

	6920432	Land	Active
	<b>Apx SqFt:</b> 1,123,586 <b>Apx SqFt G/N:</b> G <b>Apx Total Acres:</b> 25.79 <b>Apx Total Acres G/N:</b> G <b>Apx Deeded Fee Acres:</b> 25.79 <b>Apx Leased Acres:</b> 0 <b>Lot Size Dimensions:</b> 1053' x 1257' <b># Lots in Listing:</b> 2 <b>Price Per SqFt:</b> 0.45 <b>Price Per Acre:</b> 19,658.78	<b>Subdivision:</b> Vision Shakal Tract, Harquahala Plains <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Harquahala Valley <b>Irrigation District:</b> <b>Street Frontage Name:</b> Salome Hwy <b>Hun Block:</b> <b>Map Code/Grid:</b> <b>Zoning:</b> R190 <b>Flood Zone:</b> No	
	<b>Ele Sch Dist:</b> Saddle Mountain Unified School District <b>Elementary School:</b> <b>Jr. High School:</b>	<b>High School District:</b> Saddle Mountain Unified School District <b>High School:</b>	

**Cross Streets:** Hwy 10 & Salome Hwy **Directions:** Go West 3 miles on Salome Hwy turn left on the right side.

**Public Remarks:** Tucked just 3 miles off the Salome Highway exit in Harquahala Valley, this 26-acre parcel offers a powerful convergence of scale, proposed 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
<b>Parcel Size:</b> 20.00 - 39.99 Acres <b>Land Features:</b> <b>Land Configuration:</b> Square Rectangular; Flag; Section Line <b>Elevation:</b> 1,001 - 2,000 Ft / USGS <b>View:</b> Panoramic; Mountain(s) <b>Topography:</b> Level <b>Vegetation:</b> Natural Vegetation; Meadow/Range Grs <b>Horses:</b> Y <b>Special:</b> Unincorporated Area <b>Existing Land Use:</b> Residential Acreage <b>Zoned Presently:</b> Single Family; Rural; Ranch; Recreational <b>Potential Use:</b> Commercial; Industrial; Mobile/Mgf Hme/RV's; Hotel/Motel <b>Use Restrictions:</b> <b>Freeway/Highway:</b> Up to 1 Mile <b>Traffic Count:</b> Up to 5,000 <b>Current Density:</b> <b>Proposed Density:</b>	<b>Development Status:</b> Raw Land; Off Site Imp Needed; On Site Imp Needed; Prelim Eng Needed <b>Existing Structures:</b> None <b>Fencing:</b> None <b>Water Source:</b> None <b>Sewer:</b> No Sewer/Septic <b>Gas:</b> None <b>Distance to Cable:</b> Under 350 Feet <b>Distance to Electric:</b> None <b>Distance to Gas:</b> None <b>Distance to Phone:</b> Under 350 Feet <b>Distance to Sewer:</b> None <b>Distance to Water:</b> None <b>Electric:</b> APS <b>Roads/Streets:</b> Asphalt; Dedicated Street <b>Road Responsibility:</b> County Maintained Road <b>Environmental:</b> None	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> <b>AN:</b> 506-26-002 <b>Lot Number:</b> ' <b>Town-Range-Section:</b> 3N-9W-31 <b>Cty Bk&amp;Pg:</b> <b>Taxes/Yr:</b> \$334/2024 <b>For Sale or Lease?:</b> Both <b>New Financing:</b> Cash; Owner May Carry; Lease Option; Lease Purchase; Owner May Lease Land <b>Pmt &amp; Rate Info:</b> Down Payment %: 50 Seller Carry - Interest Rate: 8 Seller Carry - Term: 3 Equity: 507,000 Total Owed: 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Type:</b> Not Applicable <b>Existing 1st Ln Trms:</b> Not Applicable <b>Existing 2nd Loan:</b> Treat as Free&Clear <b>Existing 2nd Ln Type:</b> Not Applicable <b>Existing 2nd Ln Trms:</b> Not Applicable <b>Existing 3rd Loan:</b> Treat as Free&Clear <b>Existing 3rd Ln Type:</b> Not Applicable <b>Auction:</b> No <b>Reports/Disclosures:</b> Seller Prop Disc Stm

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> N <b>HOA Fee/Paid:</b> / <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>PAD Fee Y/N:</b> N <b>PAD Fee:</b> <b>PAD Paid (Freq):</b> <b>Assessed Balance:</b> 0 <b>Assessed Yrs Left:</b> 0 <b>Owner Association:</b>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 0 / 0 <b>List Date:</b> 09/16/2025 <b>Expire Date:</b> 08/28/2026 <b>Status Change Date:</b> 09/16/2025	<b>Original List Price:</b> \$507,000 <b>List Price:</b> \$507,000	<b>Type:</b> Exclusive Right To Sell <b>Special Listing Cond:</b> N/A

**Private Remarks:** Additional adjoining lots available for a larger footprint. Seller Financing down payment 50%, Interest rate 8%, 15 year amortization schedule, 3 year balloon.

**Office Remarks:**

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

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  
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