

- **Size:** 6.54 Acres.
- **Zoning:** RU- 190
- **Utilities:** Power AND WATER available
- **Price:** \$159,900 ~ \$24,450 per acre
- **Comments:**
  - ✓ Cheap price per acre priced significantly lower than nearby comps.
  - ✓ BRAND NEW WELL drilled in 2026.
  - ✓ Extremely flat, buildable lot.
  - ✓ Power very close by.
  - ✓ Recently surveyed with new road installed.
  - ✓ Perfect custom home site or speculative investment.

**Great Investment Opportunity | Exclusively Available**

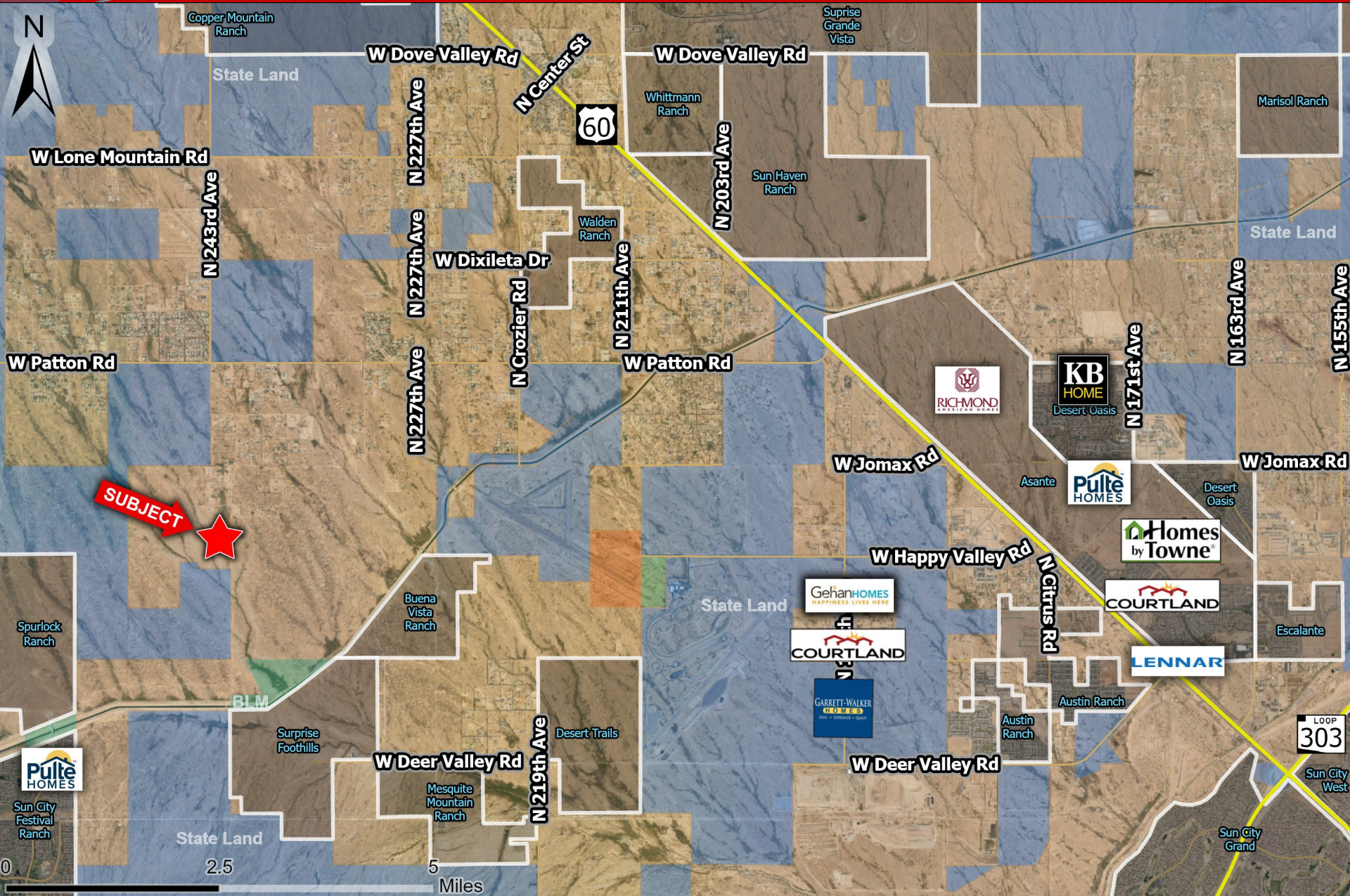
**Insight Land & Investments**  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1535  
[www.insightland.com](http://www.insightland.com)

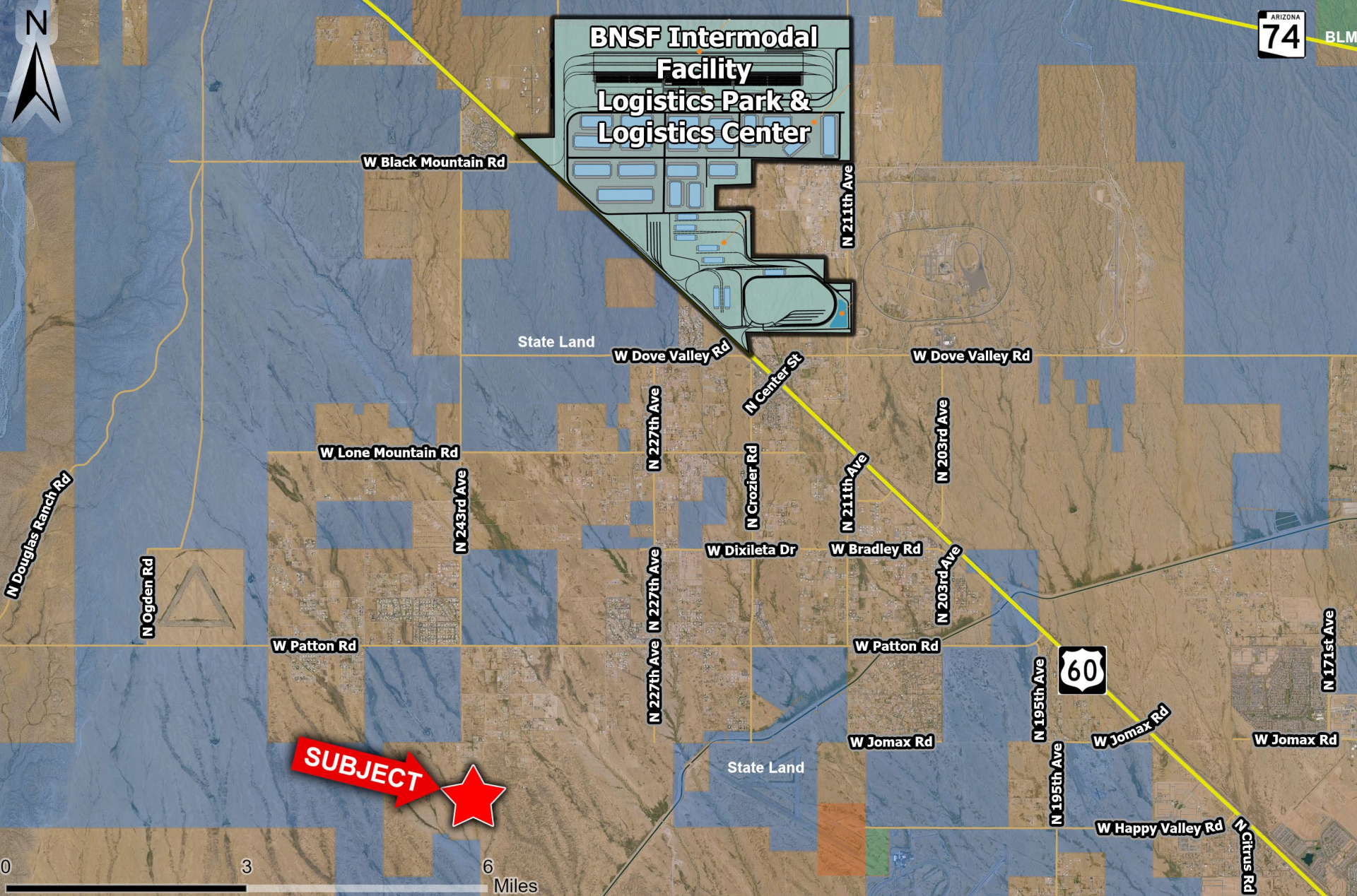
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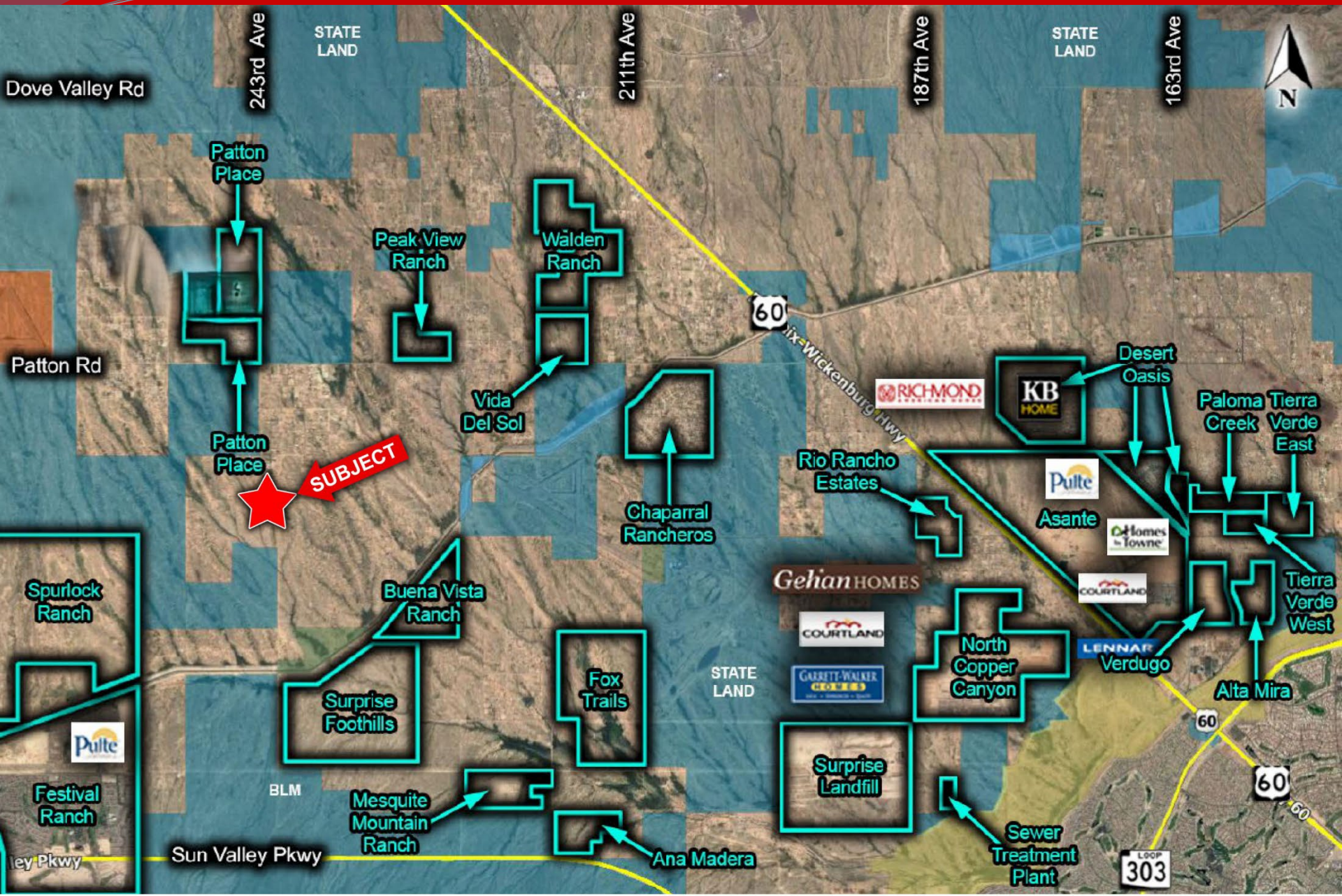
**JOE WERNER**  
Direct: 602-385-0567  
[jwerner@insightland.com](mailto:jwerner@insightland.com)











**SUBJECT**

Patton Place

Peak View Ranch

Walden Ranch

Vida Del Sol

Chaparral Rancheros

Rio Rancho Estates

Spurlock Ranch

Buena Vista Ranch

Surprise Foothills

Fox Trails

Festival Ranch

Mesquite Mountain Ranch

Ana Madera

Surprise Landfill

North Copper Canyon

Alta Mira

Tierra Verde West

Paloma Creek

Desert Oasis

KB HOME

Pulte

Asante

Homes by Towne

COURTLAND

Gehlan HOMES

COURTLAND

GARRETT-WALKER

LENNAR

Verdugo

Sewer Treatment Plant

243rd Ave

211th Ave

187th Ave

163rd Ave

Dove Valley Rd

Patton Rd

Sun Valley Pkwy

60

60

60

LOOP 303



