

Estate Sized Lots Available Near I-17/Loop 101/Loop 303



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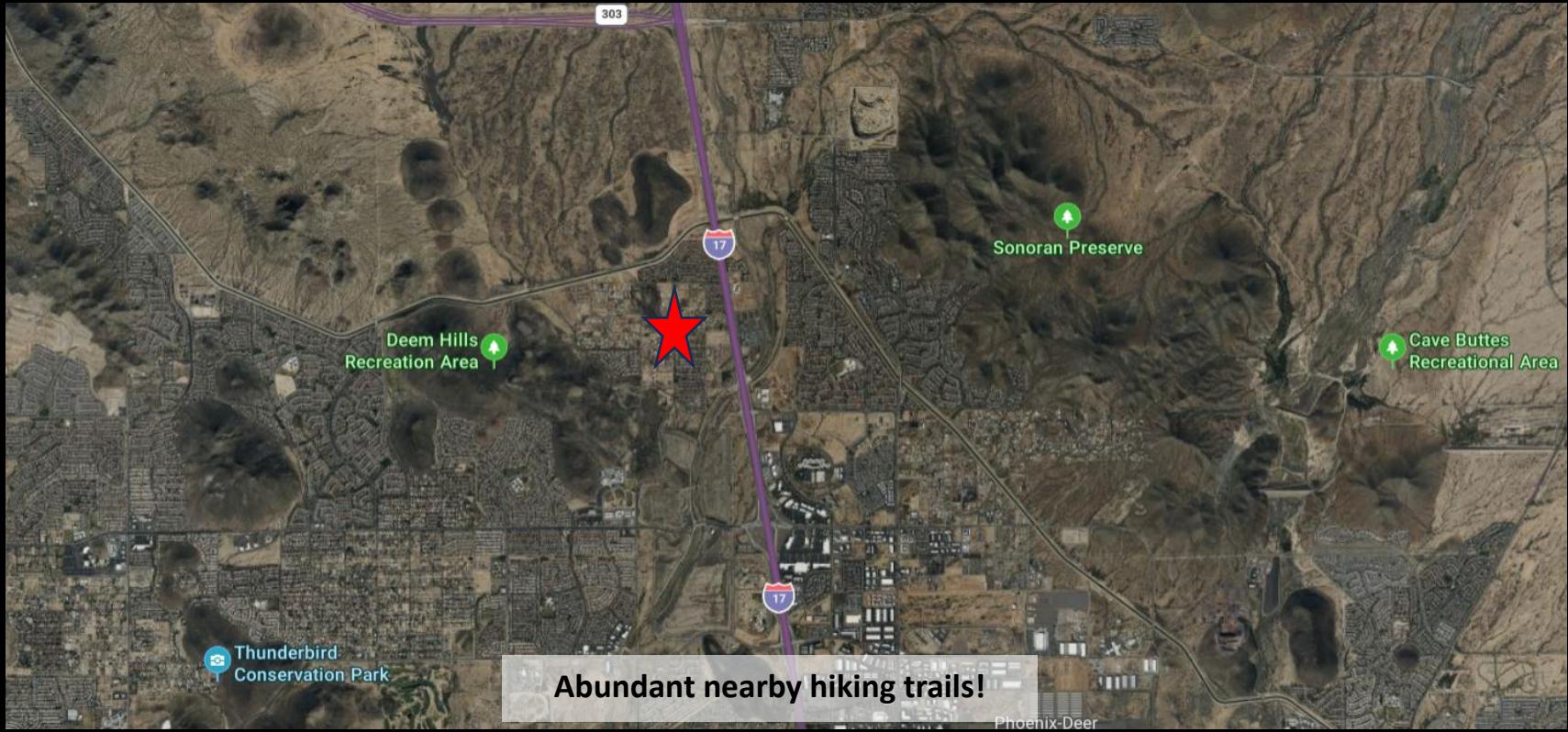
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Each of these very buildable sites contains almost 5 acres. There is paved road access along 33rd Avenue and all the needed utilities. They have great proximity to employment, shopping, schools, and services. Being close to the new Taiwan Semiconductor development with easy access to I-17, the Loop 101 and Loop 303, these sites are great for immediate development. Other advantages include mountain and city light views and a variety of natural desert vegetation including large saguaro cacti. These properties are ready for your dream estate and the zoning even allows for horses, with several nearby trails and dedicated open spaces! Nearby employers in addition to the newly constructed TSMC Plant include Honor Health, USAA, Farmers Insurance, and Cox Communications just to name a few! Two major shopping centers are located within one mile at I-17 and Happy Valley Road and the Deer Valley Airport is situated a short distance to the southeast along Deer Valley Road. Sandra Day O'Conner High School is just south of the properties along Happy Valley Road.



Property Highlights: APNs: 205-02-009A and 205-02-011A - Priced at \$1,700,000 each - Zoning on each parcel is S-1 which allows for Residential Estates with horse privileges! Many large luxury estates have already been developed in this very private neighborhood. Electric Power, telephone, city water and sewer are readily available in the adjacent right of way. Views of the city lights and lower lying valley available from Parcel 011A, and mountain views available from Parcel 009A.

A bulk discount is available – The two properties can be purchased together for a firm price of just \$3,000,000!



Oblique view easterly across Parcel 009A



Oblique view easterly across Parcel 011A



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