

11639, 11645 & 11661 N Saguaro Blvd, Fountain Hills, AZ 85268



Prime Commercial Land in Fountain Hills

Exceptional Investment Opportunity

Situated in the heart of Fountain Hills, this ± 1.40 -acre commercial assemblage offers developers a rare opportunity to control one of the town's few large parcels with direct frontage on **N Saguaro Boulevard**—the community's primary commercial corridor.

The site totals roughly **61,184 SF** across three contiguous lots, zoned **C-1 (45,625 SF)** and **C-3 (15,559 SF)**, providing broad flexibility for retail, restaurant, medical, or office development. The property enjoys excellent visibility and a traffic count of approximately **12,000 vehicles per day**, with utilities in place and level topography ideal for efficient site planning.

The **Town of Fountain Hills** has demonstrated a pro-development stance and is open to zoning modifications or variances that enhance future project viability. Surrounded by established businesses, residential neighborhoods, and civic amenities—including nearby **Fountain Park** and community recreation fields—the location supports a wide range of uses from neighborhood service centers to mixed-use concepts with retail and office components.

Developers will appreciate the site's excellent access, infrastructure readiness, and flexible entitlement path, making it well-suited for immediate development or phased investment. Its scale and location offer both convenience and prestige in one of the Valley's most visually stunning and business-friendly markets.

Total Lot Size: $\pm 61,184$ SF (1.40 acres)

Zoning:	C-3 (15,559 SF) + C-1 (45,625 SF)
Traffic Count:	Approx. 12,000 vehicles/day
Utilities:	Available
Municipality:	Town of Fountain Hills (Open to rezoning flexibility)

Highlights

Rare 1.4-acre commercial assemblage on high-visibility corridor Excellent frontage and traffic exposure along N Saguaro Blvd Flexible zoning for retail, office, restaurant, or mixed-use concepts Flat topography and utilities in place for efficient development Located near Fountain Park, schools, and civic amenities Pro-development municipality open to rezoning opportunities Approx. 12,000 vehicles per day traffic count

Ideal Uses

- ✓ Retail or Restaurant
- ✓ Medical or Professional Office
- ✓ Mixed-Use Development
- ✓ Neighborhood Service Center
- ✓ Investment / Land Bank

Mehran Parsai

Associate Broker | Compass
Parsai Group | Real Estate & Investment
480-980-2244 | Parsai.com

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