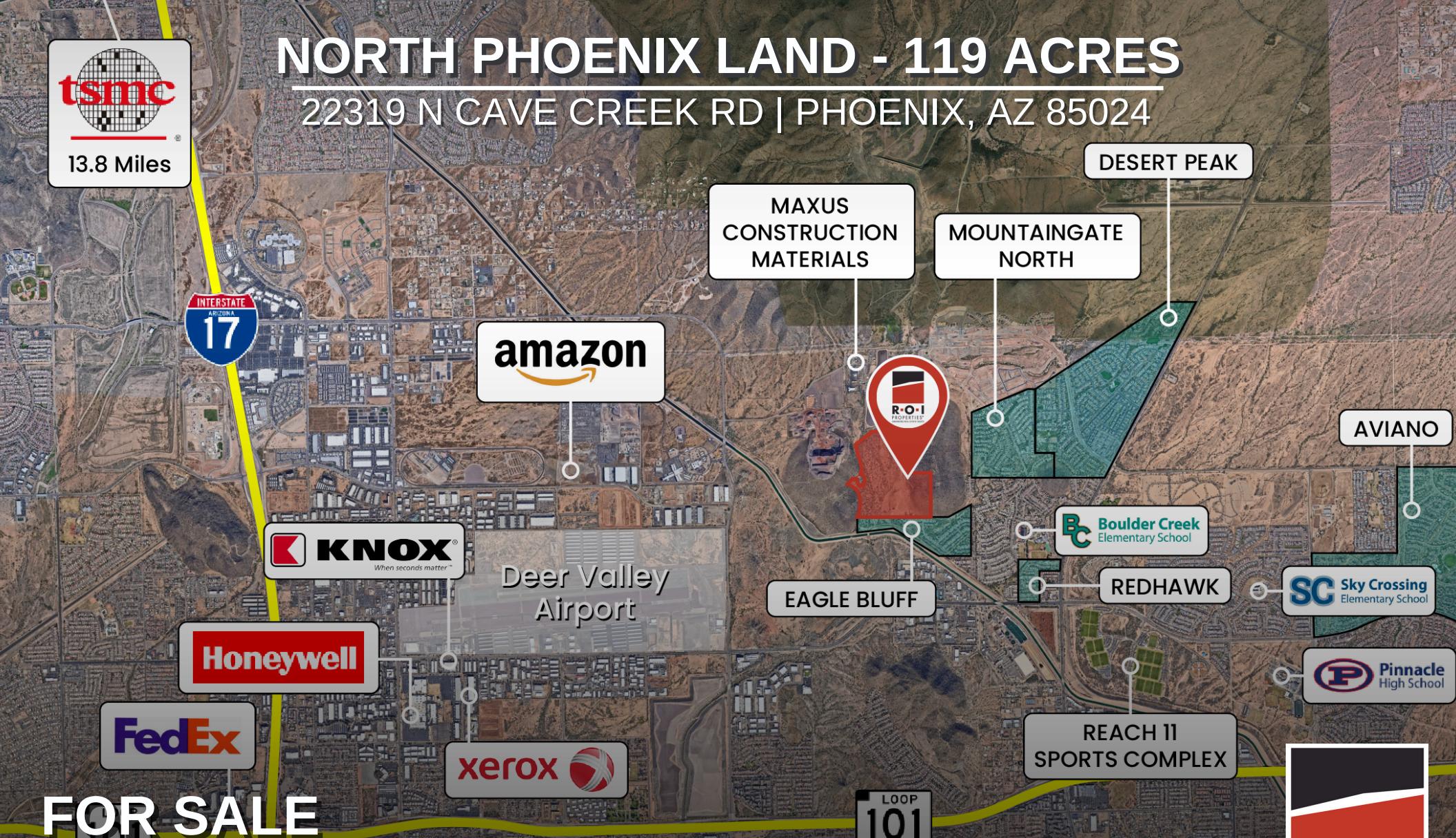




13.8 Miles

NORTH PHOENIX LAND - 119 ACRES

22319 N CAVE CREEK RD | PHOENIX, AZ 85024



FOR SALE

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 119 ACRES NORTH PHOENIX

22319 NORTH CAVE CREEK ROAD, PHOENIX, AZ 85024

FOR AUCTION



OFFERING SUMMARY

Minimum Bid Price: Set By Appraisal

APN:
212-19-001-H
212-15-005
213-28-001-D
213-03-016

Lot Size: 119 Acres

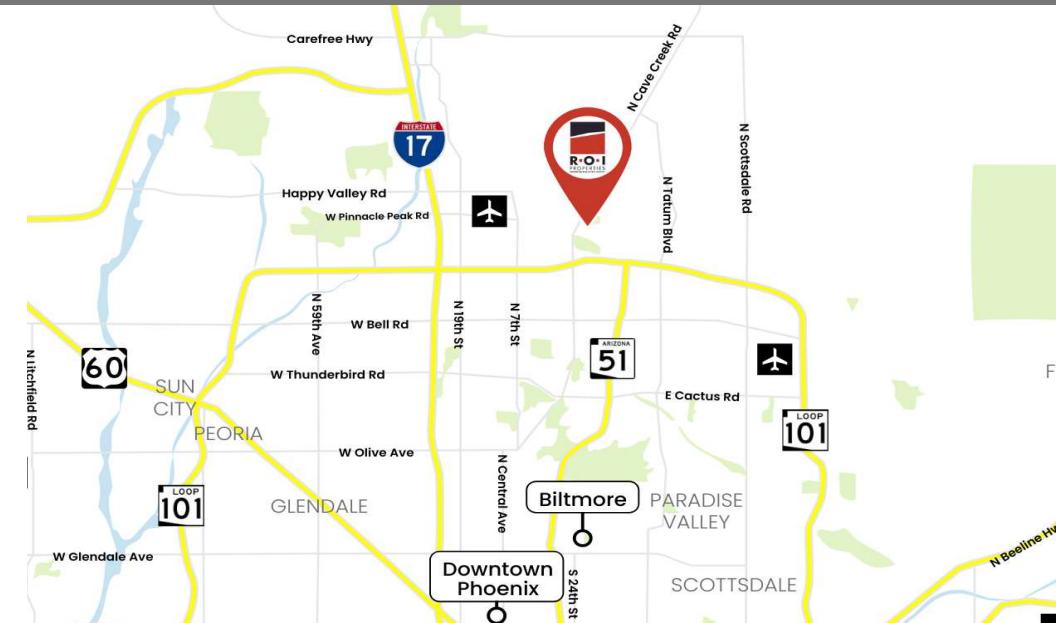
Zoning: A-1, IND PK, S-1, RU-43

PROPERTY OVERVIEW

This 119-acre, four-parcel land opportunity in the thriving North Phoenix submarket offers exceptional potential. Conveniently situated near Interstate 17, Loop 101, and SR 51 Freeways, this property also benefits from its proximity to Deer Valley Airport and the new TSMC development. Additionally, the land is adjacent to a well-established residential subdivision, enhancing its appeal for future development.

PROPERTY HIGHLIGHTS

- Centrally Located in North Phoenix
- Located near I-17, Loop 101, SR-51 and TSMC
- 119 Total Acreage
- High Income Area



BETH JO ZEITZER

602.319.1326
bjz@roiproperties.com

JAKE VICE

480.273.0212
jvice@roiproperties.com

TOMMY MOORE

602.397.4886
tmoore@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389
www.roiproperties.com

MARICOPA COUNTY FLOOD CONTROL DISTRICT LAND SALES PROCESS

22319 NORTH CAVE CREEK ROAD, PHOENIX, AZ 85024

FOR AUCTION



BETH JO ZEITZER

602.319.1326
bjz@roiproperties.com

JAKE VICE

480.273.0212
jvice@roiproperties.com

TOMMY MOORE

602.397.4886
tmoore@roiproperties.com

2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

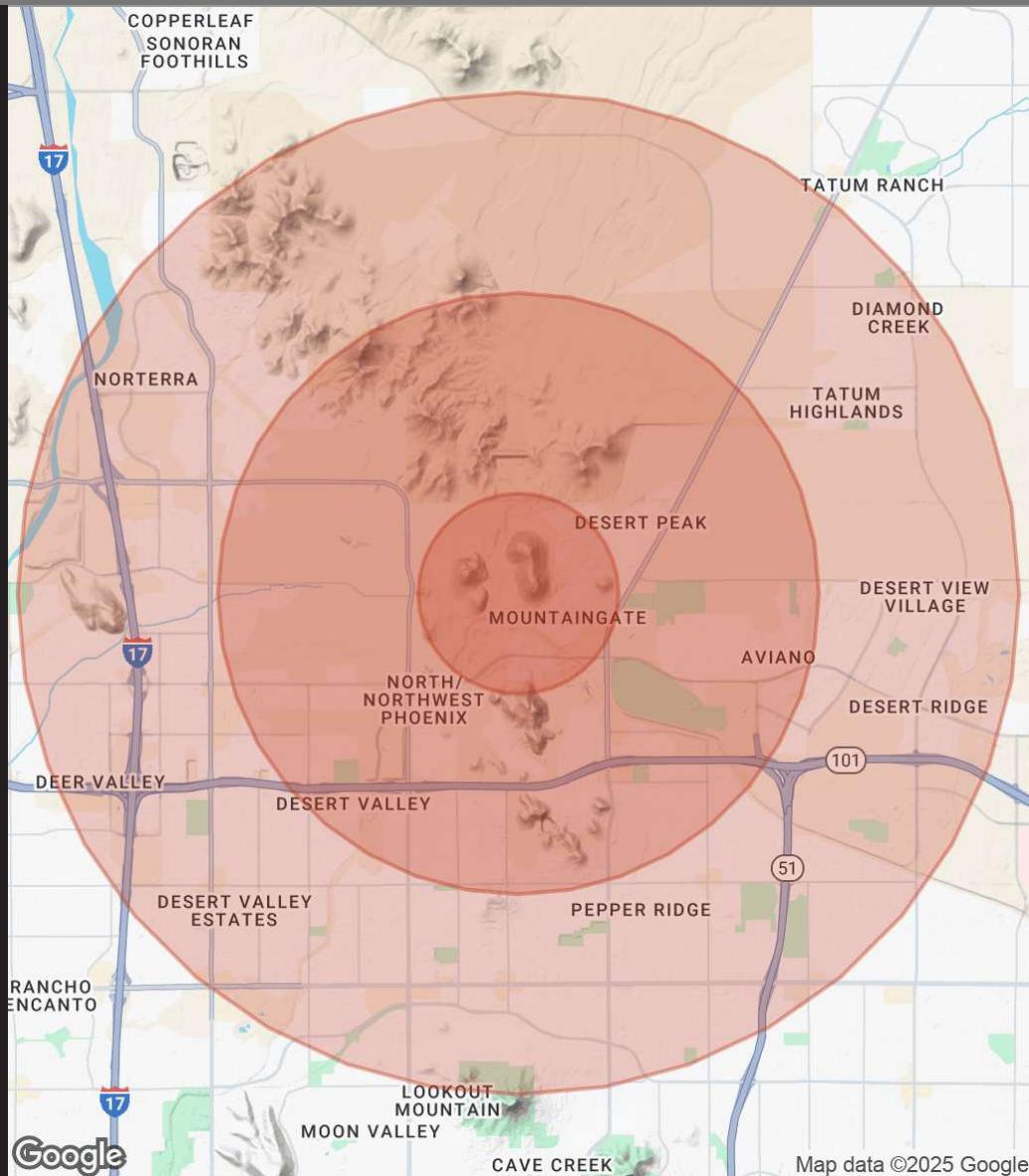
www.roiproperties.com



DEMOGRAPHICS MAP

22319 NORTH CAVE CREEK ROAD, PHOENIX, AZ 85024

FOR AUCTION



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,104	41,836	194,732
Median age	35.2	36.8	37.2
Median age (male)	30.4	34.6	35.9
Median age (Female)	40.1	39.8	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,871	17,510	81,901
# of persons per HH	2.7	2.4	2.4
Average HH income	\$115,209	\$97,343	\$86,538
Average house value	\$340,057	\$297,120	\$240,773

* Demographic data derived from 2020 ACS - US Census

BETH JO ZEITZER

602.319.1326
bjz@roiproperties.com

JAKE VICE

480.273.0212
jvice@roiproperties.com

TOMMY MOORE

602.397.4886
tmoore@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

