

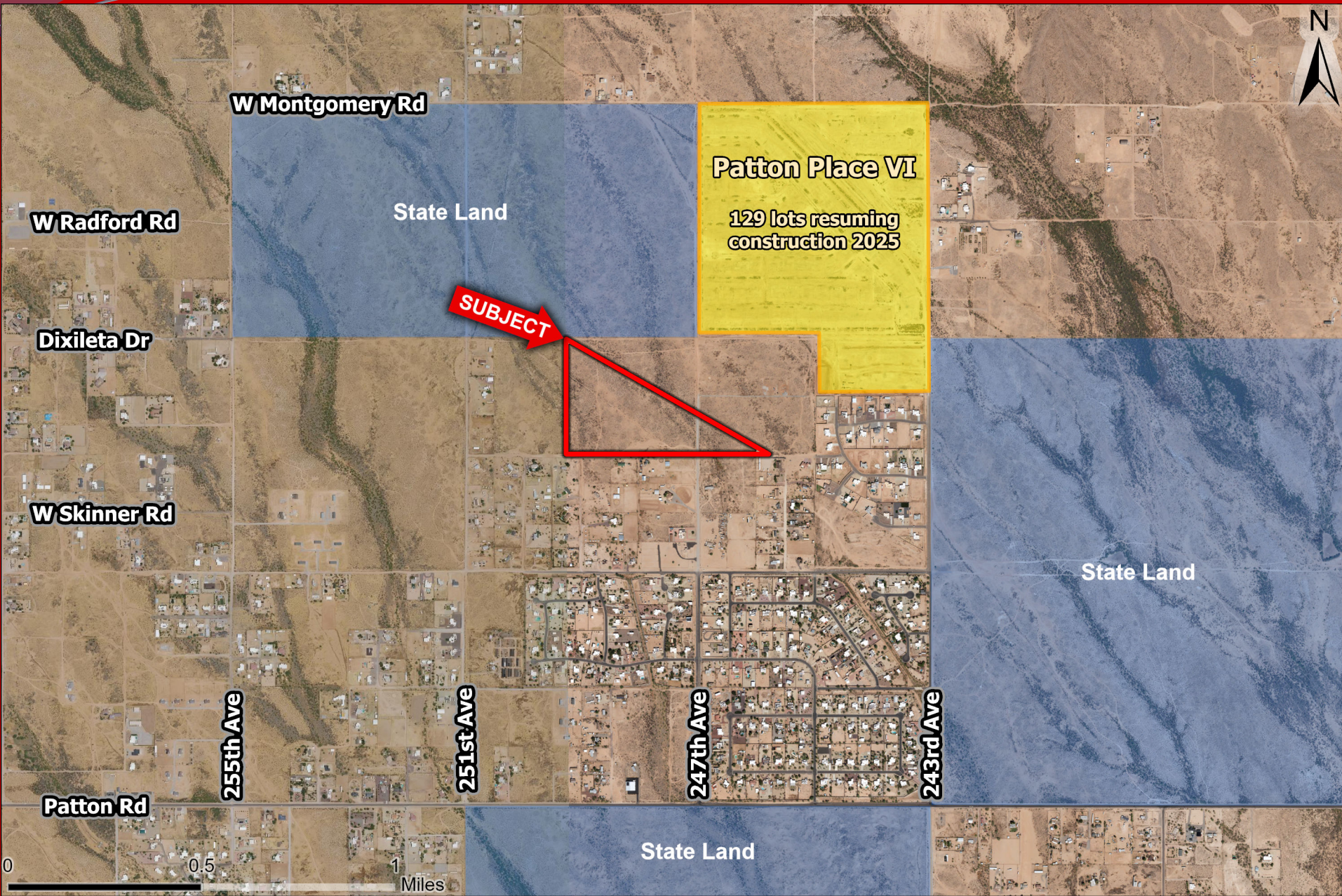
- **Location:** 247th Ave & Morning Vista Ln
- **APN:** 503-32-001V
- **Size:** 34 Acres
- **Zoning:** RU-43
- **Price:** \$680,000 ~ \$20,000 per acre
- **Comments:**
 - Excellent opportunity located in the direct path of growth.
 - Ideal for Industrial and Commercial uses, with unique ability to provide auxiliary services to the near by BNSF logistics park.
 - Situated just off Patton Road, this site benefits from easy accessibility as well as privacy with state land neighboring directly to the North.
 - Located just East of 255th Ave, this property will also be a main beneficiary of the proposed Wild Rose Parkway- A major North/South arterial that will connect the Sun Valley Parkway to the US-60.
 - With zero floodplain impact and minimal holding costs, this site is poised for success.

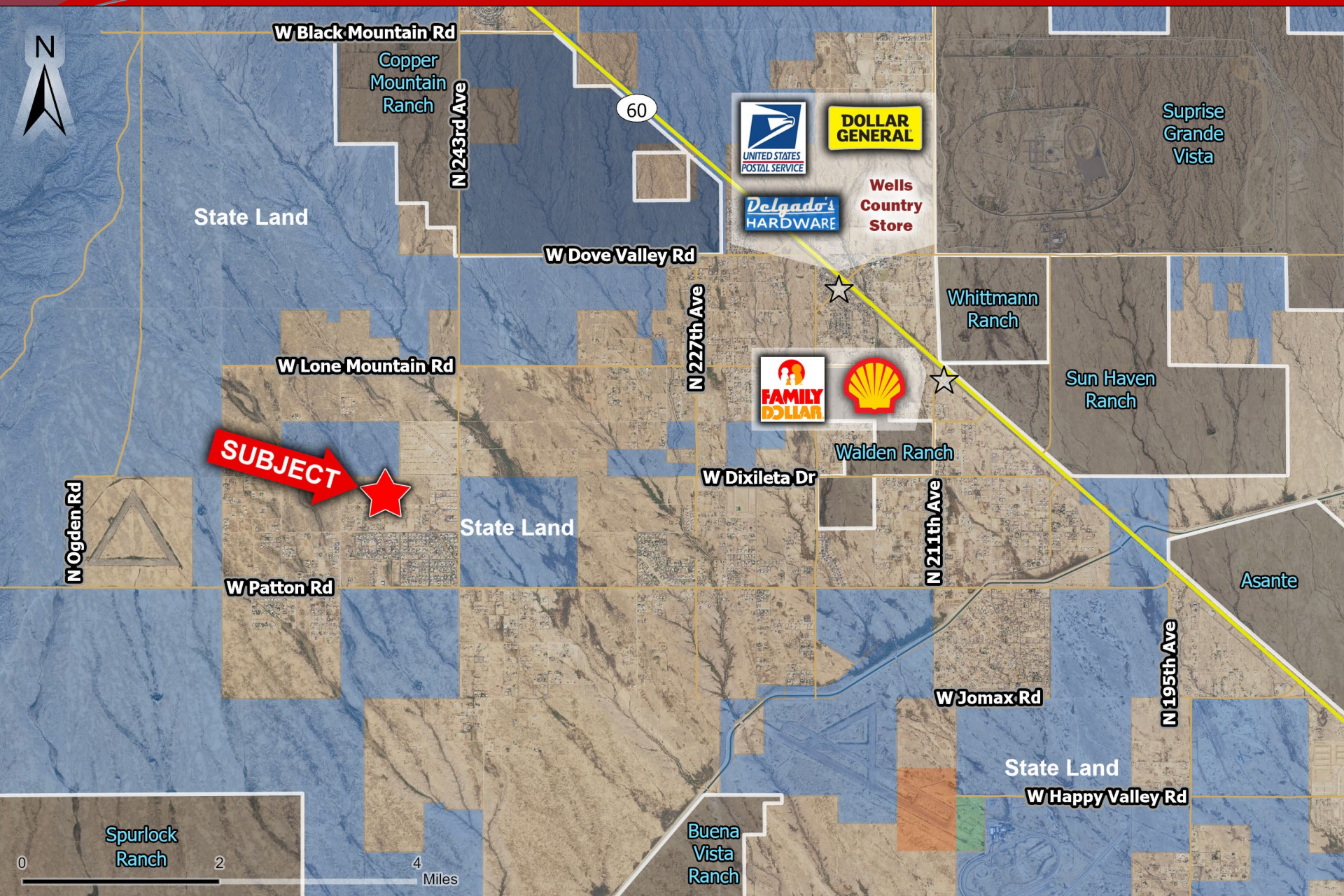
Great Investment Opportunity | Exclusively Available

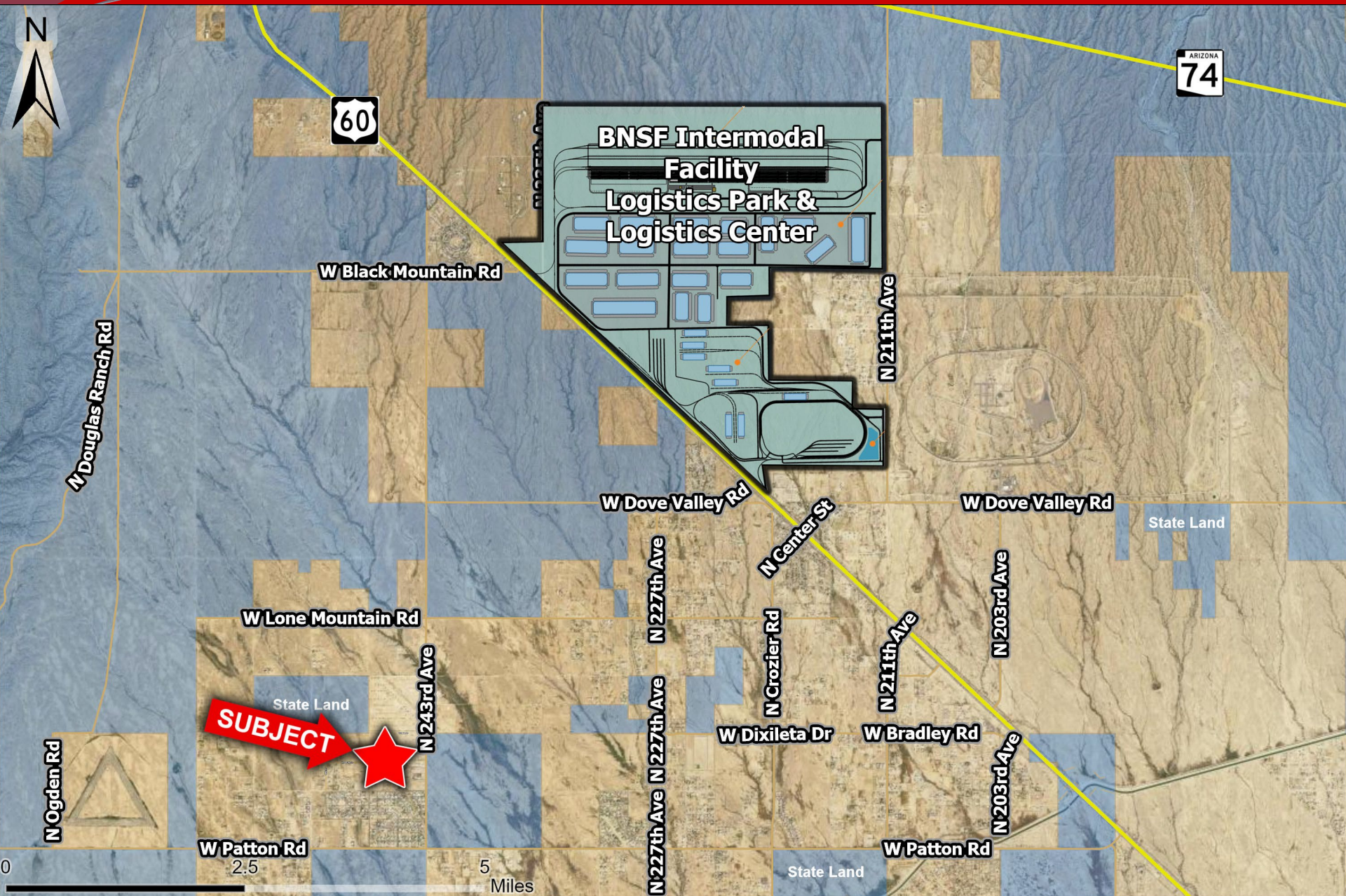
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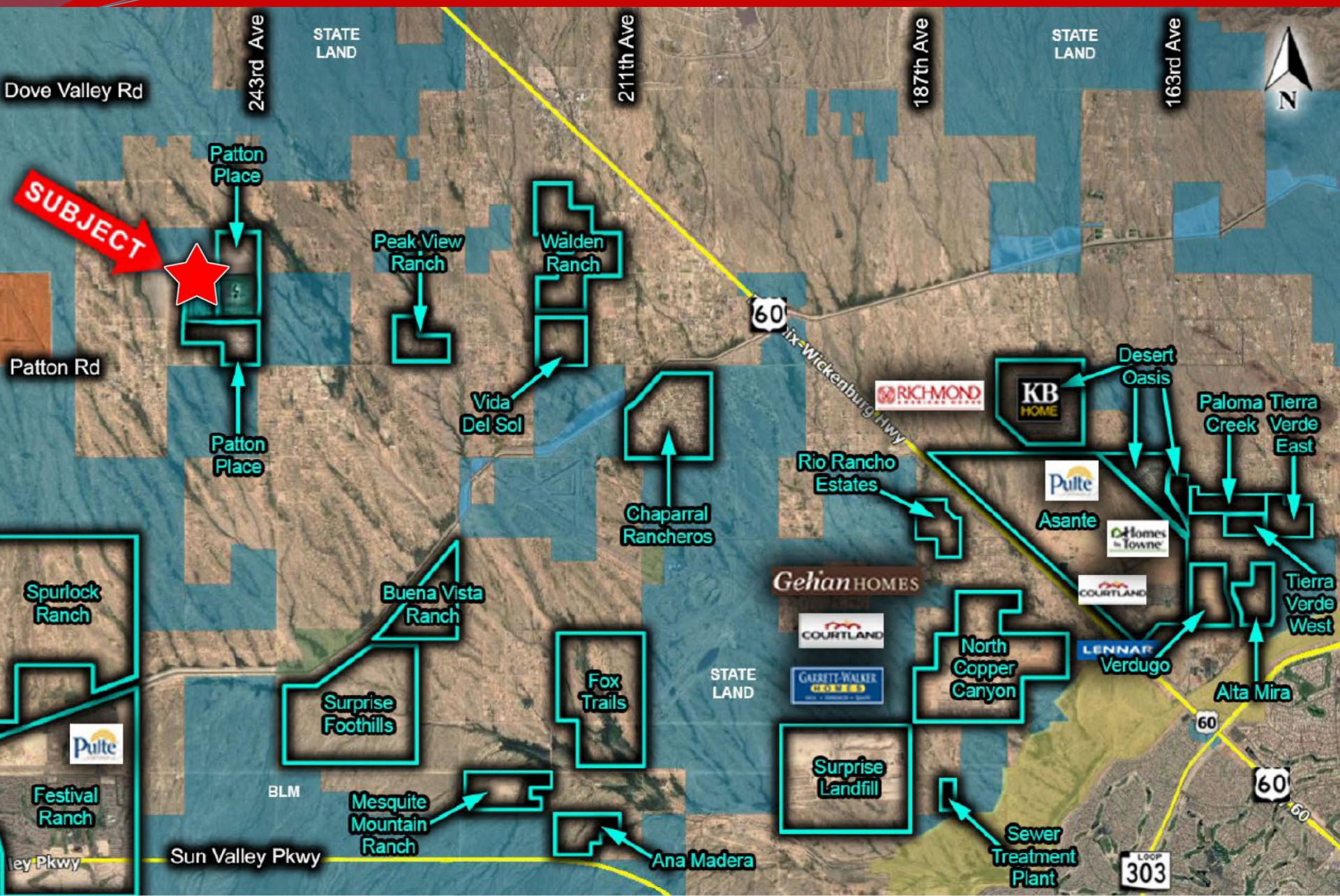
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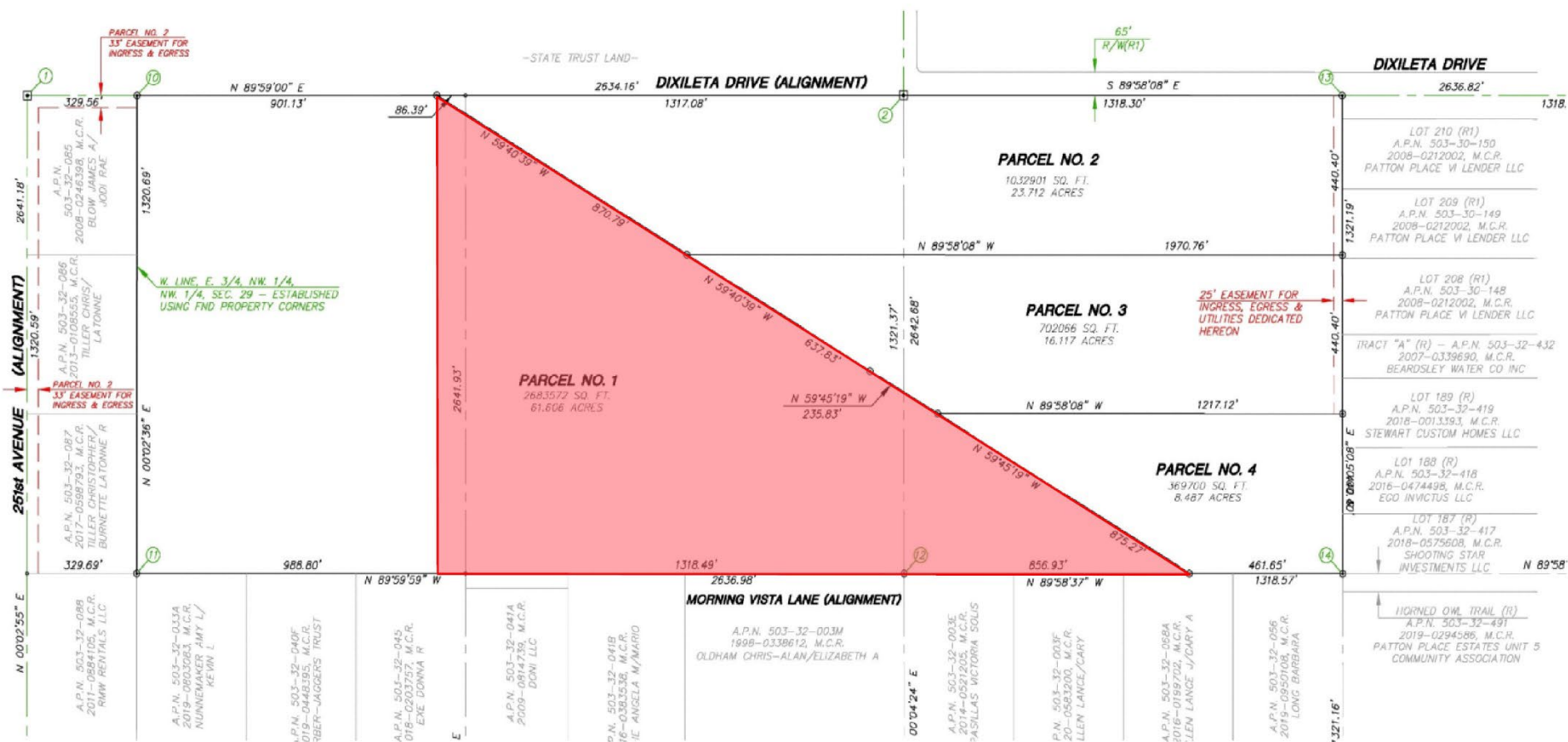
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Maricopa County Department of Transportation

PLANNING DIVISION



Maricopa County Department of Transportation

Parkway Studies

