



- **Location:** Beryl Ave west of 114th Street, Scottsdale
- **Size:** 51,000 square foot residential lot
- **Zoning:** Currently one lot with the potential for two lots (29,000 sq ft. and 22,000 sq.ft.)
- **Utilities:** To Site for one or two lots.
- **Price:** \$1,425,000
- **Comments:** Located within the highly desirable Shea Boulevard Corridor, this offering is a rare opportunity to purchase an over 1 acre parcel of vacant land for a custom residential home. For a single lot development, all off-sites are complete including a 50' cul-de-sac and a new block screen wall screening the neighborhood from 114th street. The Property has the ability to be split into two parcels (certain development costs will be associated with that split – call for further details). Property is accessed from Beryl Ave to the southwest. The immediate area has custom homes with sales in the \$3MM-\$6mm range. Site is perfect for Build to Suit or Spec build.

Great Investment Opportunity | Exclusively Available

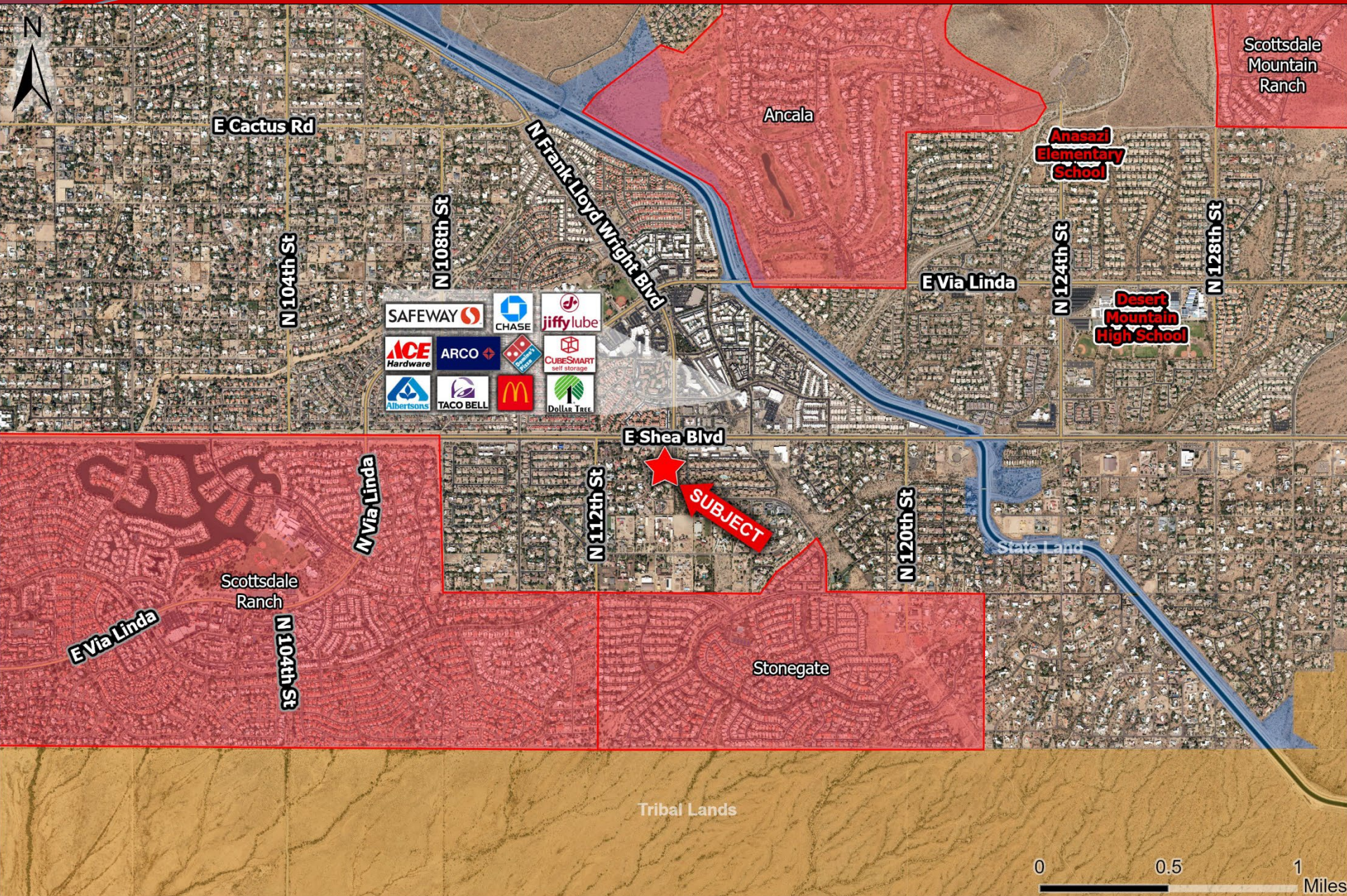
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

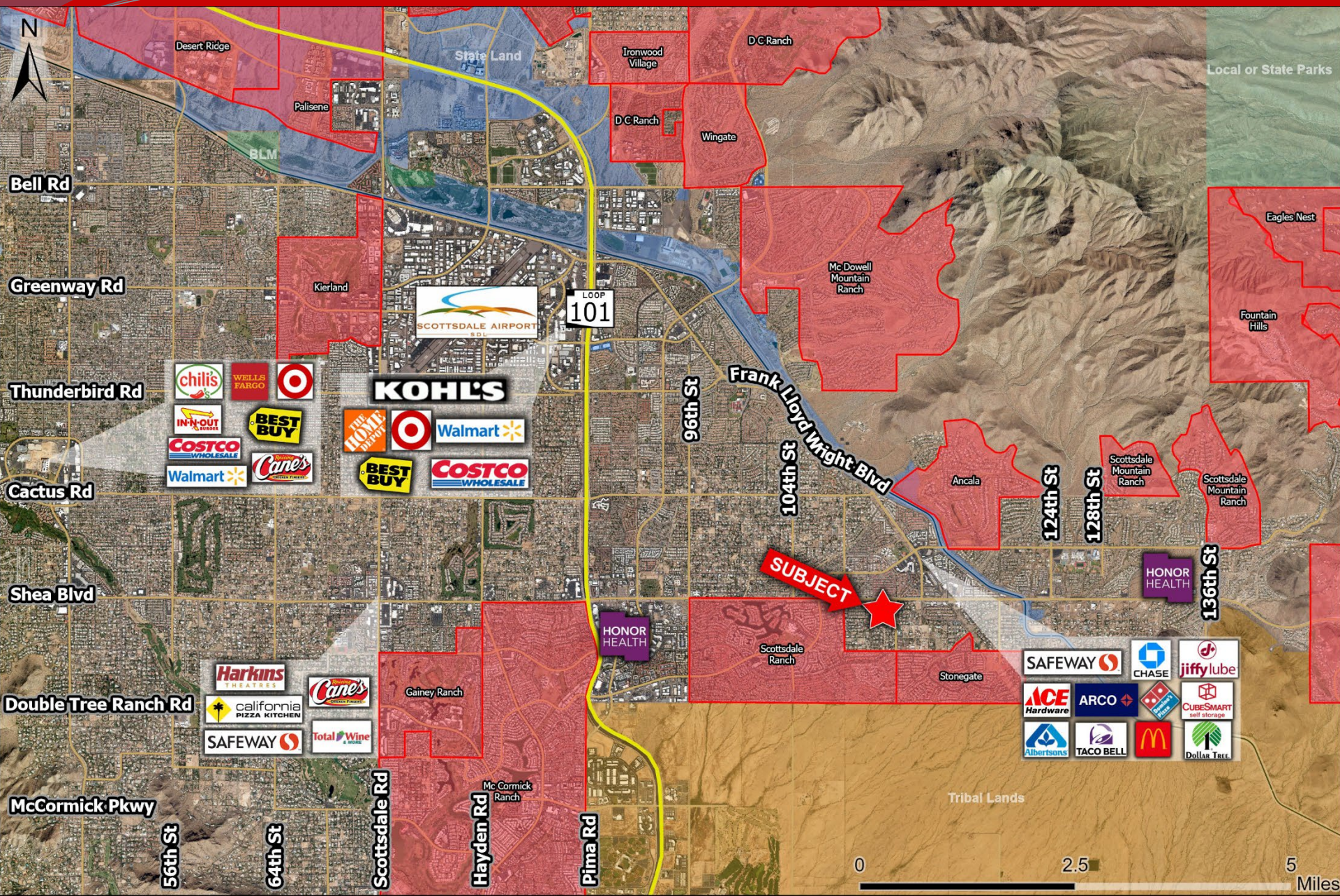
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BRIAN STILLMAN

Direct: 602-385-1512

bstillman@insightland.com









PARENT LEGAL DESCRIPTION: (CONTINUED)

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3 engineering

3 ENGINEERING, LLC
6370 E. THOMAS RD.
SUITE # 200
SCOTTSDALE,
ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230

