

MARICOPA COUNTY VACANT LAND FOR AUCTION

43426 NORTH 7TH AVENUE, PHOENIX, AZ 85087



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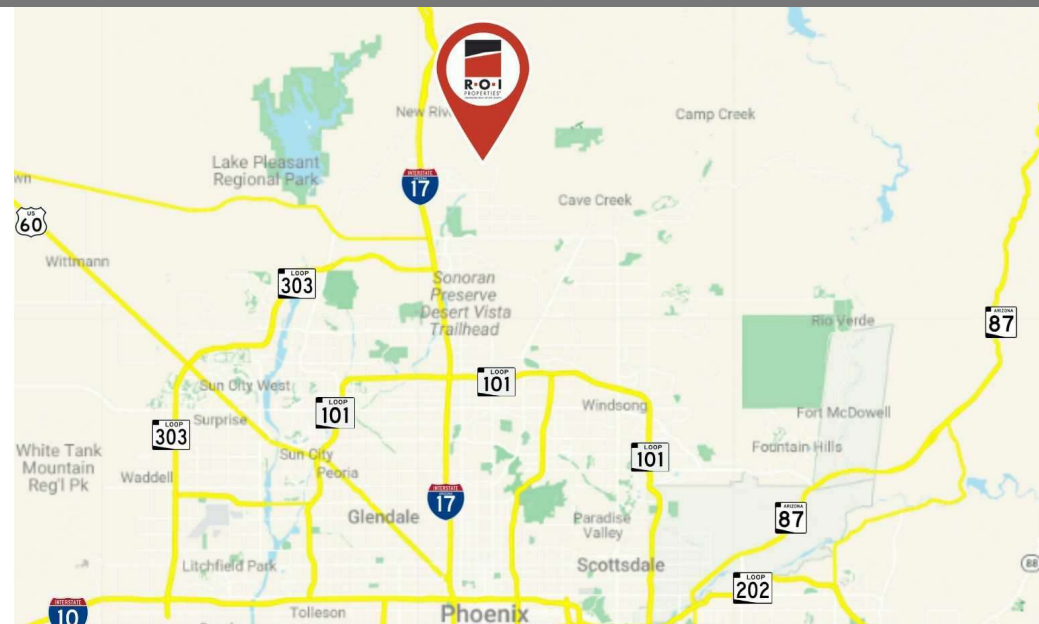
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



MARICOPA COUNTY AUCTION – 10 AC, NEW RIVER

43426 NORTH 7TH AVENUE, PHOENIX, AZ 85087

FOR SALE



OFFERING SUMMARY

Sale Price:	Auction
APN:	202-21-013M
Lot Size:	10 Acres
Zoning:	R-43
Price / SF:	-

PROPERTY OVERVIEW

The subject property is a 10-acre lot located in New River, AZ. This North-Phoenix property can be accessed off of 7th Avenue and is located less than four miles east of the I-17. This property is found just North of Anthem and is just 5 miles north of E Carefree Hwy.

PROPERTY HIGHLIGHTS

- Rural Area Near Amenities
- Less than 1 Mile from Anthem, AZ
- ±24 Miles to Downtown Phoenix
- Gateway to Northern Arizona

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MARICOPA COUNTY FLOOD CONTROL DISTRICT LAND SALES PROCESS

43426 NORTH 7TH AVENUE, PHOENIX, AZ 85087

FOR SALE



Step 1: Auction Request Form

If you are interested in acquiring this land parcel, R.O.I. Properties will fill out a "Request for Public Auction Form" on your behalf. A deposit of \$5,000 will be required, covering appraisal costs and half of the title fees. This fee is non-reimbursable unless you are outbid.

Step 2: Appraisal Order

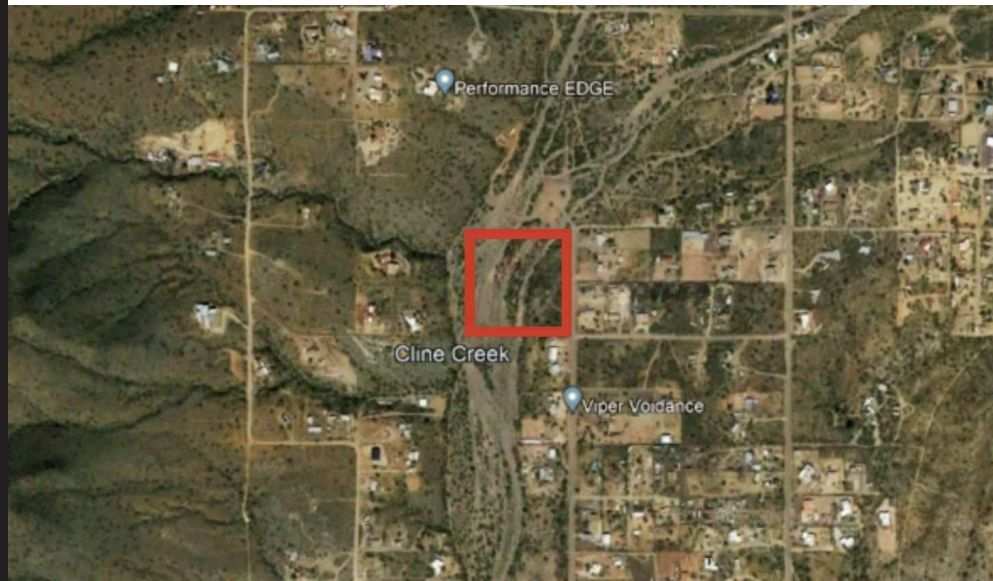
The county will order an appraisal and the subject property will be valued. This can take up to 90 days.

Step 3: Bid Package

The county will prepare a bid package for interested buyers showing various property details. This will be posted along with the auction date on the county's website.

Step 4: Auction Day

The beginning auction price will be the appraised value of the property. A deposit of 10% of the minimum bid will be required to enter the auction. The property will be sold as is, where is, and will close within 90 to 120 days after the auction.



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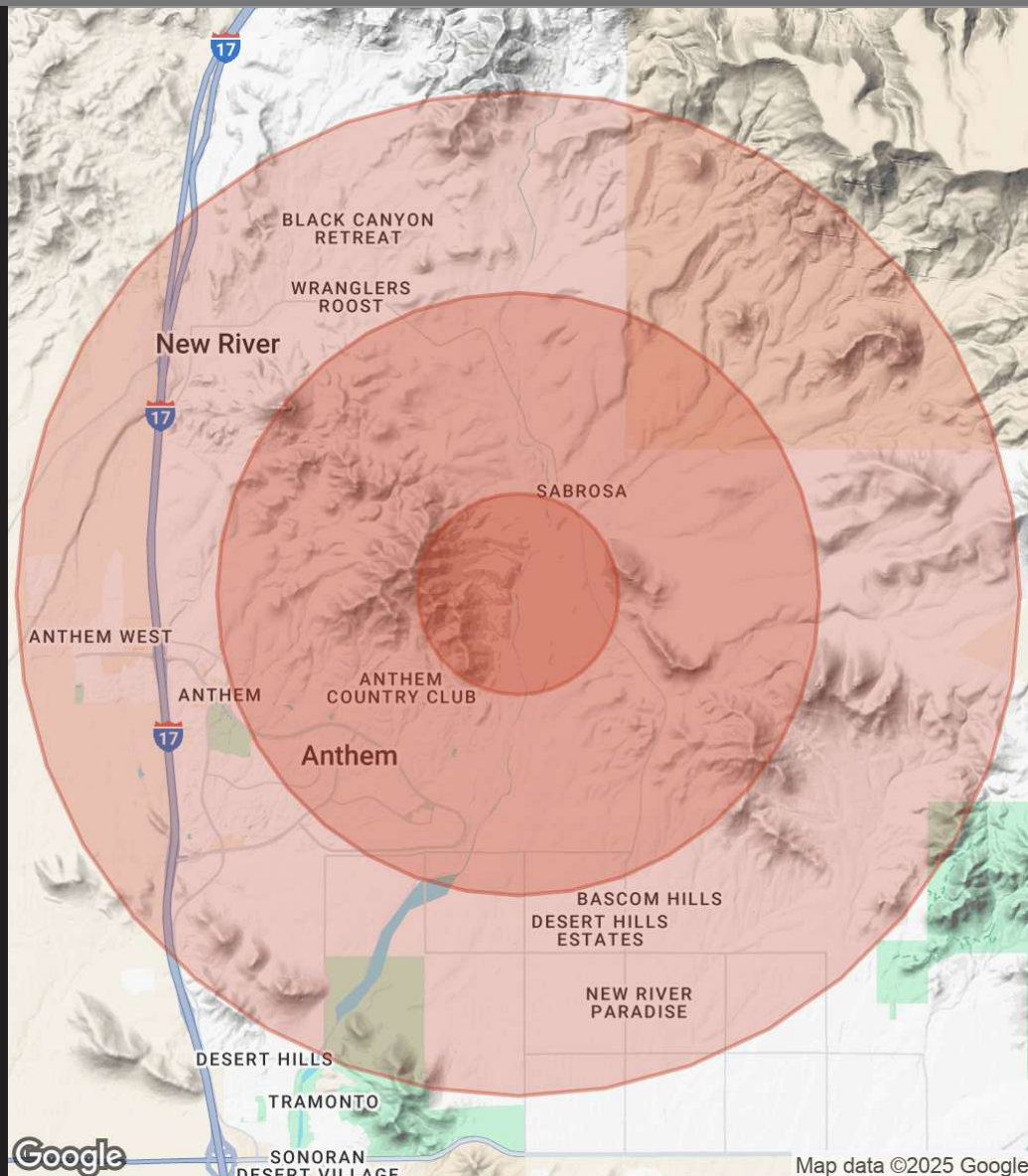
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DEMOGRAPHICS MAP

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FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	839	17,796	41,119
Median age	57.4	48.5	44.3
Median age (male)	59.3	47.4	43.9
Median age (Female)	55.6	48.7	44.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	412	7,882	17,047
# of persons per HH	2.0	2.3	2.4
Average HH income	\$115,412	\$112,534	\$110,919
Average house value	\$490,651	\$403,739	\$389,169

** Demographic data derived from 2020 ACS - US Census*

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