

	6920018	Land	Active	
	Apx SqFt: 5,608,306 Apx SqFt G/N: G Apx Total Acres: 128.7 Apx Total Acres G/N: G Apx Deeded Fee Acres: 128.7 Apx Leased Acres: 0 Lot Size Dimensions: 2625' x 2652' # Lots in Listing: 1 Price Per SqFt: 0.45 Price Per Acre: 19,425.02		Subdivision: Tax Municipality: Maricopa - COUNTY Marketing Name: Harquahala Valley Irrigation District: Street Frontage Name: Salome Hwy Hun Block: Map Code/Grid: Zoning: R190 Flood Zone: No	
	Ele Sch Dist: Saddle Mountain Unified School District Elementary School: Jr. High School:		High School District: Saddle Mountain Unified School District High School:	

Cross Streets: Hwy 10 & Salome Hwy **Directions:** Go West 3.5 miles on Salome Hwy on the left side.

Public Remarks: Tucked just 3.5 miles off the Salome Highway exit in Harquahala Valley, this 129-acre parcel offers a powerful convergence of scale, infrastructure, and interstate access—making it a prime candidate for mission-critical industrial deployment. With fiber optic connectivity running the full frontage, and flat, development-friendly topography, the site is fully prepped for next-generation logistics, warehousing, or energy-aligned operations. Positioned within the APS electrical service zone, with the Delaney Substation just 16 miles nearby, proposed new substation within several miles. The property is strategically suited for data center development or high-load utility infrastructure.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 120.00 - 299.99 Acre Land Features: Land Configuration: Square Rectangular Elevation: 1,001 - 2,000 Ft / USGS View: Panoramic; Mountain(s) Topography: Level Vegetation: Natural Vegetation; Meadow/Range Grs Horses: Y Special: Unincorporated Area Existing Land Use: Residential Acreage Zoned Presently: Single Family; Rural; Ranch; Recreational Potential Use: Commercial; Industrial; Mobile/Mgf Hme/RV's; Hotel/Motel Use Restrictions: Freeway/Highway: Up to 1 Mile Traffic Count: Up to 5,000 Current Density: Proposed Density:	Development Status: Raw Land; Off Site Imp Needed; On Site Imp Needed; Prelim Eng Needed Existing Structures: None Fencing: None Water Source: None Sewer: No Sewer/Septic Gas: None Distance to Cable: On Property Distance to Electric: None Distance to Gas: None Distance to Phone: On Property Distance to Sewer: None Distance to Water: None Electric: APS Road Responsibility: County Maintained Road Environmental: None	County Code: Maricopa Legal Description (Abbrev): AN: 506-16-004-A Lot Number: ' Town-Range-Section: 3N-9W-31 Cty Bk&Pg: Taxes/Yr: \$71/2024 For Sale or Lease?: Both New Financing: Cash Pmt & Rate Info: Equity: 2,500,000 Total Owed: 0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Type: Not Applicable Existing 1st Ln Trms: Not Applicable Existing 2nd Loan: Treat as Free&Clear Existing 2nd Ln Type: Not Applicable Existing 2nd Ln Trms: Not Applicable Existing 3rd Loan: Treat as Free&Clear Existing 3rd Ln Type: Not Applicable Auction: No Reports/Disclosures: Seller Prop Disc Stm

Fees & Homeowner Association Information

HOA Y/N: N HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	PAD Fee Y/N: N PAD Fee: PAD Paid (Freq): Assessed Balance: 0 Assessed Yrs Left: 0 Owner Association:
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 0 List Date: 09/15/2025 Expire Date: 08/28/2026 Status Change Date: 09/15/2025	Original List Price: \$2,500,000 List Price: \$2,500,000	Type: Exclusive Right To Sell Special Listing Cond: N/A

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: No Showing Service: Aligned Showings Showing Notification Methods: Showing Service: Aligned Showings	Vacant: Yes Ownr/Occ Name - DND2: Client of RMFP Owner/Occ Phn - DND2: 602-703-2038 Occupant - DND2: Vacant	Lockbox Type: None Sign on Property: Yes

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Bryce Perez gp086 SA536656000	RE/MAX Fine Properties rmfp04 LC629808003	602-703-2038	480-792-9500	bryce@bravoteam.net	602-703-2038	

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Prepared by Bryce
Perez, CCIM

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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