

MARICOPA COUNTY VACANT LAND FOR AUCTION

36822 NORTH 17TH AVENUE | PHOENIX, AZ 85086



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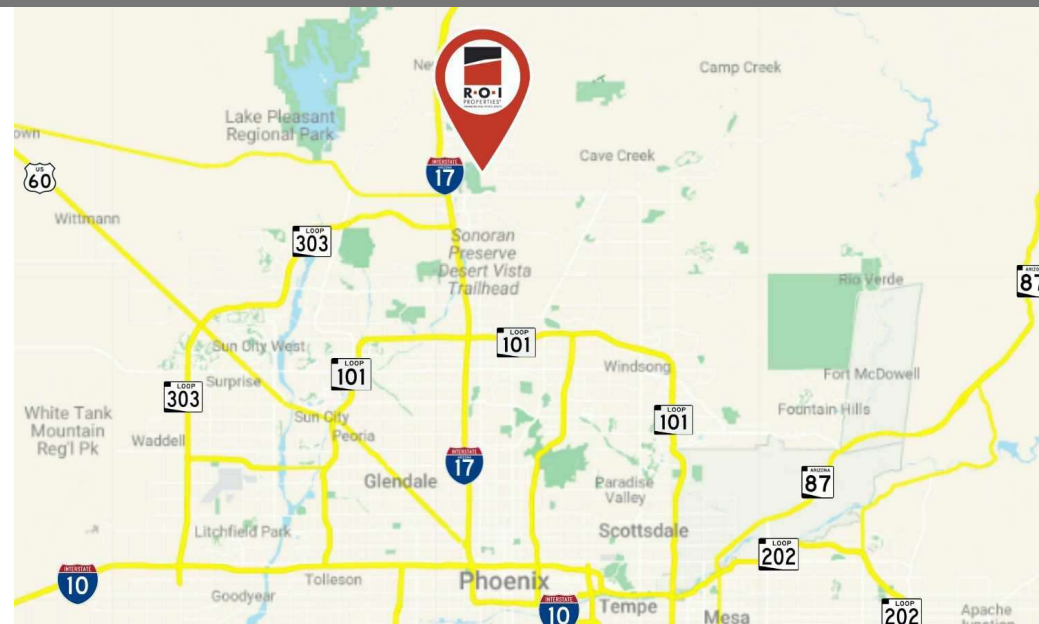
R.O.I. Properties
3333 E Camelback Rd., Ste 252
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MARICOPA COUNTY AUCTION – 1.22 AC, NEW RIVER

36822 NORTH 17TH AVENUE, PHOENIX, AZ 85086

FOR SALE



OFFERING SUMMARY

Minimum Bid Price:	\$60,000
Auction Date:	October 27th @ 10 AM
APN:	211-51-003-D
Lot Size:	1.22 AC
Zoning:	R-43

PROPERTY OVERVIEW

This property is going to public auction on October 27th at 10 AM! The deed will contain a restriction on building in the portion of the property that lies in a floodway. APN: 211-51-003-D is a 1.222-acre lot located in New River, AZ. This vacant lot is located on 17th Avenue, just south of W Quartz Rd. New River is a growing area in Phoenix, and this land provides an excellent opportunity to acquire additional holdings. This 53,230 square-foot R-43 lot has plenty of potential for the right buyer!

PROPERTY HIGHLIGHTS

- Centrally Located in New River
- Located Near I-17 & Carefree Highway
- Speculative Land In Growing Area

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MARICOPA COUNTY FLOOD CONTROL DISTRICT LAND SALES PROCESS

36822 NORTH 17TH AVENUE, PHOENIX, AZ 85086

FOR SALE



AUCTION PROCESS

Step 1: Auction Request Form

Bid package will be prepared with details of the subject property requirements and terms and conditions of the sale.

Step 2: Auction Day

- Auction Deposit: \$6,000 + \$2,572.50 (Fee Reimbursements) - Cashier's Check
- Date: October 27th, 2025 @ 10 AM
- Initial Bid: \$60,000

Step 3: Finalize the Purchase

- Successful bidder responsible for appraisal cost + half of title report at close of escrow
- Overpayment of fee reimbursement will be applied towards purchase price
- Escrow typically closes between 90 to 120 days from auction date.



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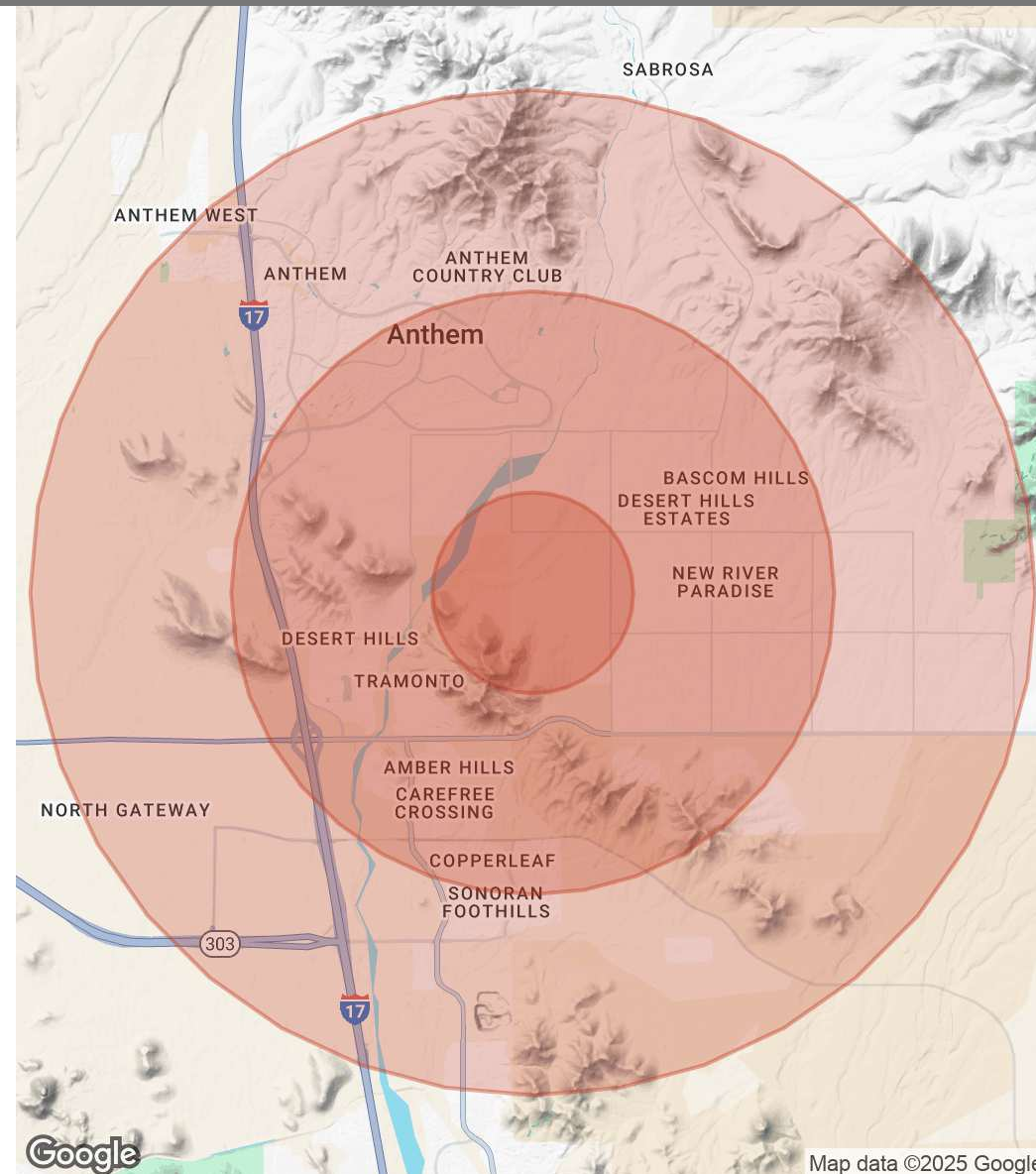
1, 3, & 5 MILE DEMOGRAPHIC SUMMARY

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FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,542	34,986	57,388
Average Age	51.6	40.5	41.9
Average Age (Male)	53.4	38.3	40.9
Average Age (Female)	52.0	42.1	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	633	13,678	23,477
# of Persons per HH	2.4	2.6	2.4
Average HH Income	\$119,840	\$115,250	\$112,644
Average House Value	\$454,795	\$387,443	\$385,782



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