

FOR SALE:
\$4,500,000

100 AC Unimproved Land Available
SEC Narramore Rd & 419th Ave



Troy Giammarco

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Lance Sherwood

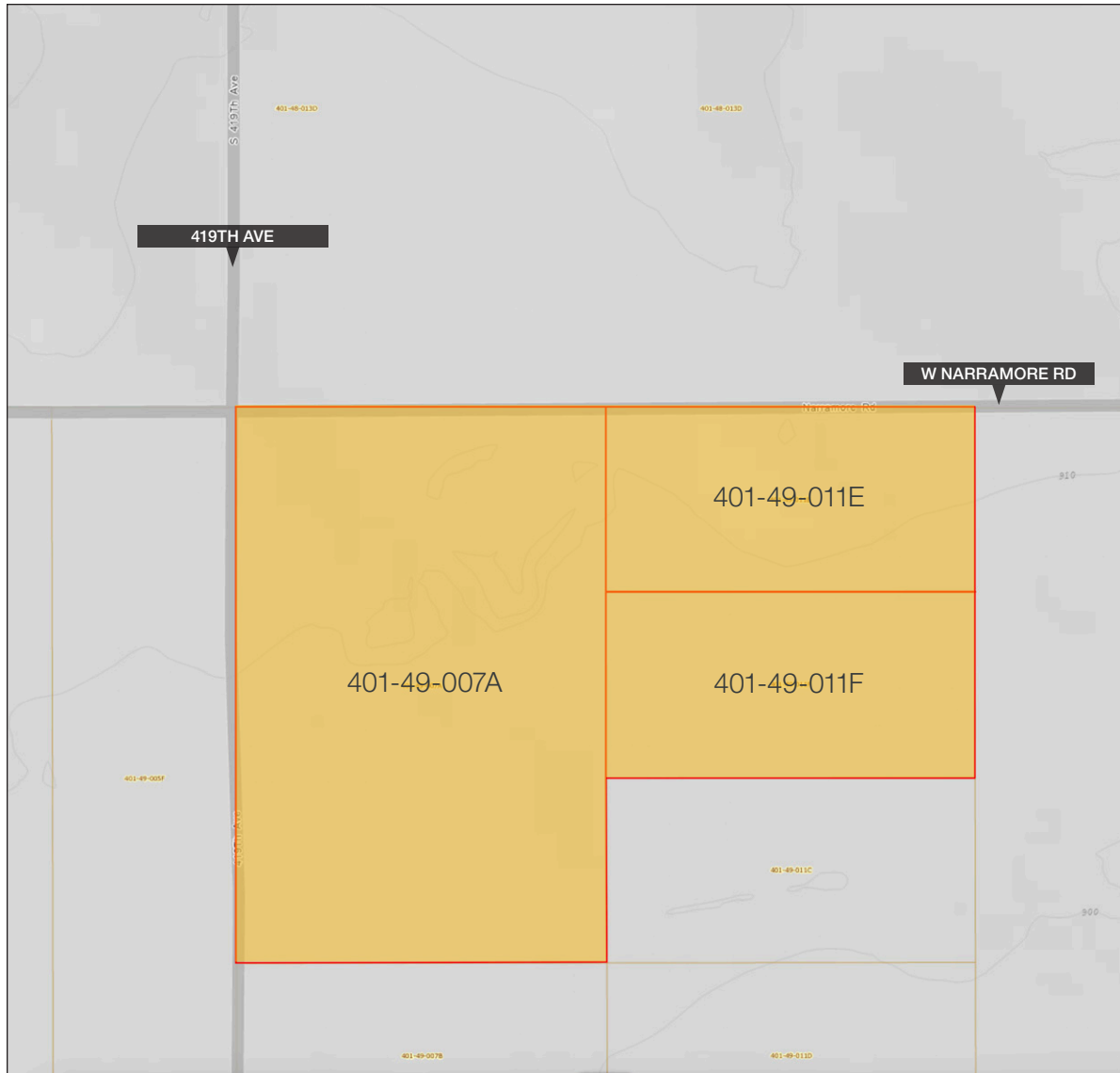
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NaiHorizon

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Property Information



Property Information

Location:	SEC of Narramore & 419th Ave Maricopa County, Arizona 85354
Size:	±100 Acres
Price:	\$4,500,000 (\$45,000/AC)
Best Use:	Solar, battery storage, commercial/ investment potential
Parcels:	401-49-011E, 401-49-011F, 401-49-007A

Utility Service Area

Electric:	APS
Natural Gas:	Southwest Gas
Water:	Well
Sewer:	None

Site Features

- Grandfathered water rights
- Electrical Infrastructure Adjacent
- Site is located outside the Maricopa County Ozone Non-Attainment and PM10 Boundaries
- El Paso Natural Gas lines run through the southwest portion of the site

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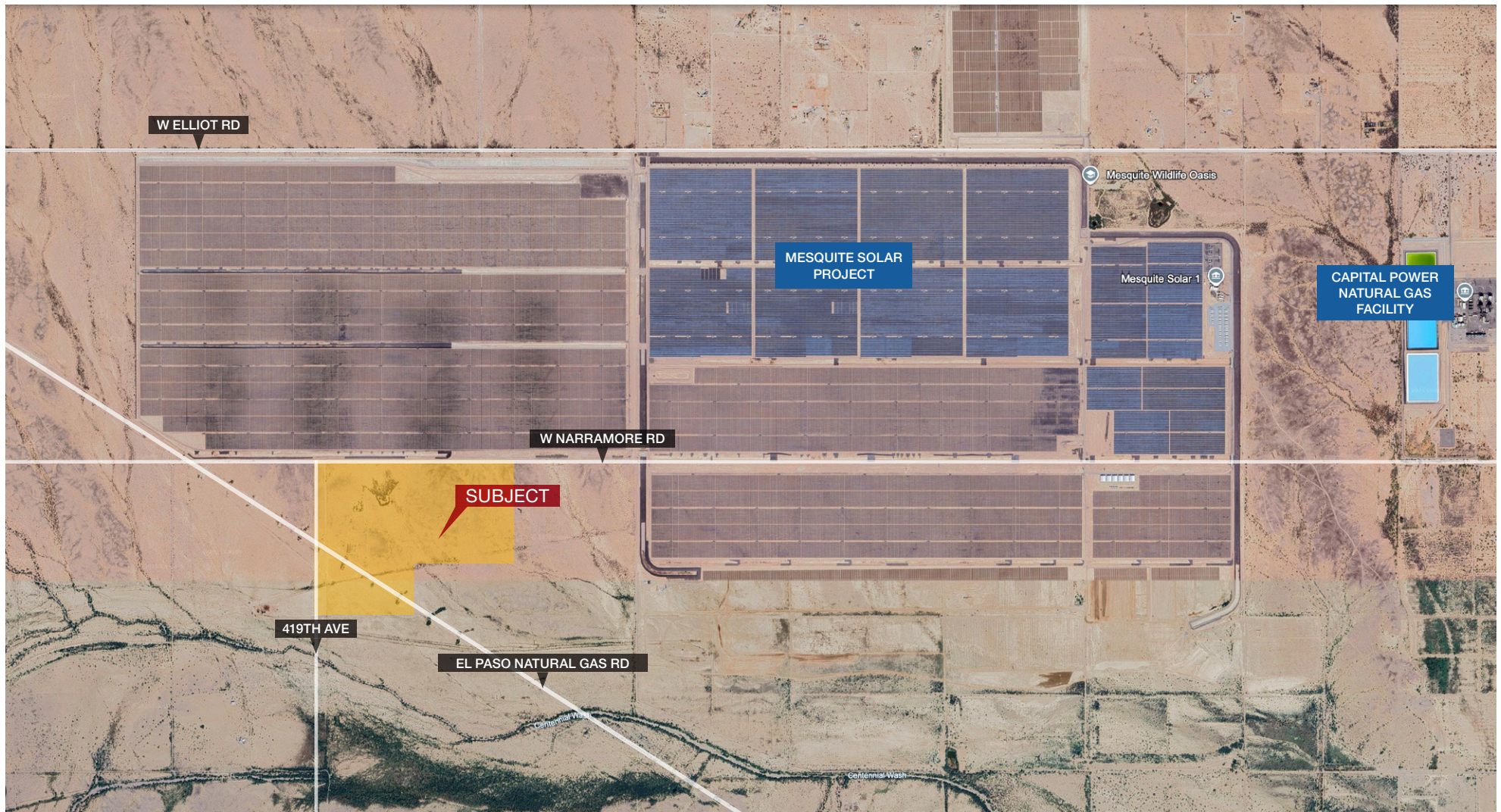
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Aerial



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Solar Developments Map



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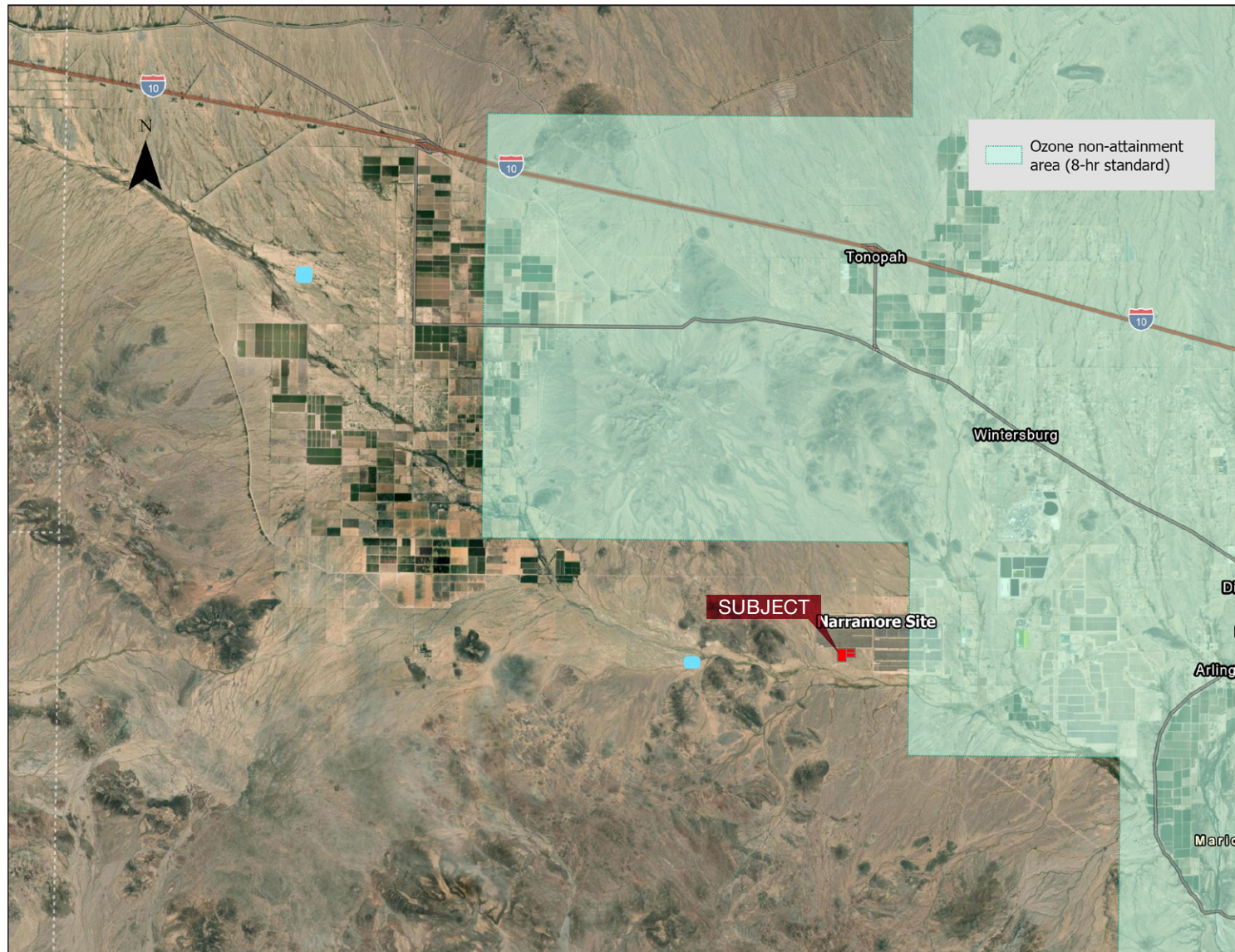
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Maricopa County Ozone Non-Attainment Boundary



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Travel Times



FROM SUBJECT TO:	APPROXIMATE DRIVE TIME	APPROXIMATE DRIVE TIME
Phoenix	63 Miles	1 Hr 3 Min
Tucson	162 Miles	2 Hr 30 Min
Las Vegas	290 Miles	4 Hr 37 Min
Nogales	229 Miles	3 Hr 28 Min
San Diego	329 Miles	4 Hr 56 Min
Los Angeles	338 Miles	5 Hr 7 Min
Albuquerque	517 Miles	7 Hr 32 Min
El Paso	480 Miles	7 Hr 3 Min
Salt Lake City	676 Miles	10 Hr 25 Min
Denver	872 Miles	13 Hr 33 Min
Dallas	1,114 Miles	16 Hr 16 Min
Houston	1,226 Miles	17 Hr 52 Min



23-04-021

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