



- **Location:** 373<sup>rd</sup> Ave & Culver Street
- **Size:** 5 Acres
- **Zoning:** RU-43
- **Utilities:** Power to Property
- **Price:** \$87,500
- **Comments:**
  - ✓ Cheap price per acre with huge upside potential.
  - ✓ Flat property with easy access from I-10 on Wintersburg Rd.
  - ✓ Permanently unobstructed views to the East due to Stand Land border.
  - ✓ Approximately 3 miles from Ruth Fisher Elementary School.

**Great Investment Opportunity | Exclusively Available**

**Insight Land & Investments**  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1535  
[www.insightland.com](http://www.insightland.com)

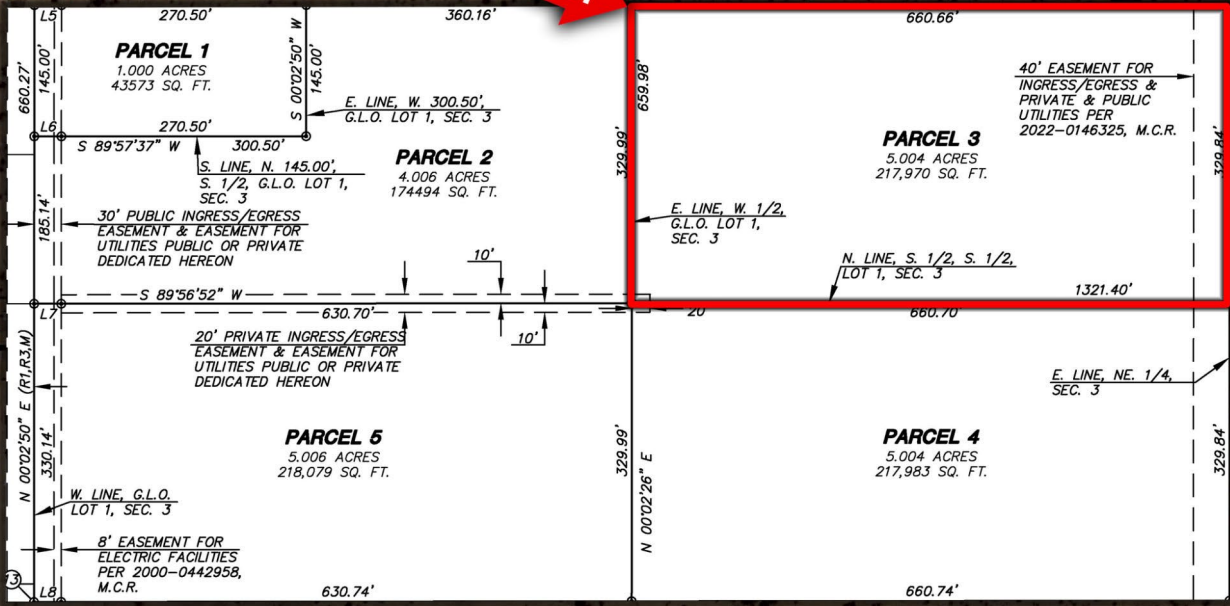
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**JOE WERNER**  
Direct: 602-385-0567  
[jwerner@insightland.com](mailto:jwerner@insightland.com)

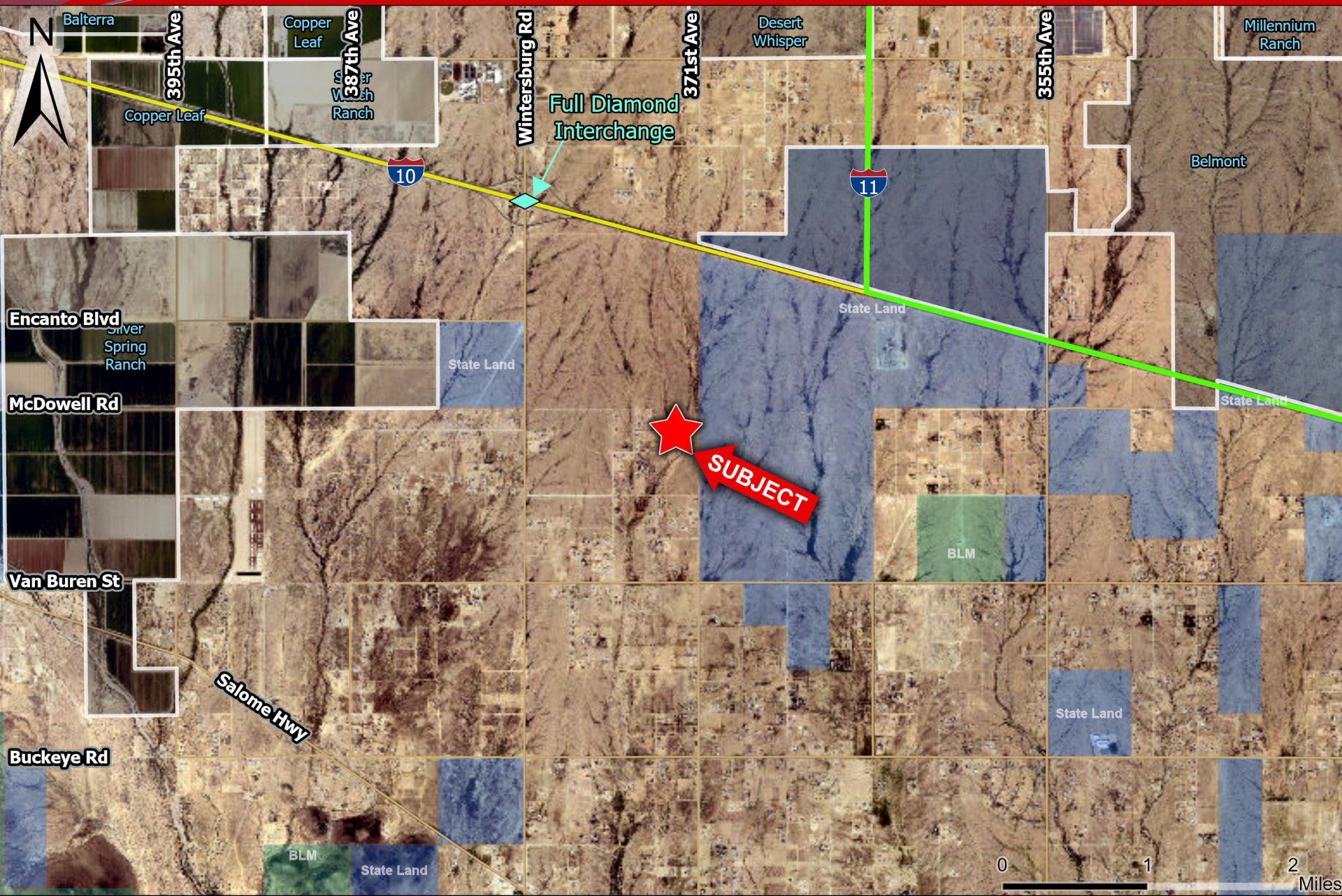




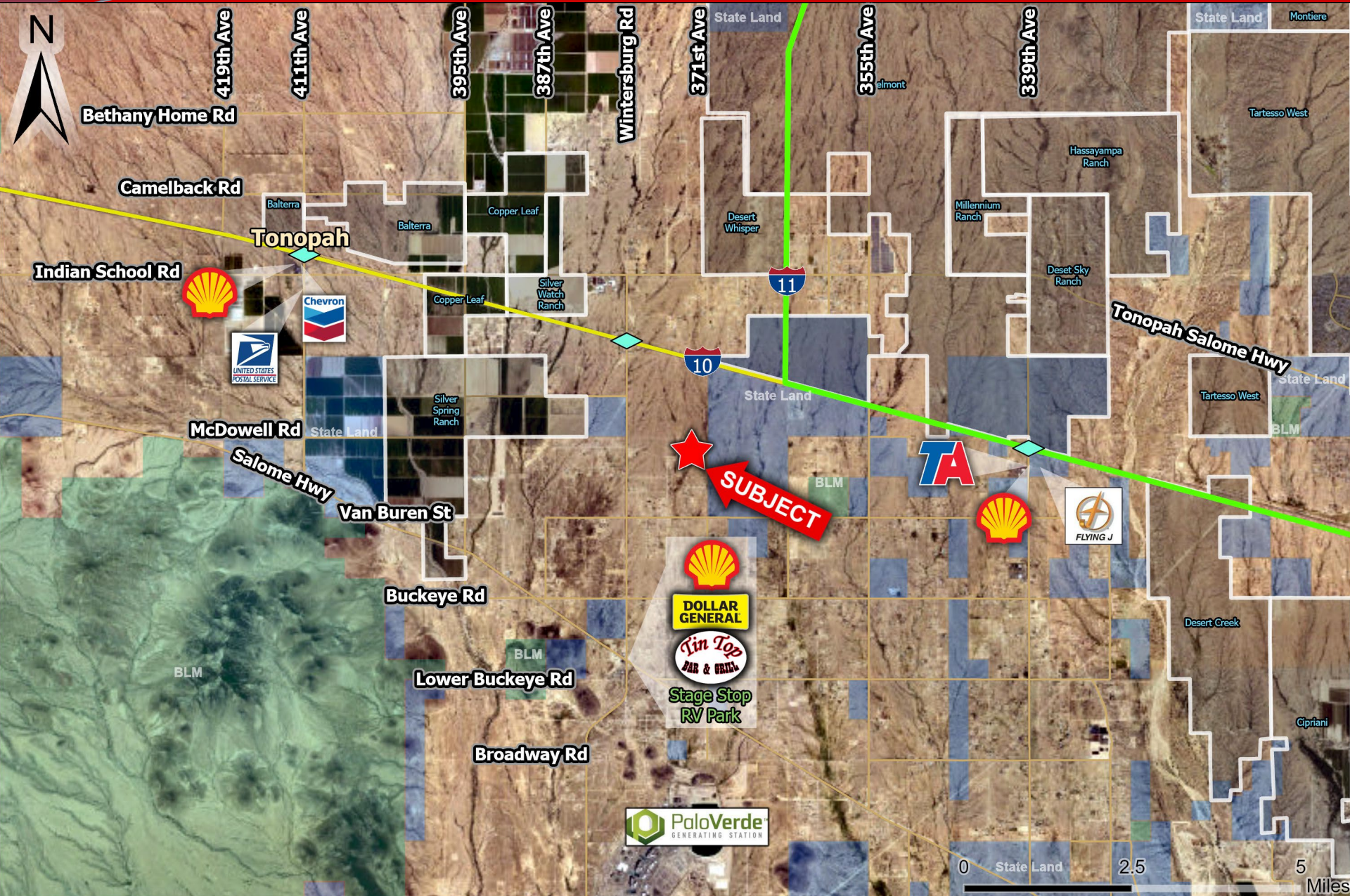
**SUBJECT**















*Flood  
Plain*

**SUBJECT**

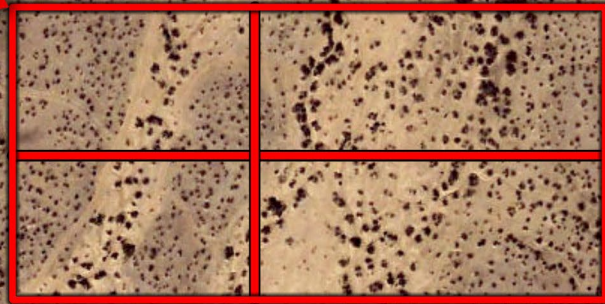
**Culver St**





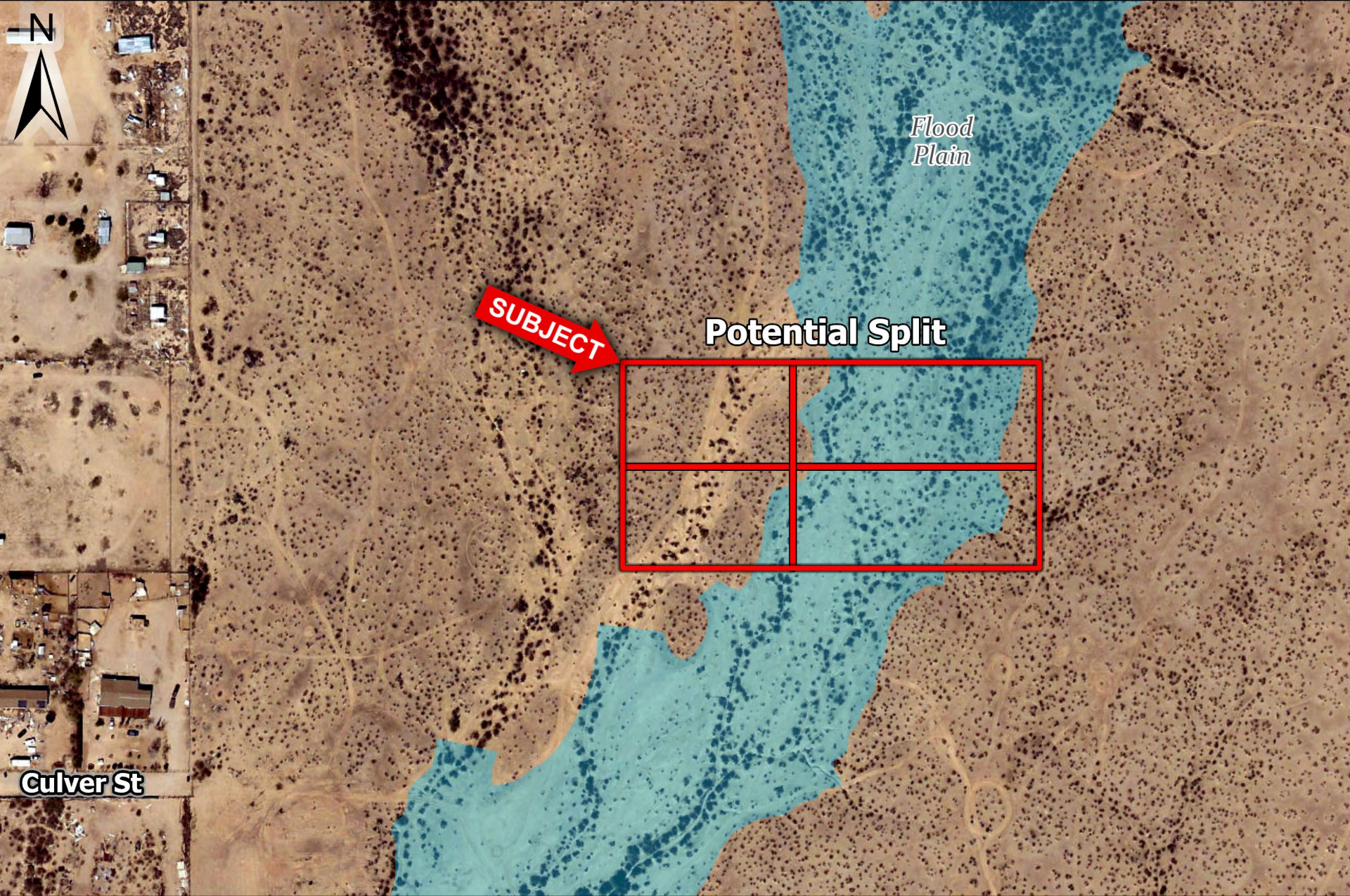
**SUBJECT**

**Potential Split**



**Culver St**





Flood  
Plain

**SUBJECT**

**Potential Split**

**Culver St**

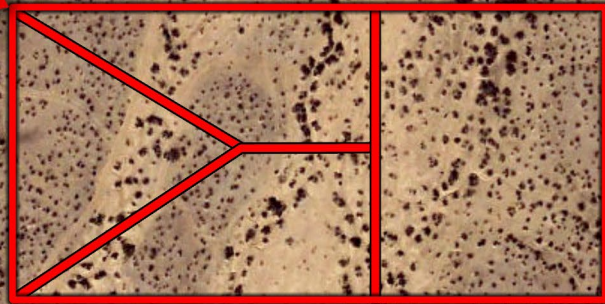




**Culver St**

**SUBJECT**

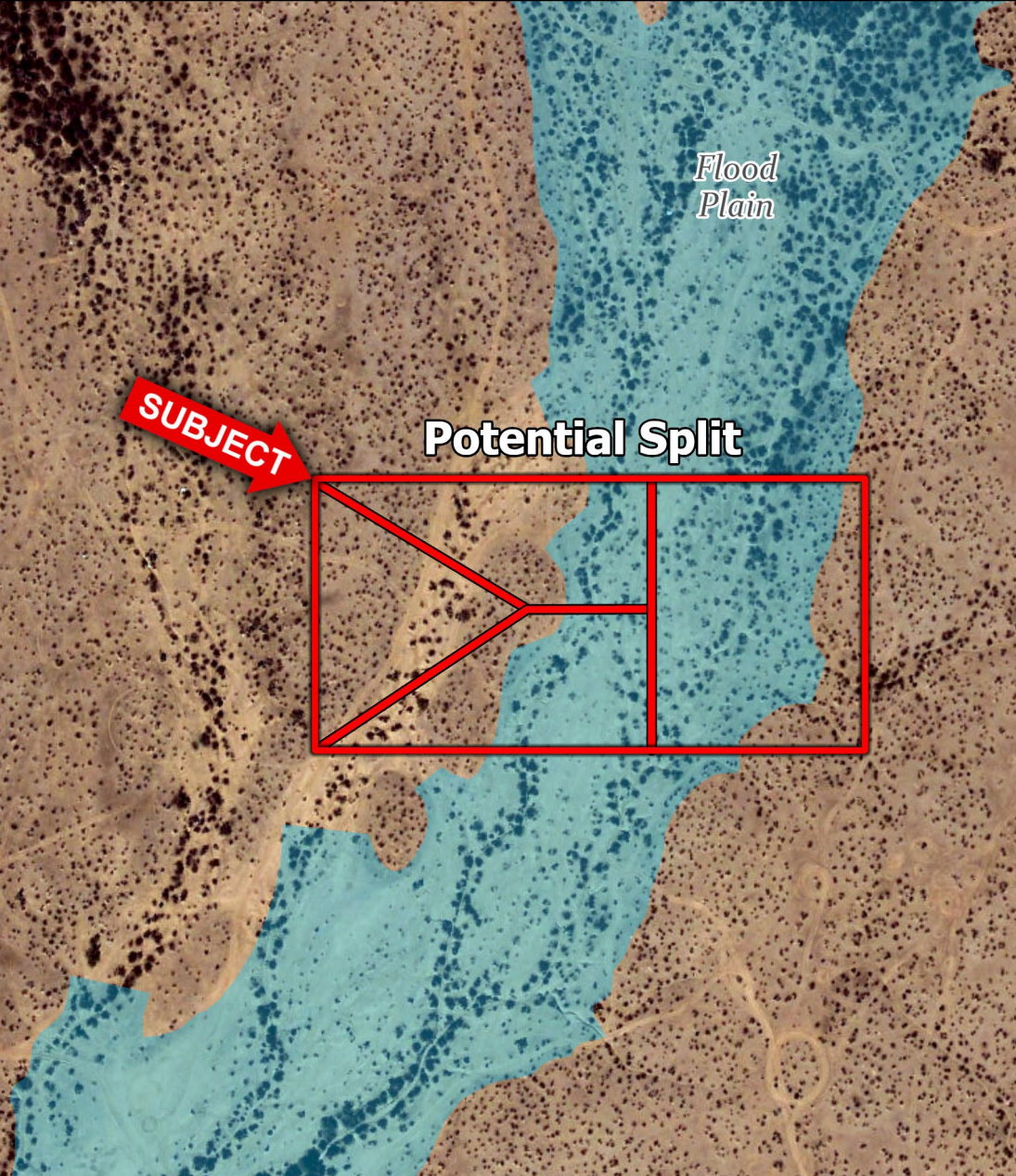
**Potential Split**







**Culver St**



*Flood  
Plain*

**SUBJECT** →

**Potential Split**

