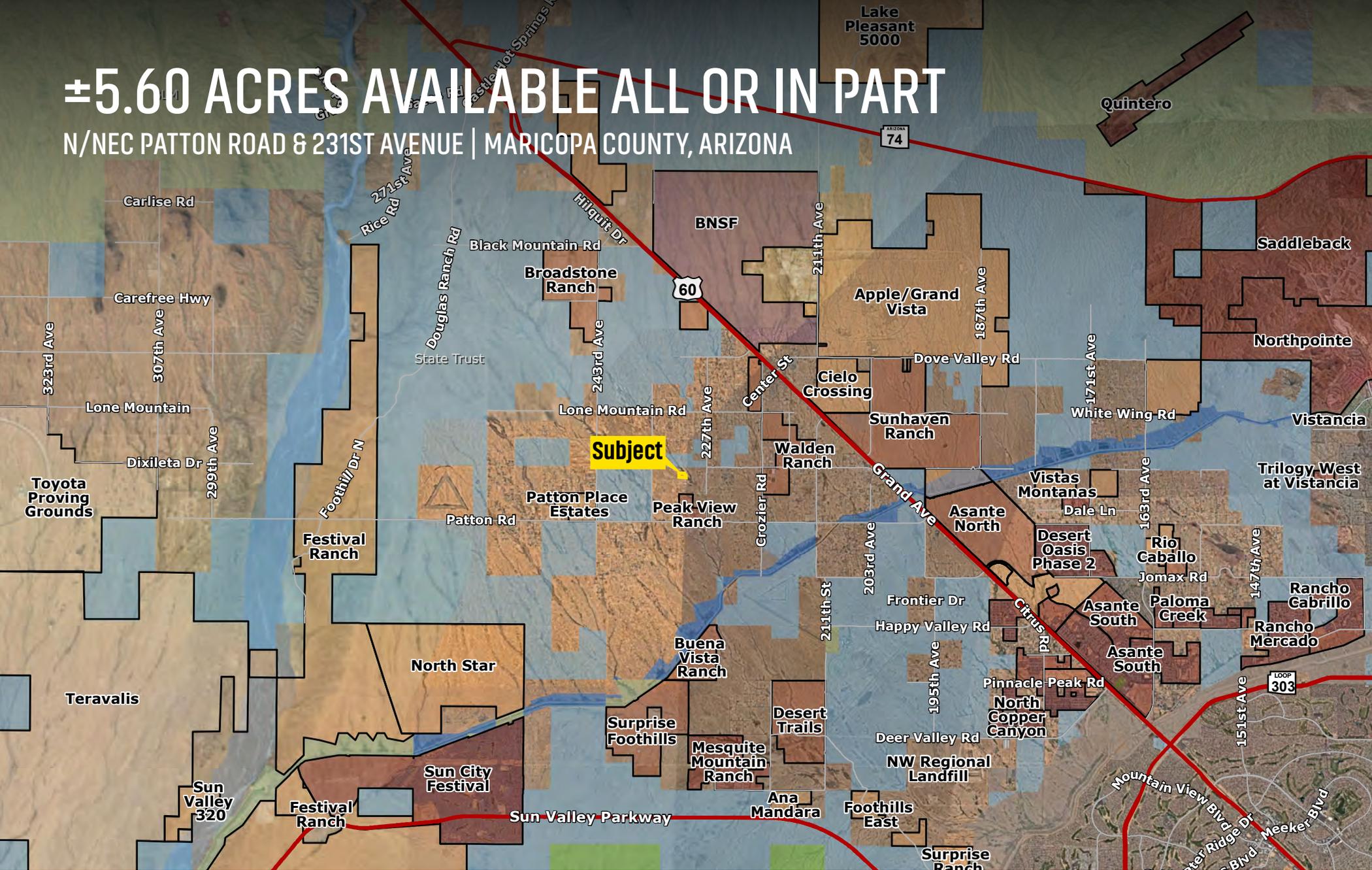


±5.60 ACRES AVAILABLE ALL OR IN PART

N/NEC PATTON ROAD & 231ST AVENUE | MARICOPA COUNTY, ARIZONA



CONTACT FOR MORE INFORMATION

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 Land Advisors[®]
ORGANIZATION

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EXECUTIVE SUMMARY



LOCATION The Property is located north of the northeast corner of Patton Road & 231st Avenue in Maricopa County, Arizona.

SIZE Lot 1: ±5.60 Acres

PRICE Lot 1: \$350,000 (\$62,500/acre)

ZONING RU-43, Maricopa County
(One Dwelling Unit per 43,000 SF)

ACCESS There is physical and legal access to the Property via 231st Avenue.

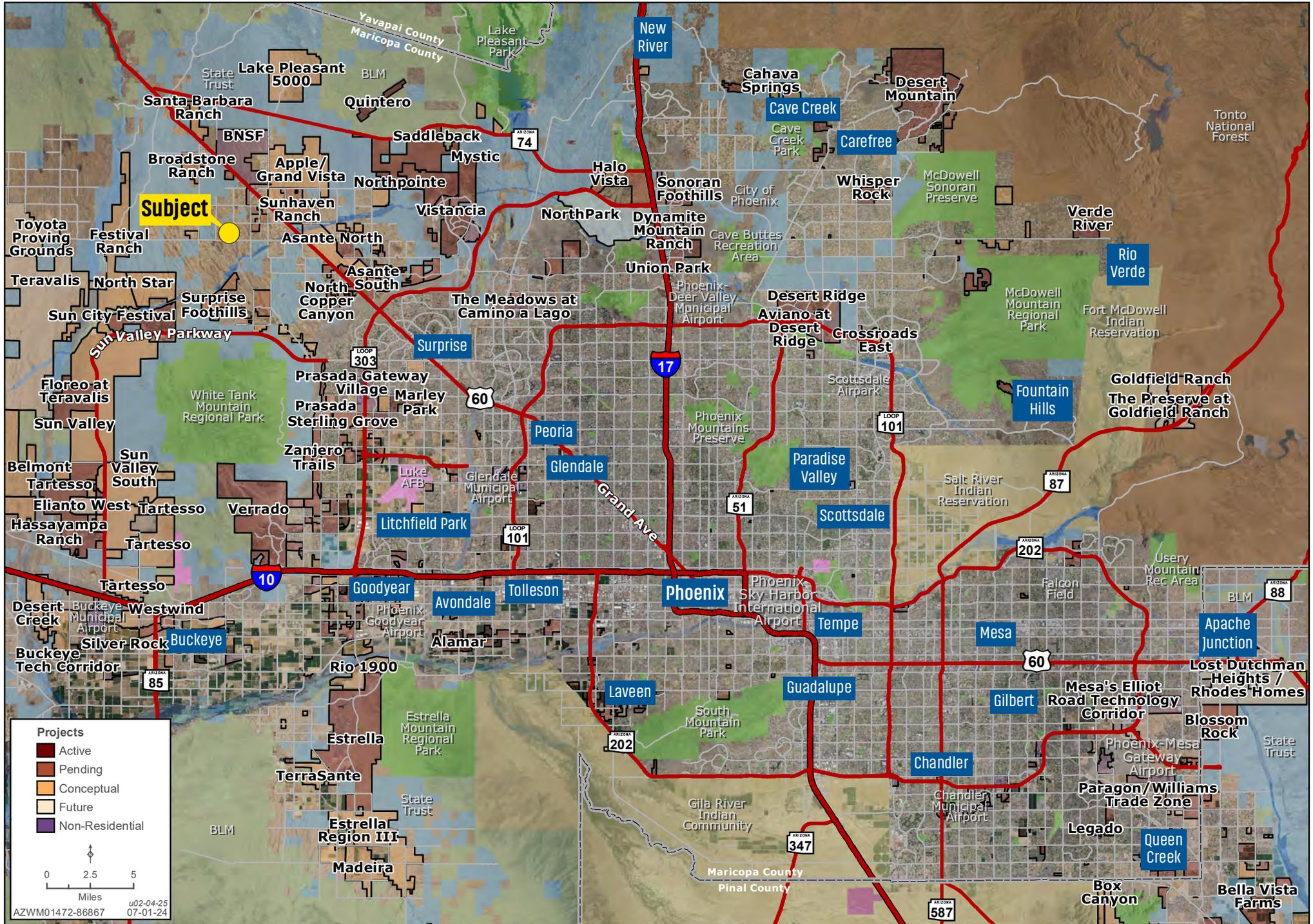
PARCEL 503-34-024 (portion)

UTILITIES Power - Arizona Public Service (APS) - Electric to site on Lot 2, ±350ft from Lot 1.
Water - Well Share (will need to be installed)
Sewer - Septic (will need to be installed)
Gas - Southwest Gas Corporation

SCHOOLS Nadaburg Unified School District
Nadaburg Elementary School (K-8)
Mountainside High School (9-11)

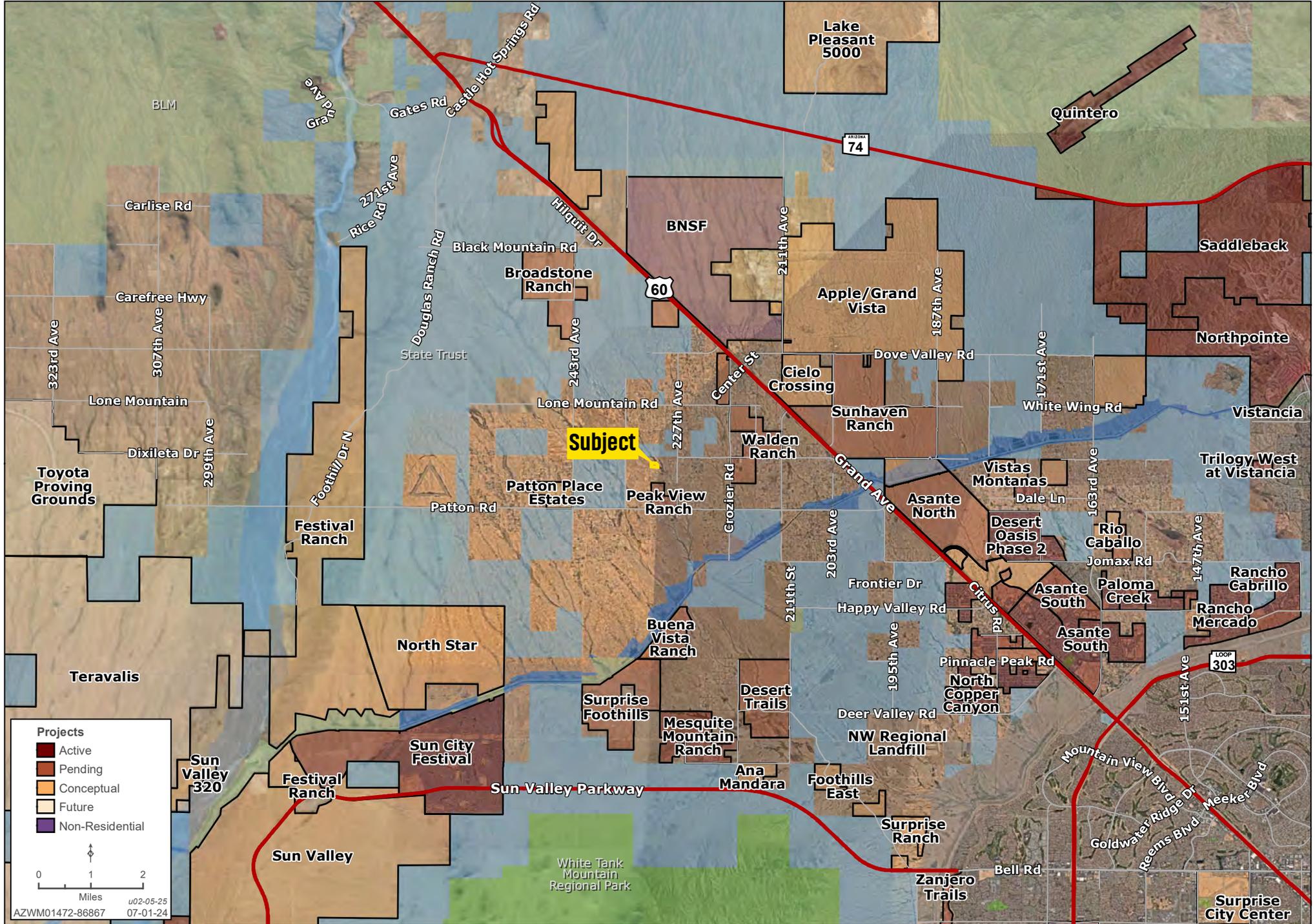
DISCLAIMER Property is in the vicinity of a military airport

REGIONAL



DEVELOPMENT

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SURROUNDING EMPLOYMENT

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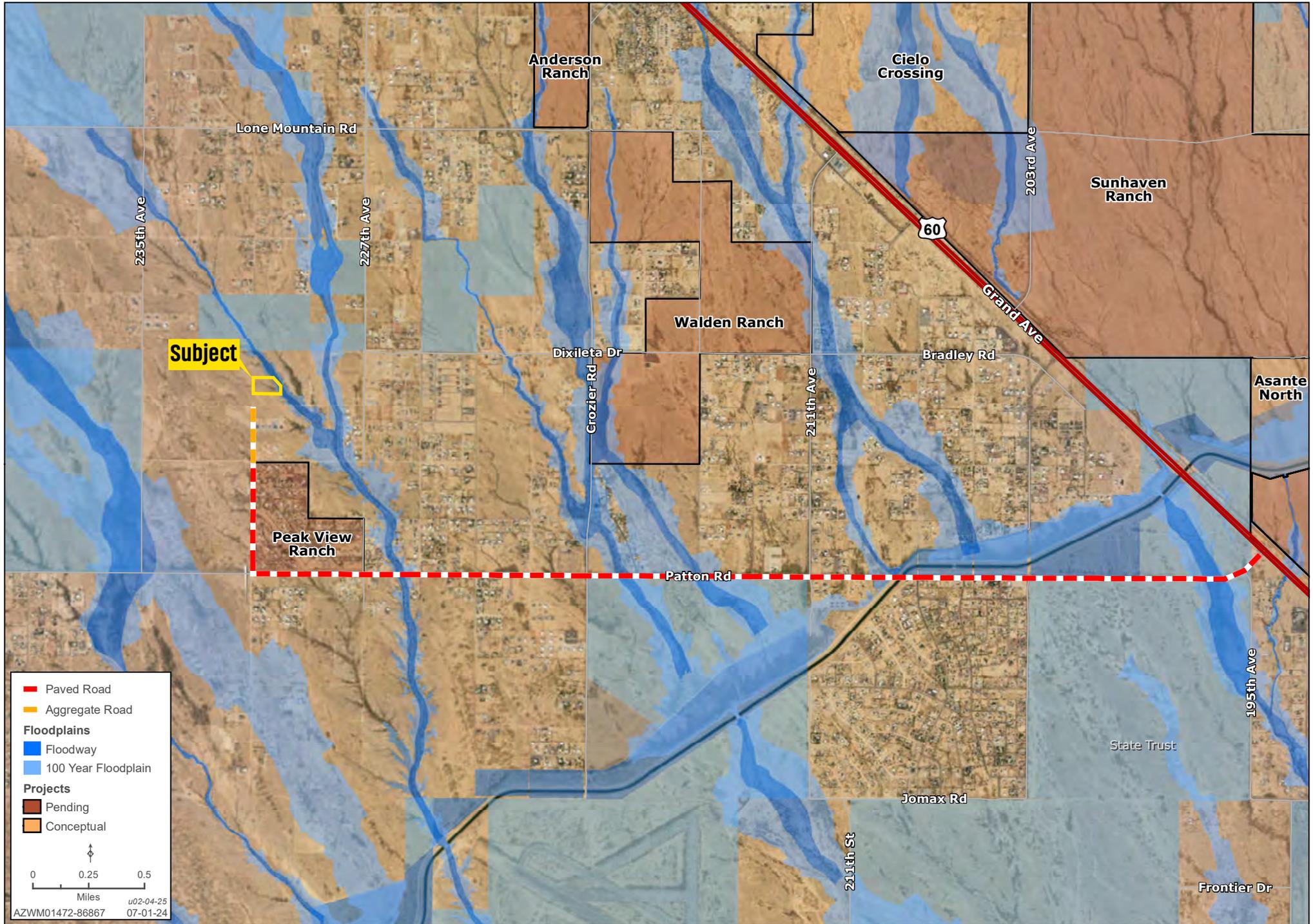


+ Rail
 Projects
 ■ Active
 ■ Pending
 ■ Conceptual
 ■ Future
 ■ Non-Residential

0 1 2
 Miles
 u02-04-25
 07-01-24
 AZWM01472-86867

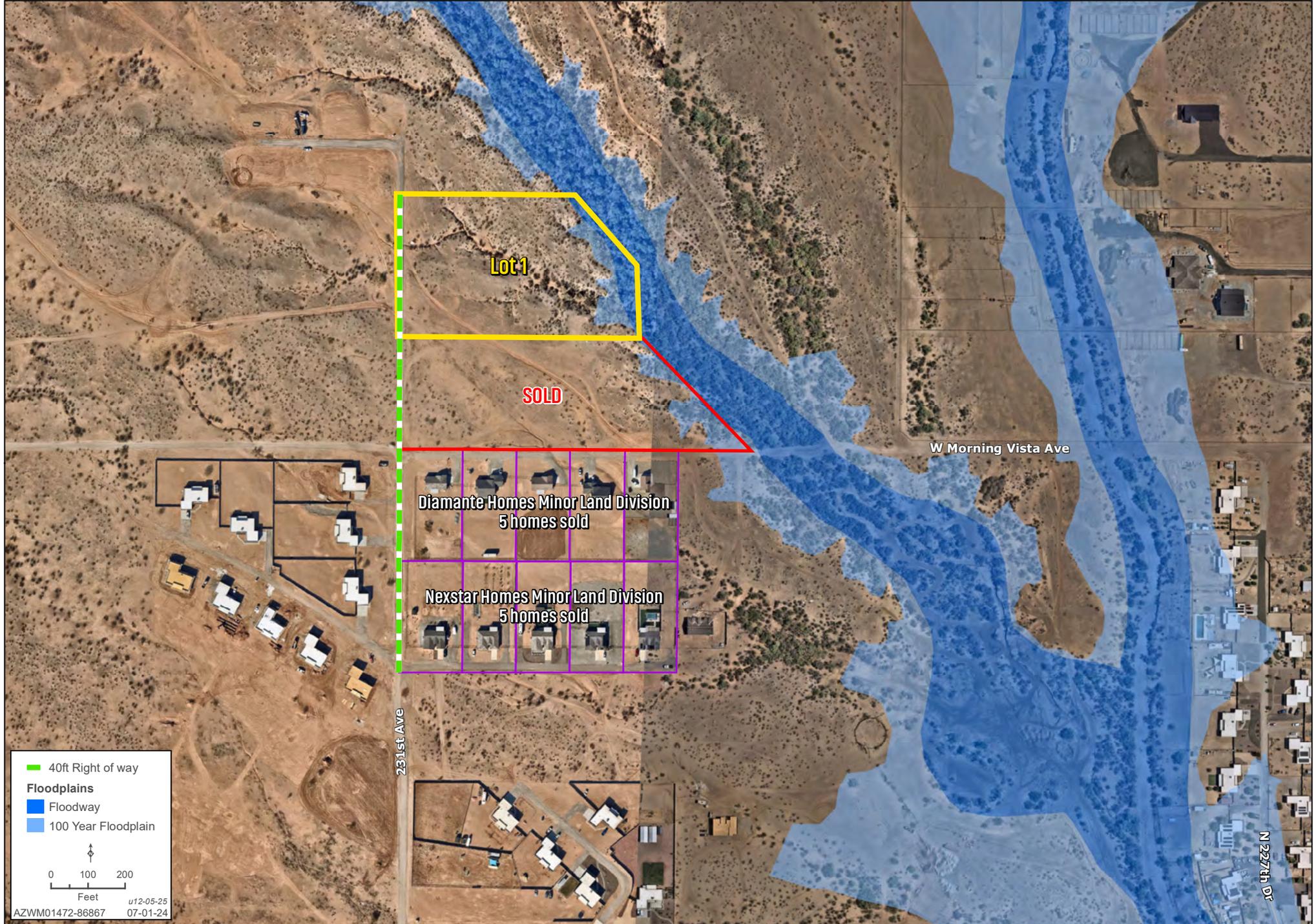
ACCESS & FLOODPLAIN

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DETAIL

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