

	6920053	Land	Active
	<b>Apx SqFt:</b> 1,742,400 <b>Apx SqFt G/N:</b> G <b>Apx Total Acres:</b> 40 <b>Apx Total Acres G/N:</b> G <b>Apx Deeded Fee Acres:</b> 40 <b>Apx Leased Acres:</b> 0 <b>Lot Size Dimensions:</b> 665' x 2625' <b># Lots in Listing:</b> 1 <b>Price Per SqFt:</b> 0.45 <b>Price Per Acre:</b> 19,500		<b>Subdivision:</b> <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Harquahala Valley <b>Irrigation District:</b> <b>Street Frontage Name:</b> Butler <b>Hun Block:</b> <b>Map Code/Grid:</b> <b>Census Tract:</b> 50,603 <b>Zoning:</b> R190 <b>Flood Zone:</b> No
	<b>Ele Sch Dist:</b> Saddle Mountain Unified School District <b>Elementary School:</b> <b>Jr. High School:</b>		<b>High School District:</b> Saddle Mountain Unified School District <b>High School:</b>

**Cross Streets:** Hwy 10 & Salome Hwy **Directions:** Go West 3.5 miles on Salome Hwy turn left on the right side.

**Public Remarks:** 40-Acre Industrial-Ready Site | Harquahala Plains, AZ | Infrastructure-Backed, Scale-Optimized Located just 3.5 miles off the Salome Highway exit, this 40-acre tract in the Harquahala Plains is not raw land—it's a high-leverage industrial asset engineered for speed, scale, and strategic operations. With fiber-optic running across the street along the full frontage and flat, development-ready terrain, this parcel eliminates guesswork and accelerates execution.

Features	Development & Utilities	County, Tax and Financing
<b>Parcel Size:</b> 40.00 - 79.99 Acres <b>Land Features:</b> <b>Land Configuration:</b> Square Rectangular <b>Elevation:</b> 1,001 - 2,000 Ft / USGS <b>View:</b> Panoramic; Mountain(s) <b>Topography:</b> Level <b>Vegetation:</b> Natural Vegetation; Meadow/Range Grs <b>Horses:</b> Y <b>Special:</b> Unincorporated Area <b>Existing Land Use:</b> Residential Acreage <b>Zoned Presently:</b> Single Family; Rural; Ranch; Recreational <b>Potential Use:</b> Commercial; Industrial; Mobile/Mgf Hme/RV's; Hotel/Motel <b>Use Restrictions:</b> <b>Freeway/Highway:</b> Up to 1 Mile <b>Traffic Count:</b> Up to 5,000 <b>Current Density:</b> <b>Proposed Density:</b>	<b>Development Status:</b> Raw Land; Off Site Imp Needed; On Site Imp Needed; Prelim Eng Needed <b>Existing Structures:</b> None <b>Fencing:</b> None <b>Water Source:</b> None <b>Sewer:</b> No Sewer/Septic <b>Gas:</b> None <b>Distance to Cable:</b> Within 1/2 Mile <b>Distance to Electric:</b> None <b>Distance to Gas:</b> None <b>Distance to Phone:</b> Within 1/2 Mile <b>Distance to Sewer:</b> None <b>Distance to Water:</b> None <b>Electric:</b> APS <b>Road Responsibility:</b> County Maintained Road <b>Environmental:</b> None	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> N2 N2 SE4 SEC 31 <b>AN:</b> 506-16-002-B <b>Lot Number:</b> ' <b>Town-Range-Section:</b> 3N-9W-31 <b>Cty Bk&amp;Pg:</b> <b>Taxes/Yr:</b> \$22/2024 <b>For Sale or Lease?:</b> Both <b>New Financing:</b> Cash; Seller Approve Terms; Owner May Carry; Lease Option; Owner May Lease Land <b>Pmt &amp; Rate Info:</b> Equity: 780,000 Total Owed: 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Type:</b> Not Applicable <b>Existing 1st Ln Trms:</b> Not Applicable <b>Existing 2nd Loan:</b> Treat as Free&Clear <b>Existing 2nd Ln Type:</b> Not Applicable <b>Existing 2nd Ln Trms:</b> Not Applicable <b>Existing 3rd Loan:</b> Treat as Free&Clear <b>Existing 3rd Ln Type:</b> Not Applicable <b>Auction:</b> No <b>Reports/Disclosures:</b> Seller Prop Disc Stm

Fees & Homeowner Association Information		
<b>HOA Y/N:</b> N <b>HOA Fee/Paid:</b> / <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>PAD Fee Y/N:</b> N <b>PAD Fee:</b> <b>PAD Paid (Freq):</b> <b>Assessed Balance:</b> 0 <b>Assessed Yrs Left:</b> 0 <b>Owner Association:</b>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 0 / 0 <b>List Date:</b> 09/15/2025 <b>Expire Date:</b> 08/28/2026 <b>Status Change Date:</b> 09/15/2025	<b>Original List Price:</b> \$780,000 <b>List Price:</b> \$780,000	<b>Type:</b> Exclusive Right To Sell <b>Special Listing Cond:</b> N/A

**Private Remarks:** Additional adjoining lots available for a larger footprint.

Office Remarks:		
<b>Showing Instructions</b>	<b>Owner/Occupant Information</b>	<b>Property Access</b>
<b>Permission Required to Show:</b> No <b>Showing Service:</b> Aligned Showings <b>Showing Notification Methods:</b> Showing Service: Aligned Showings	<b>Vacant:</b> Yes <b>Ownr/Occ Name - DND2:</b> KATARIA 159 HARQUAHALA VALLEY 90 LLC <b>Owner/Occ Phn - DND2:</b> 602-703-2038 <b>Occupant - DND2:</b> Vacant	<b>Lockbox Type:</b> None <b>Sign on Property:</b> Yes

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Bryce Perez gp086	RE/MAX Fine Properties rmfp04 LC629808003	602-703-2038	480-792-9500	bryce@bravoteam.net	602-703-2038	

SA536656000						

Prepared by Bryce  
Perez, CCIM

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.  
DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared  
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