

- **Size:** 4.36 Acres
- **Zoning:** RU- 190
- **Utilities:** Power AND WATER available
- **Price:** \$174,900 ~ \$40,114 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.

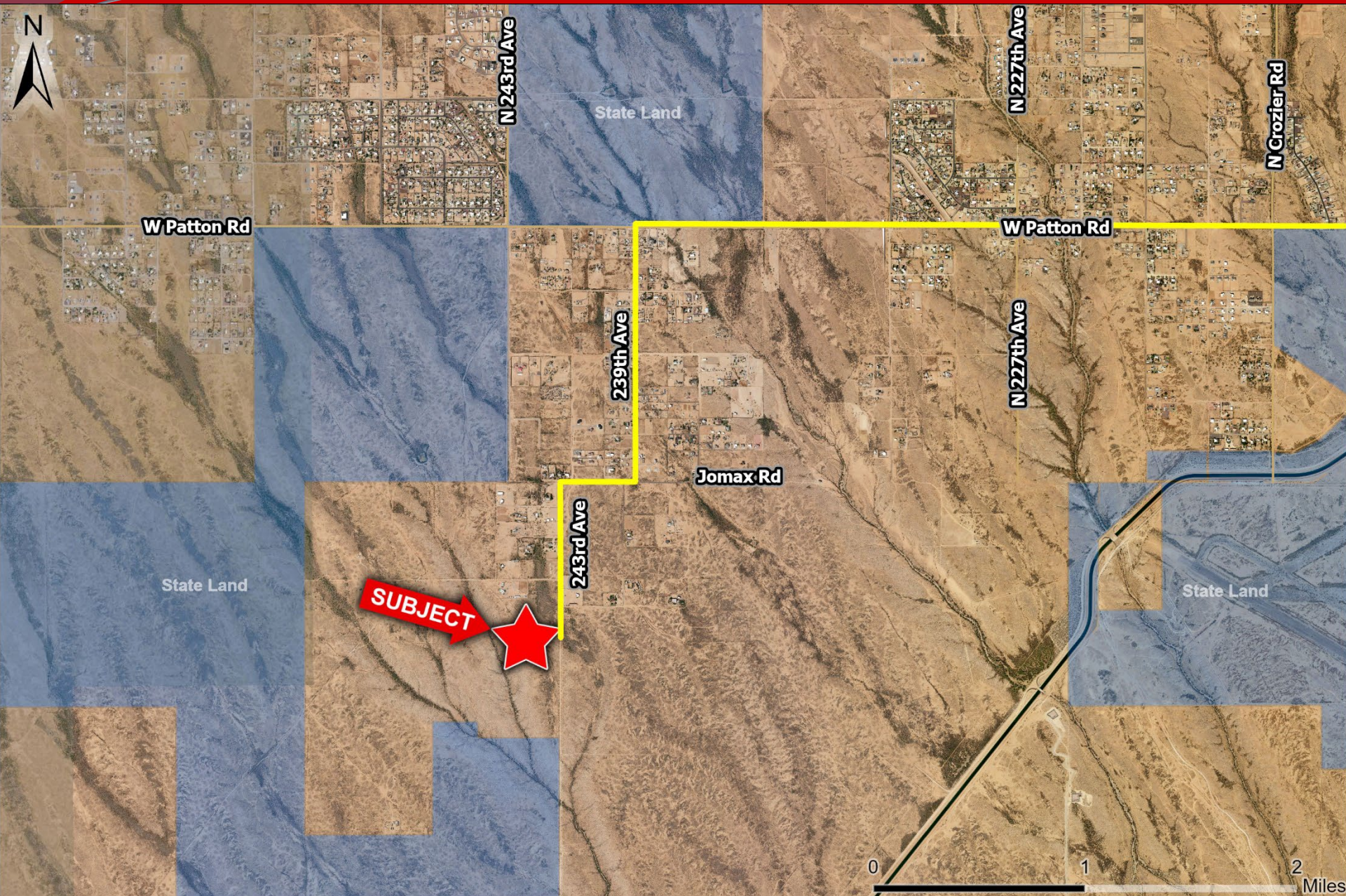
**Great Investment Opportunity | Exclusively Available**

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

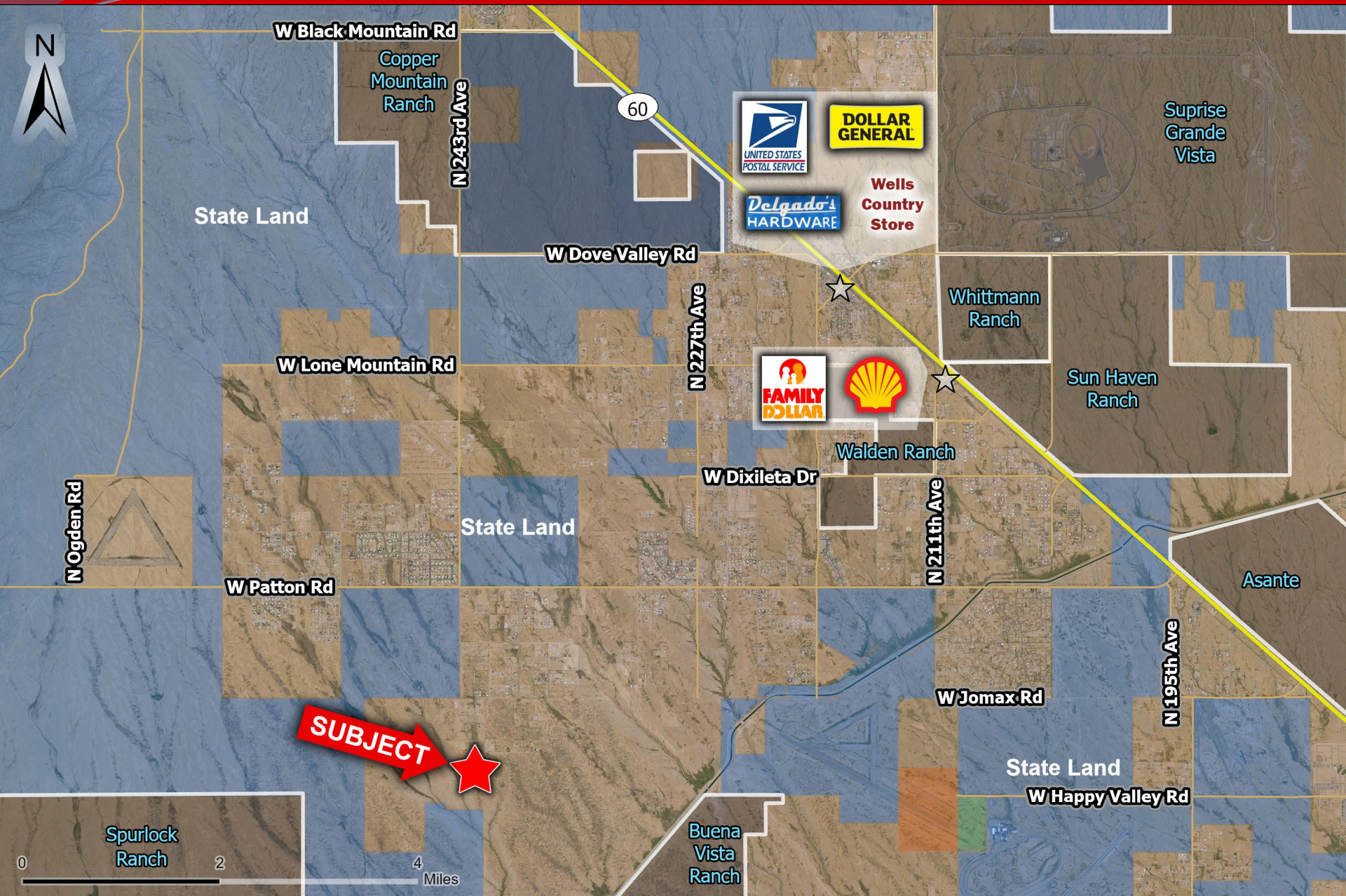
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**JOE WERNER**  
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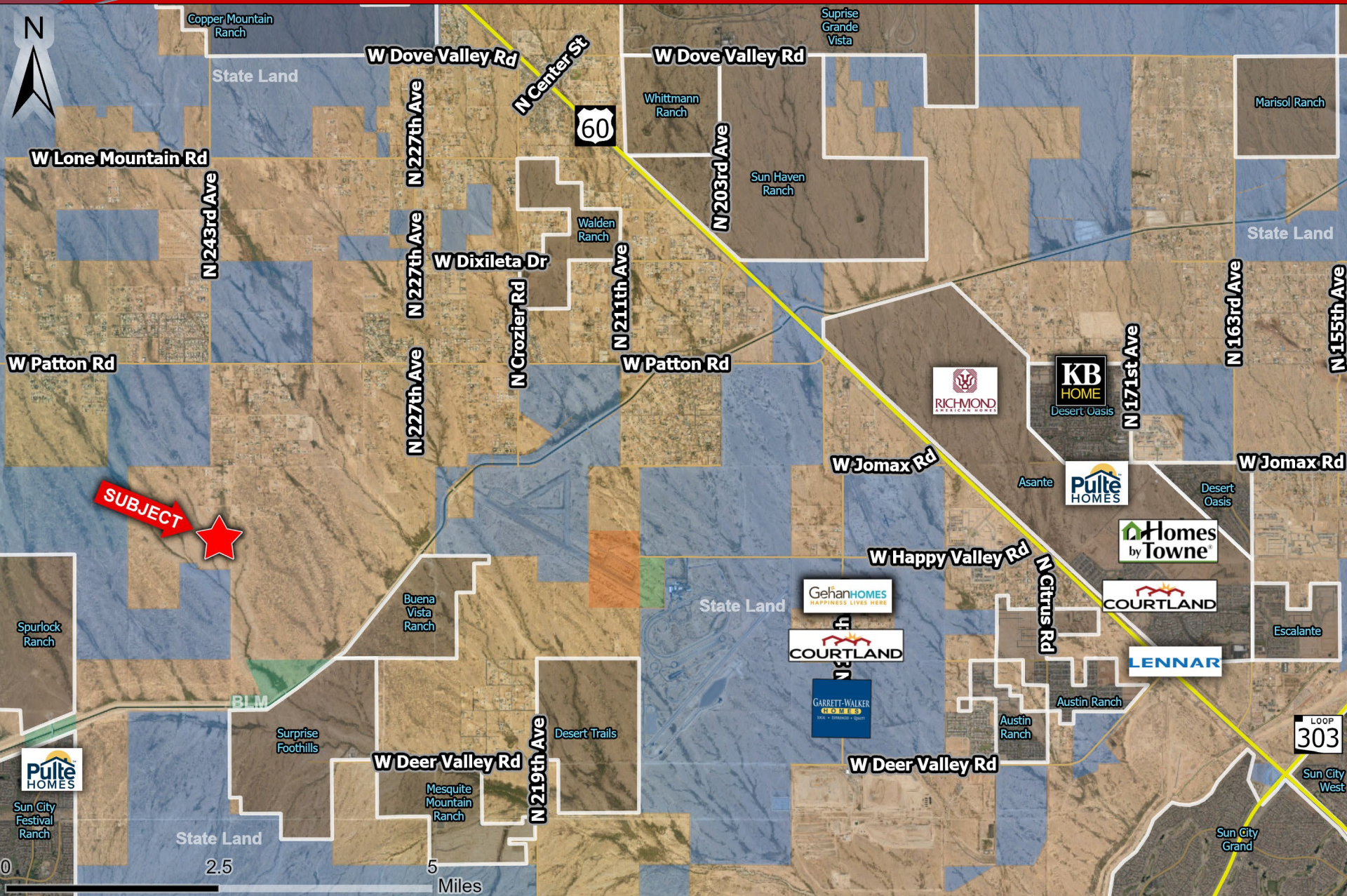
















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