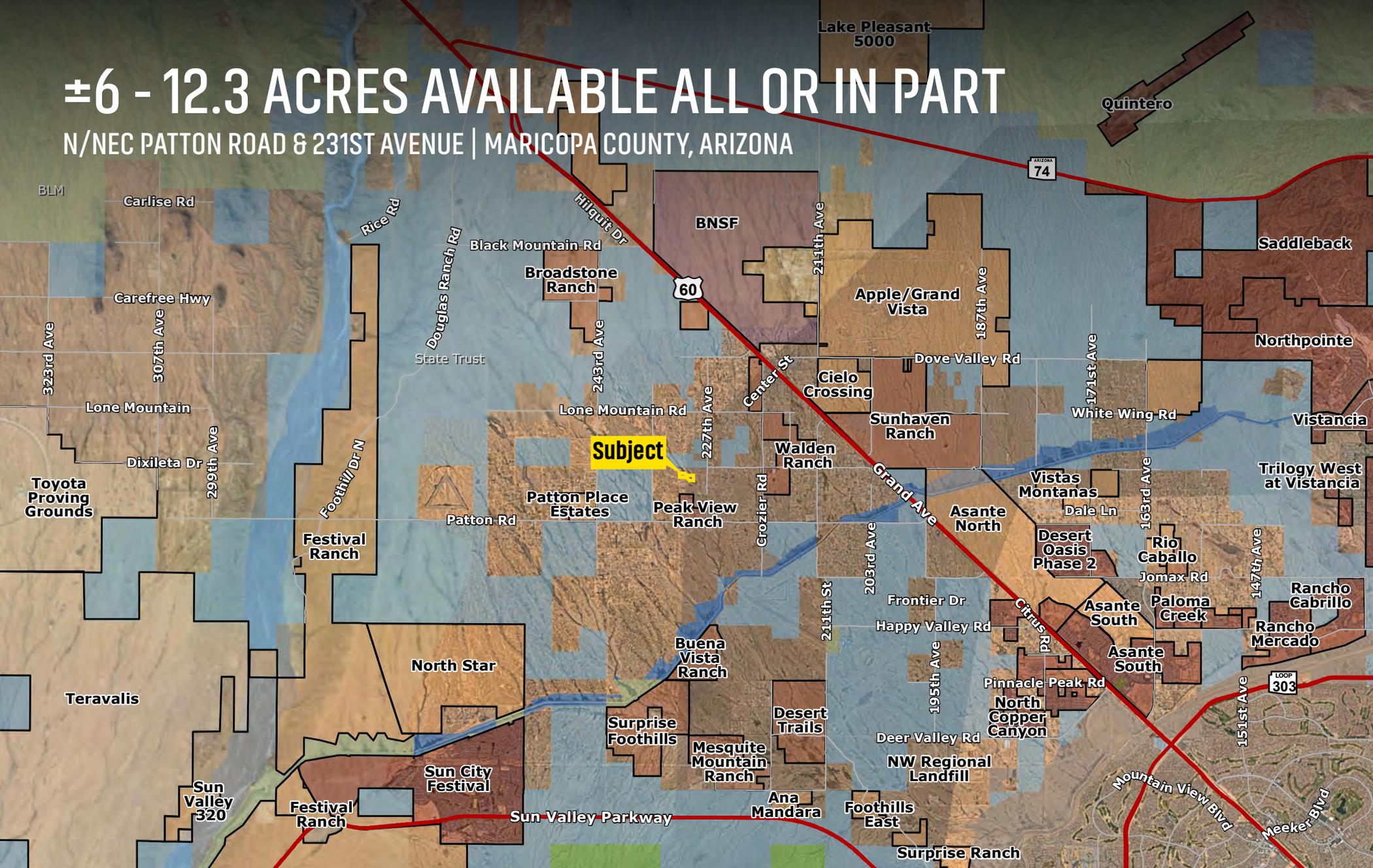


# ±6 - 12.3 ACRES AVAILABLE ALL OR IN PART

N/NEC PATTON ROAD & 231ST AVENUE | MARICOPA COUNTY, ARIZONA



CONTACT FOR MORE INFORMATION

Michael Schwab Jr.  
mjrswab@landadvisors.com  
480.874.4332

Mike Schwab  
mschwab@landadvisors.com  
480.874.4330

 Land Advisors<sup>®</sup>  
ORGANIZATION

480.483.8100 | LandAdvisors.com

# EXECUTIVE SUMMARY



**LOCATION** The Property is located north of the northeast corner of Patton Road & 231st Avenue in Maricopa County, Arizona.

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**SIZE** Lot 1: ±5.60 Acres  
Lot 2: ±6.69 Acres

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**PRICE** Lot 1: \$350,000 (\$62,500/acre)  
Lot 2: \$350,000 (\$52,316/acre)

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**ZONING** RU-43, Maricopa County  
(One Dwelling Unit per 43,000 SF)

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**ACCESS** There is physical and legal access to the Property via 231st Avenue.

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**PARCEL** 503-34-024 (portion)

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**UTILITIES** Power - Arizona Public Service (APS) - Electric to site on Lot 2, ±350ft from Lot 1.  
Water - Well Share (will need to be installed)  
Sewer - Septic (will need to be installed)  
Gas - Southwest Gas Corporation

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**SCHOOLS** Nadaburg Unified School District  
Nadaburg Elementary School (K-8)  
Mountainside High School (9-11)

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**NEARBY HOMEBUILDER** [Please click here](#) to visit Diamante Homes, the homebuilder to the south of the subject.

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**DISCLAIMER** Property is in the vicinity of a military airport







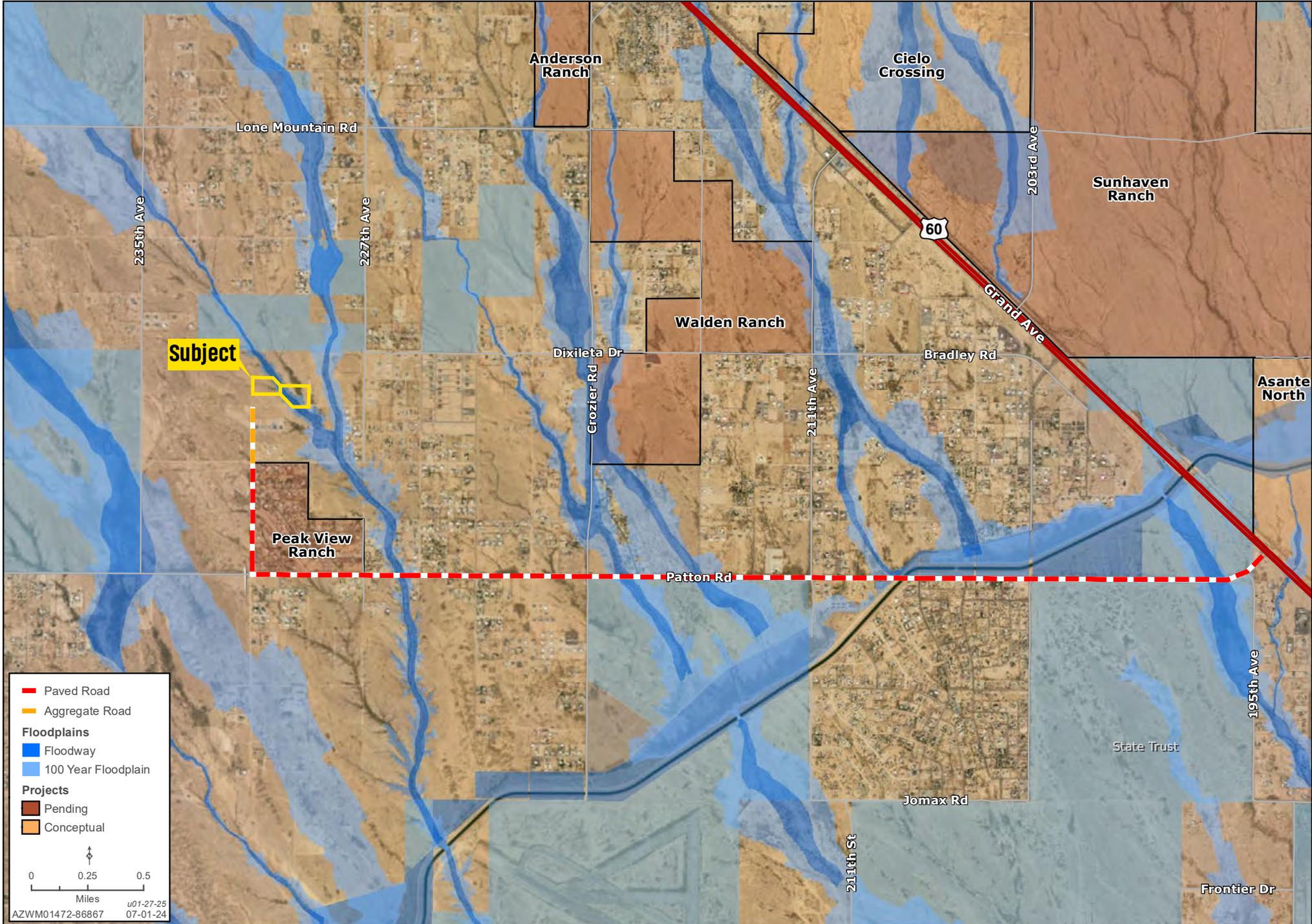
# AMENITIES

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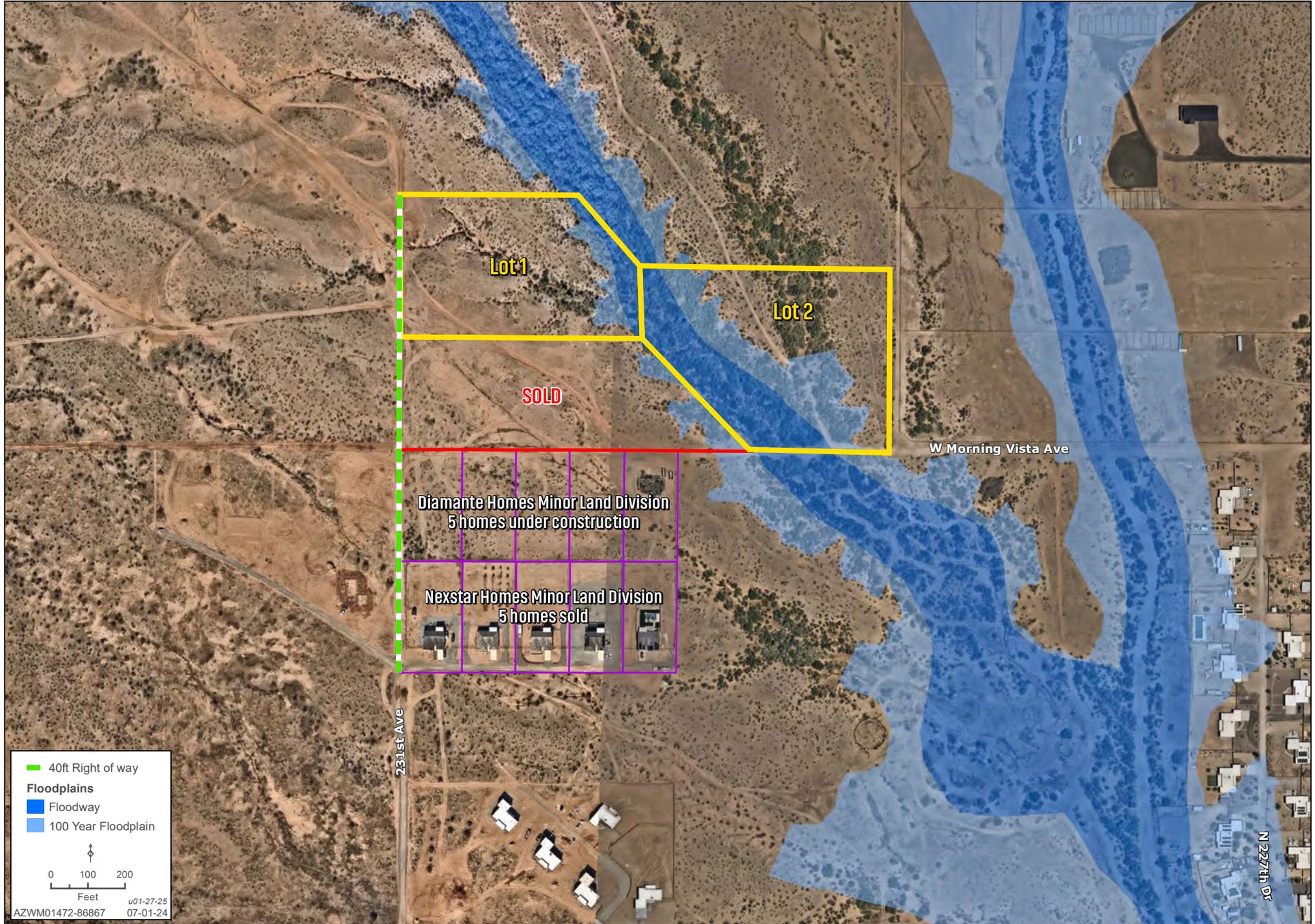
# ACCESS & FLOODPLAIN

Michael Schwab Jr. | Mike Schwab | 480.483.8100 | landadvisors.com



# DETAIL

Michael Schwab Jr. | Mike Schwab | 480.483.8100 | landadvisors.com





SCOTTSDALE, ARIZONA  
4900 North Scottsdale Road  
Suite 3000  
Scottsdale, Arizona 85251  
480.483.8100

[LandAdvisors.com](http://LandAdvisors.com)

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