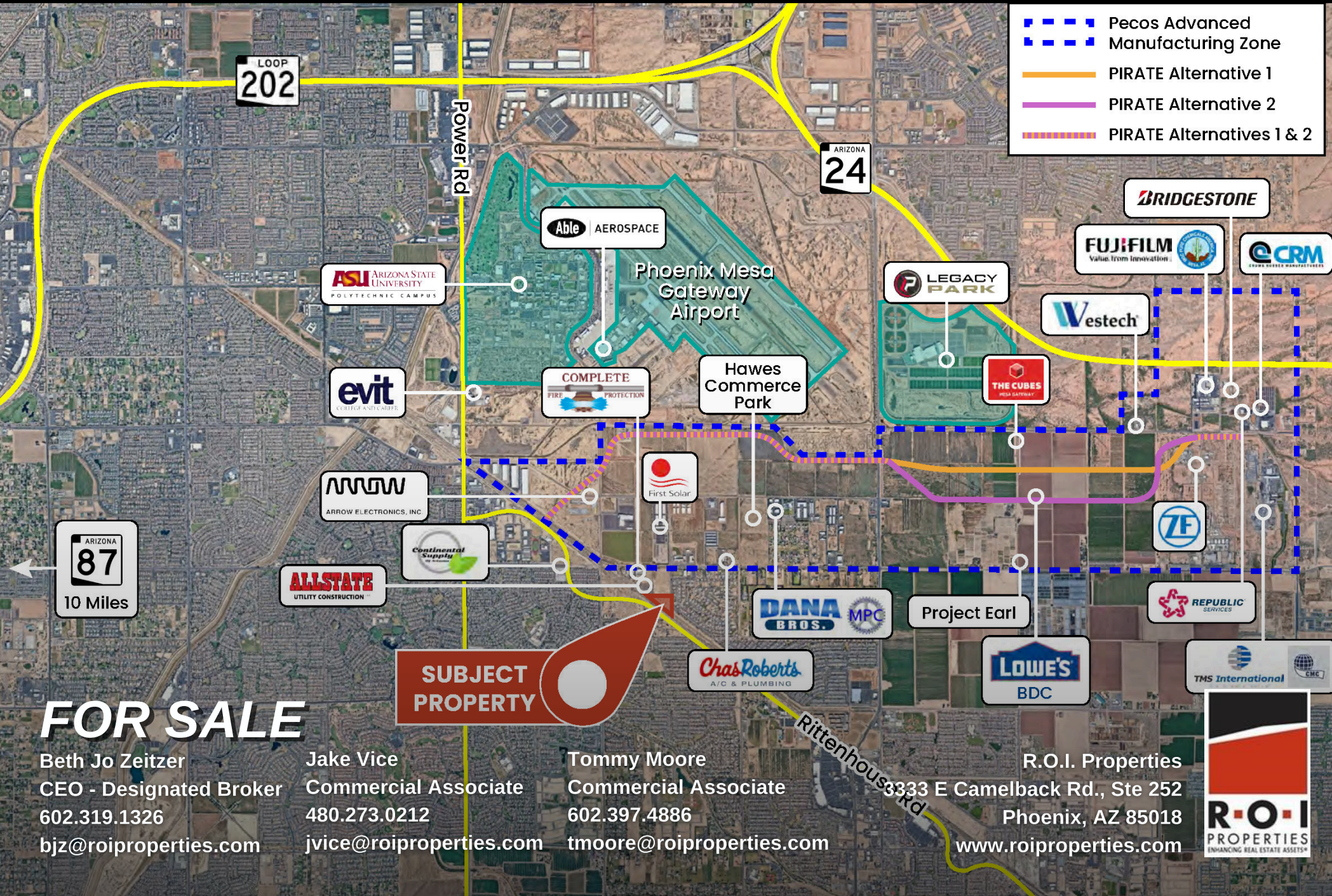


NEAR PECOS ADVANCED MANUFACTURING ZONE

APN: 304-61-032-U | 1.67 AC | R1-43 ZONING



FOR SALE

Beth Jo Zeitzer
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Jake Vice
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Tommy Moore
 Commercial Associate
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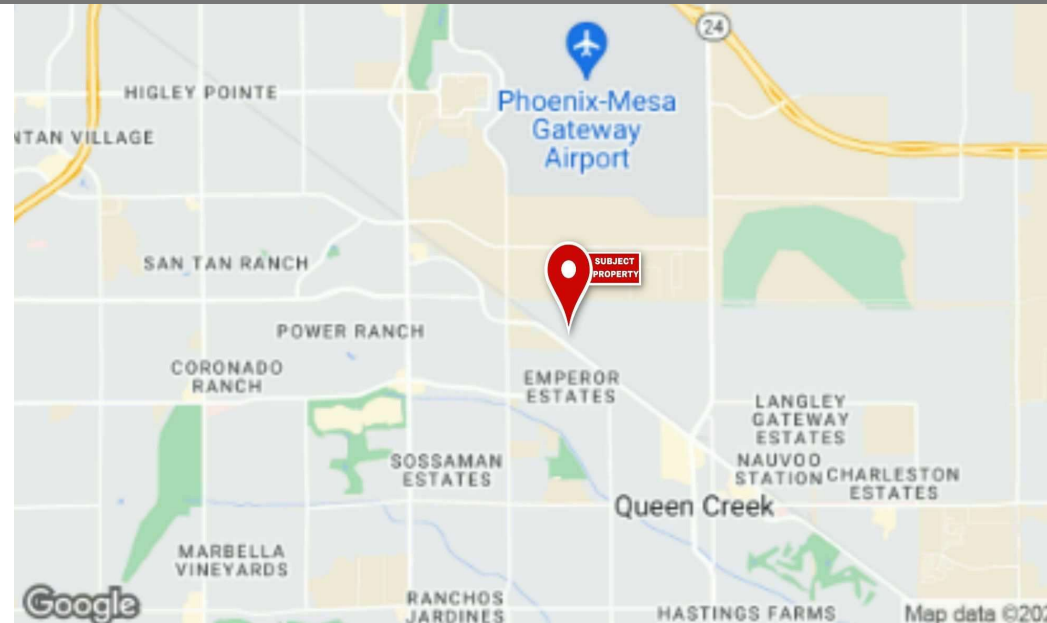
R.O.I. Properties
 3333 E Camelback Rd., Ste 252
 Phoenix, AZ 85018
 www.roiproperties.com



MARICOPA COUNTY AUCTION - 1.67 AC IN QUEEN CREEK

QUEEN CREEK, AZ

FOR SALE



OFFERING SUMMARY

Starting Bid:	\$365,000
APN	304-61-032-U
Lot Size:	1.67 Acres
Zoning:	R1-43

PROPERTY OVERVIEW

AUCTION: Monday, June 9th at 10:00 AM

APN: 304-61-032 is situated in the rapidly growing southeast valley. Currently zoned R1-43, the Queen Creek General Plan calls for industrial. Positioned just south of the Phoenix-Mesa Airport, the property offers convenient access to Loop-202, located 5 miles northwest via Rittenhouse Rd. Additionally, the upcoming Pecos Industrial Rail Access and Train Extension (PIRATE) will enhance connectivity to the Union Pacific Rail Line in the vicinity.

PROPERTY HIGHLIGHTS

- Immediately South of the Pecos Advanced Manufacturing Zone
- Located Near ASU Polytechnic Campus & Future Research Park
- Industrial Development Opportunity

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MARICOPA COUNTY LAND AUCTION PROCESS

QUEEN CREEK, AZ

FOR SALE



Step 1: BID PACKAGE

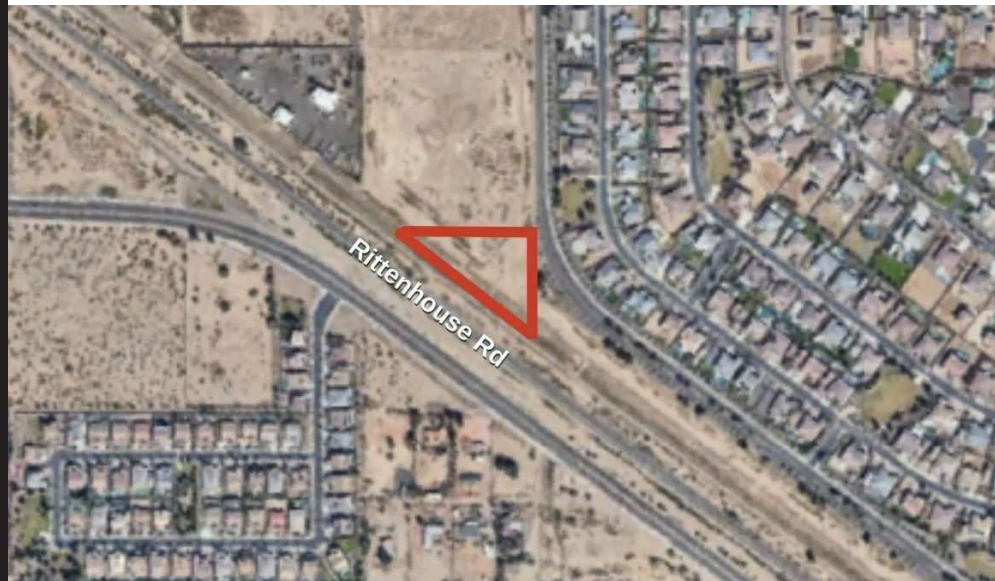
Bid Package will be prepared with details of the subject property, requirements and terms and conditions of the sale

Step 2: AUCTION DAY

- Auction Deposit: \$36,500 + \$2,387.50 (Fee Reimbursements) - Cashier's Check
- Date: June 9th, 10:00 AM
- Initial Bid: \$365,000

STEP 3: FINALIZE THE PURCHASE

- Successful bidder responsible for appraisal cost + half of title report at close of escrow
- Overpayment of fee reimbursement will be applied towards purchase price
- Escrow typically closes between 90 to 120 days from auction date



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