



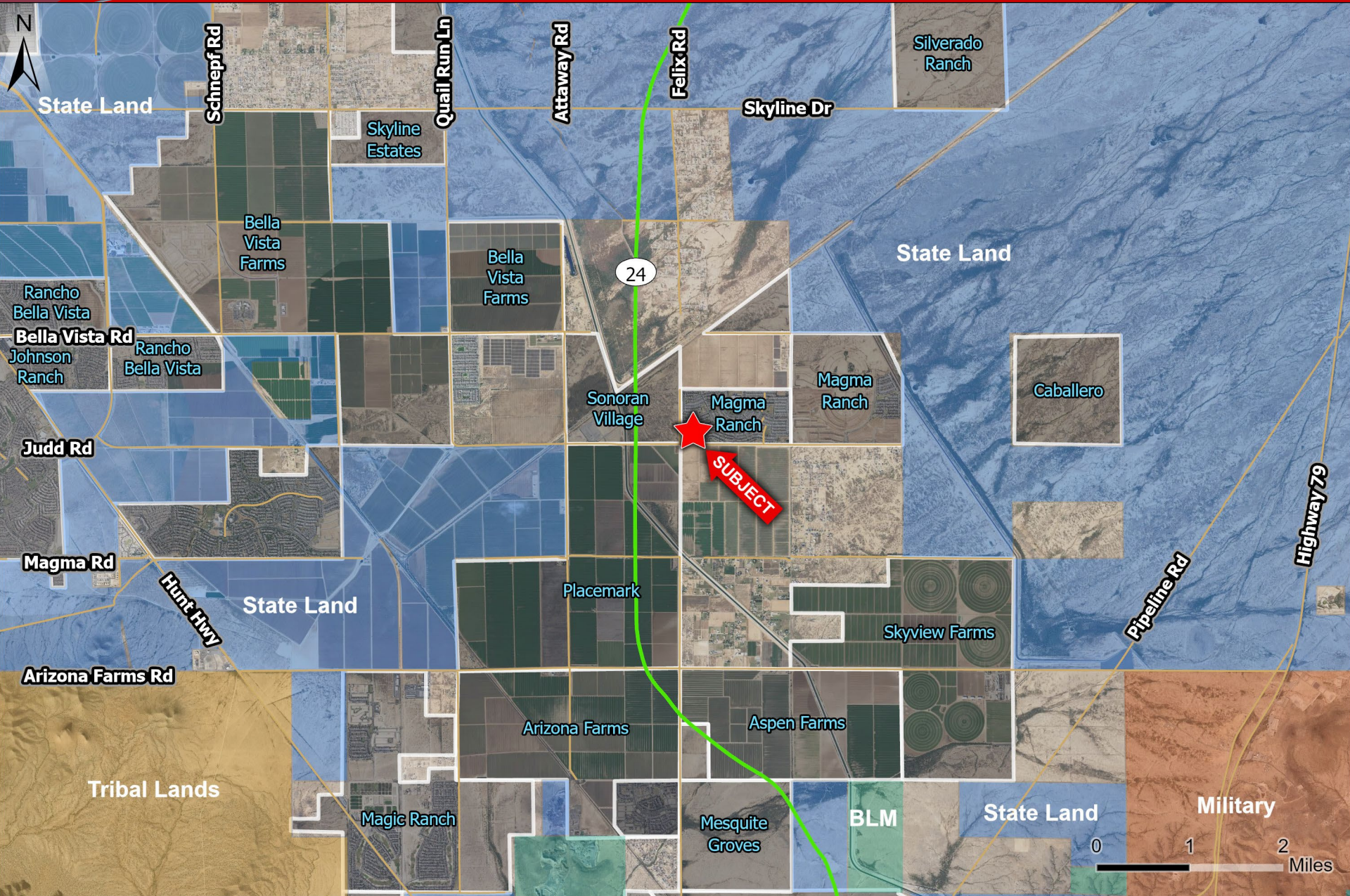
- **Location:** NEC of Judd Rd & Felix Rd
- **Size:** +/- 11.754 Acres
- **APN:** 210-39-226
- **Zoning:** Hard Zoned CB-1, Commercial Business
- **Utilities:** All to site
- Water & Sewer – EPCOR
- Electricity - APS
- **Price:** \$3,046,425 or \$5.95/sq ft
- **Comments:**
- ✓ Offsite Improvements Complete
- ✓ This property presents a unique opportunity to acquire an improved commercial corner surrounded by new residential development.

Great Investment Opportunity | Exclusively Available

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
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SUBJECT

Felix Rd

Judd Rd

0 0.1 0.2
Miles