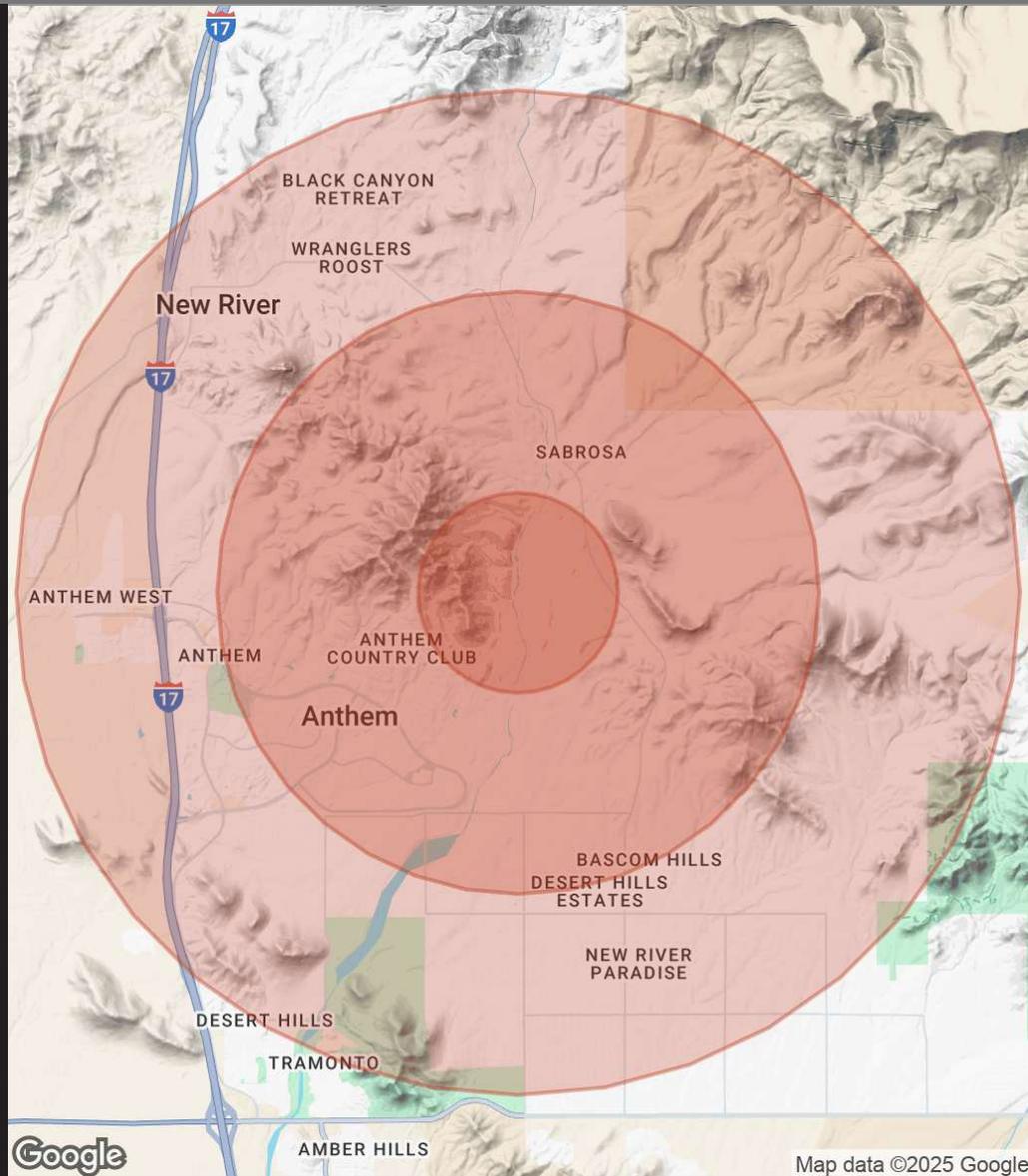
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DEMOGRAPHICS MAP

42828 & 43012 N 7TH AVE, NEW RIVER, AZ 85087

FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,329	21,693	47,108
Median age	51	46	44
Median age (male)	51	46	43
Median age (Female)	51	47	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	553	8,244	16,929
# of persons per HH	2.4	2.6	2.8
Average HH income	\$156,648	\$155,531	\$150,183
Average house value	\$753,780	\$651,144	\$640,994

* Demographic data derived from 2020 ACS - US Census

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