



NORTH PHOENIX LAND - 119 ACRES

22319 N CAVE CREEK RD | PHOENIX, AZ 85024



FOR SALE

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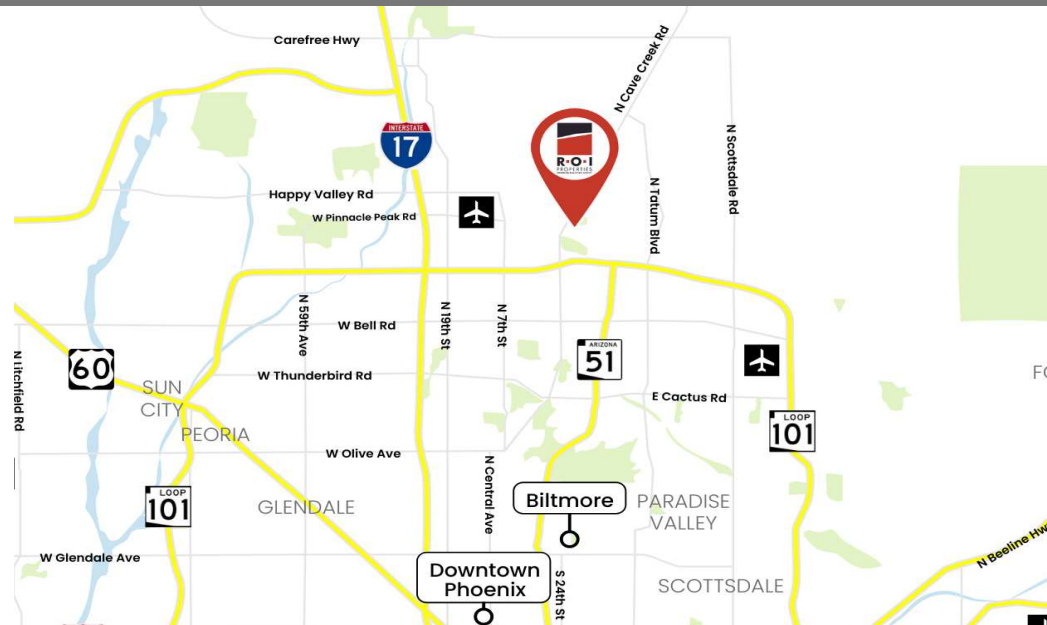
R.O.I. Properties
3333 E Camelback Rd, Ste 252
Phoenix, AZ 85018
www.roiproperties.com



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

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MARICOPA COUNTY FLOOD CONTROL DISTRICT LAND SALES PROCESS

22319 NORTH CAVE CREEK ROAD, PHOENIX, AZ 85024

FOR AUCTION



AUCTION PROCESS

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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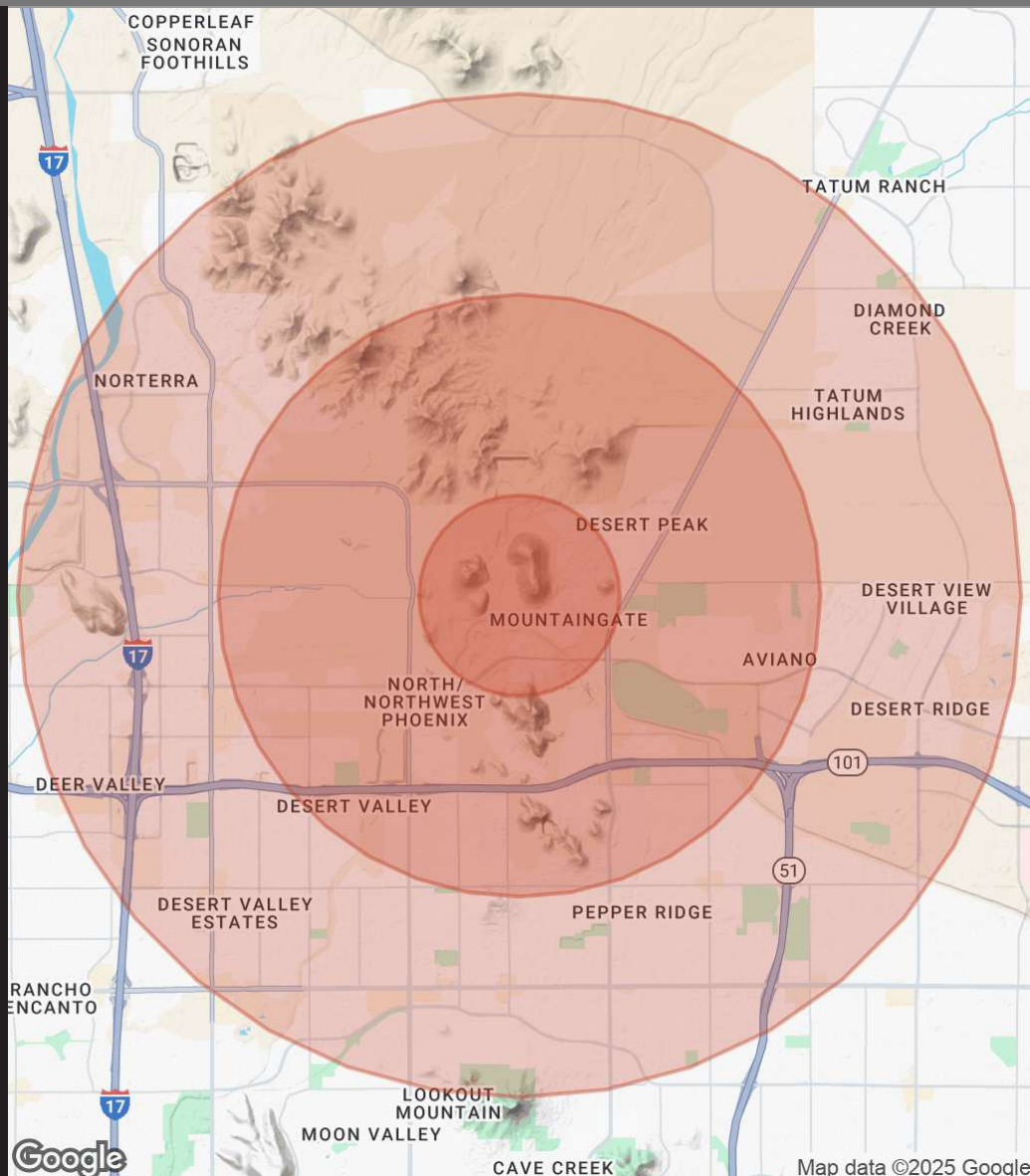
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DEMOGRAPHICS MAP

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*

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