

±40.12 Acre Development Opportunity | Maricopa Co. AZ N/NWC of Salome Hwy & Old Hwy 80

Ideally Suited for Industrial or Commercial Use | \$1.25 PSF. Seller-Financing possible.



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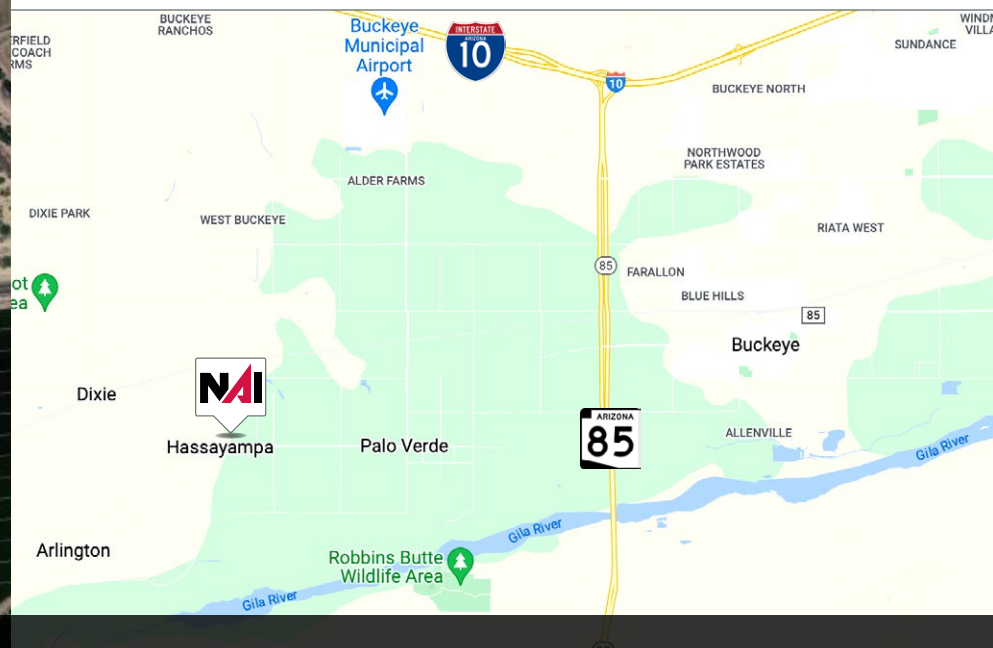
Property Information



Location:	N/NWC of Salome Hwy & Old Hwy 80, Maricopa County, AZ
Price:	\$2,184,534 (\$1.25 PSF) Cash, Conventional, Seller-Financing, 1031 Exchange
Lot Size:	+/- 40.12 Acres
Zoning:	RU-43 Maricopa County
Primary Use:	Industrial / Commercial
Parcel APNs:	401-30-011A, 401-30-011B

Property Highlights:

- Property has frontage on Salome Hwy
- Recent Traffic Study Complete (2016)
- Recent Drainage Study Complete (2016)
- Recent Topo and Record of Survey



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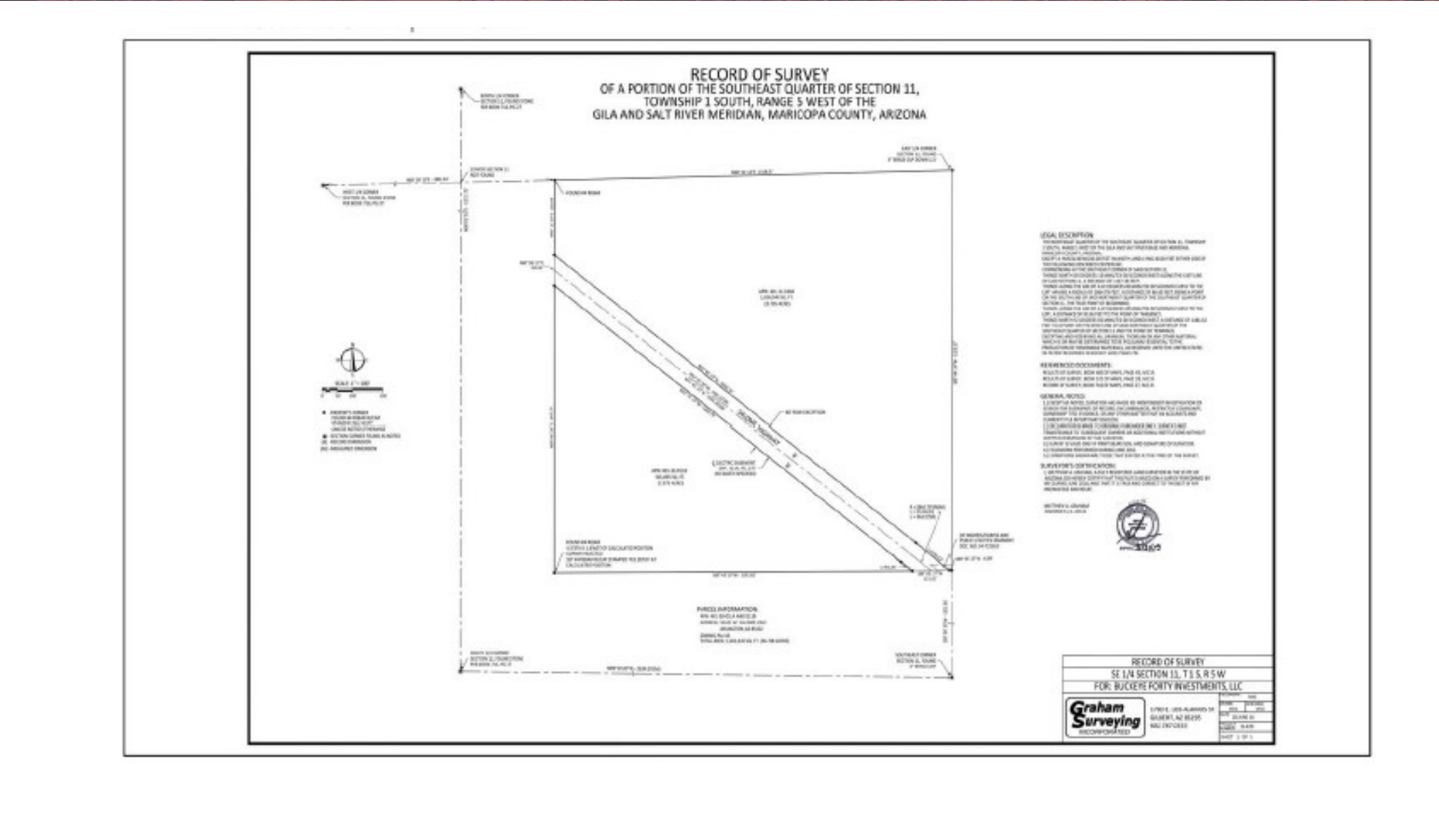
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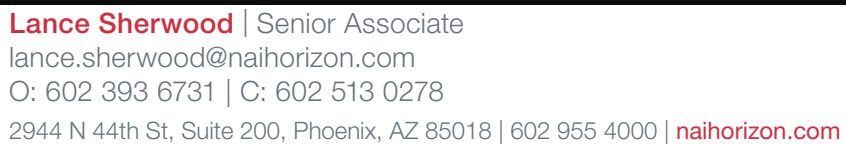
An aerial photograph of a residential neighborhood, overlaid with a semi-transparent red filter. The image shows a grid of streets and numerous houses. In the center-left, there is a larger, more prominent building, possibly a school or community center. The text "Site Plan" is written in a white, sans-serif font on the left side of the image.

Site Plan

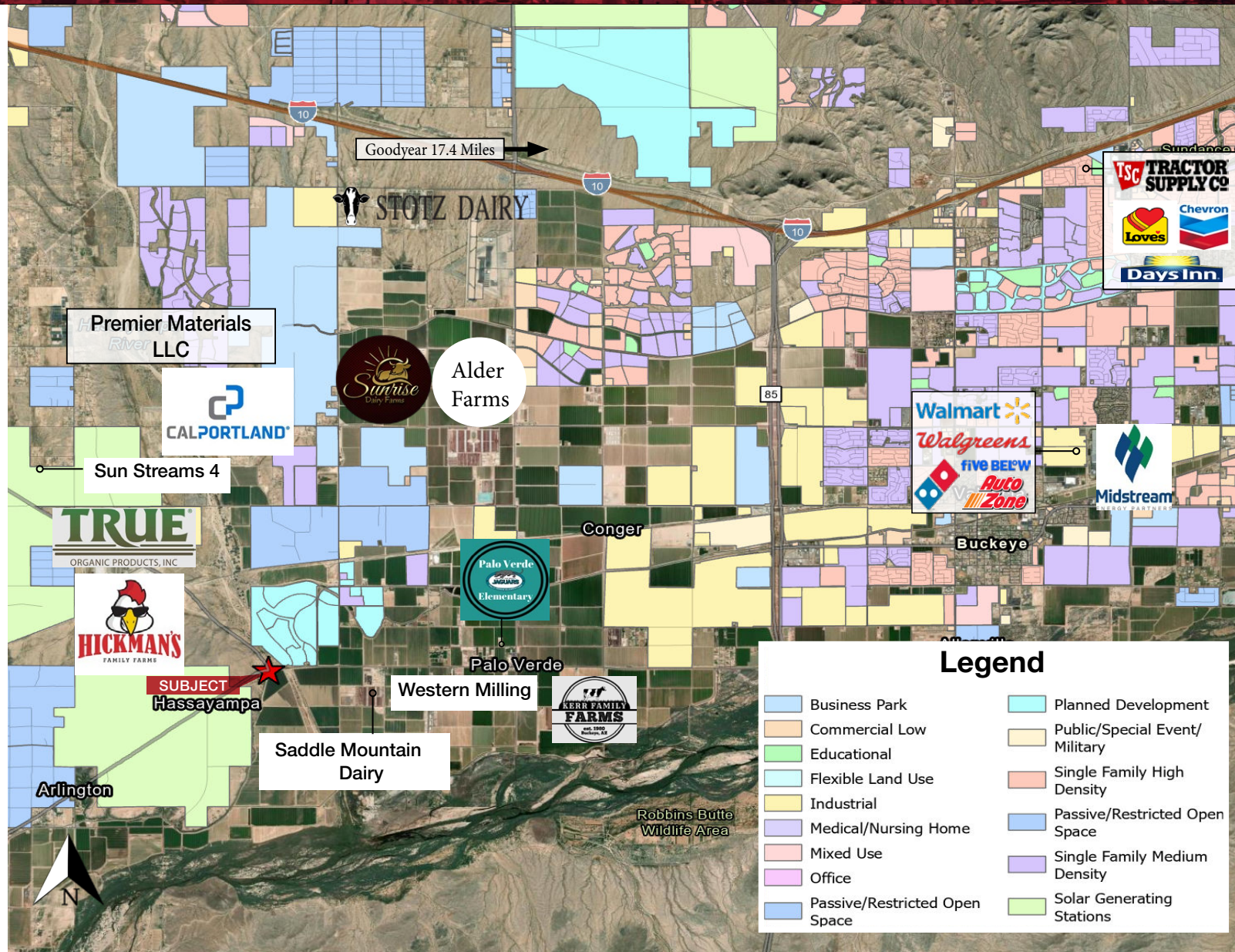


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Site Plan



Current and Planned Development



23-04-113

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