

±71.82 ACRES/63 LOTS AVAILABLE

EXCLUSIVE LISTING | FOR ±35,000 SF LOTS | MARICOPA COUNTY, ARIZONA

LOCATION The Property is located NE of the NEC of Indian School Road and 195th Avenue in Maricopa County, Arizona

SIZE ±71.85 acres or 63 Lots

PRICE Submit

PARCELS 502-29-031J, 502-29-032

ZONING Received R1-35 zoning approval on October 4th, 2017

PROPERTY TAXES \$14,432.54 (2016)

UTILITIES

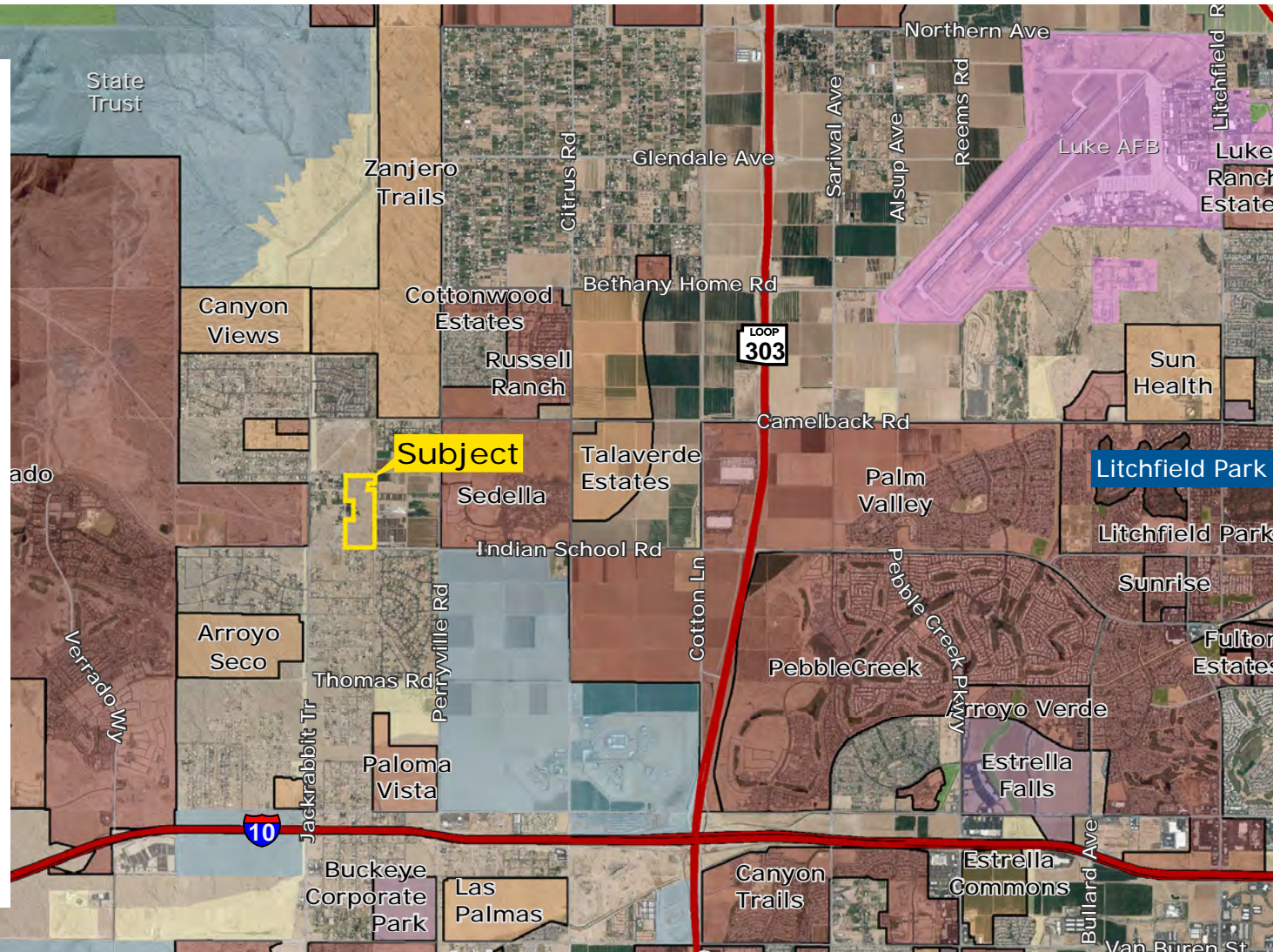
Water: Arizona Water Company
Sewer: Septic

SCHOOLS

Elementary School: Litchfield School District
High School: Agua Fria Union #216

COMMENTS

- Property is located in a high growth area with newly completed Loop 303 and full diamond interchange at Indian School Road.
- ±2.5 miles to Loop 303 and Indian School Road interchange; and Interstate 10 and Jackrabbit Road.
- Additional ±1.5 acre adjacent out-parcel also owned by Seller and currently used as sump pump.
- Recently completed LDS Church expansion project adjacent to southwest corner of property.
- Less than a half mile to new Fry's Marketplace (under construction).
- FEMA Letter of Map Revision effective 6/19/15.



Greg Vogel | gvogel@landadvisors.com Waseem Hamadeh | whamadeh@landadvisors.com

Bret Rinehart | brinehart@landadvisors.com Ryan Semro | rsemro@landadvisors.com

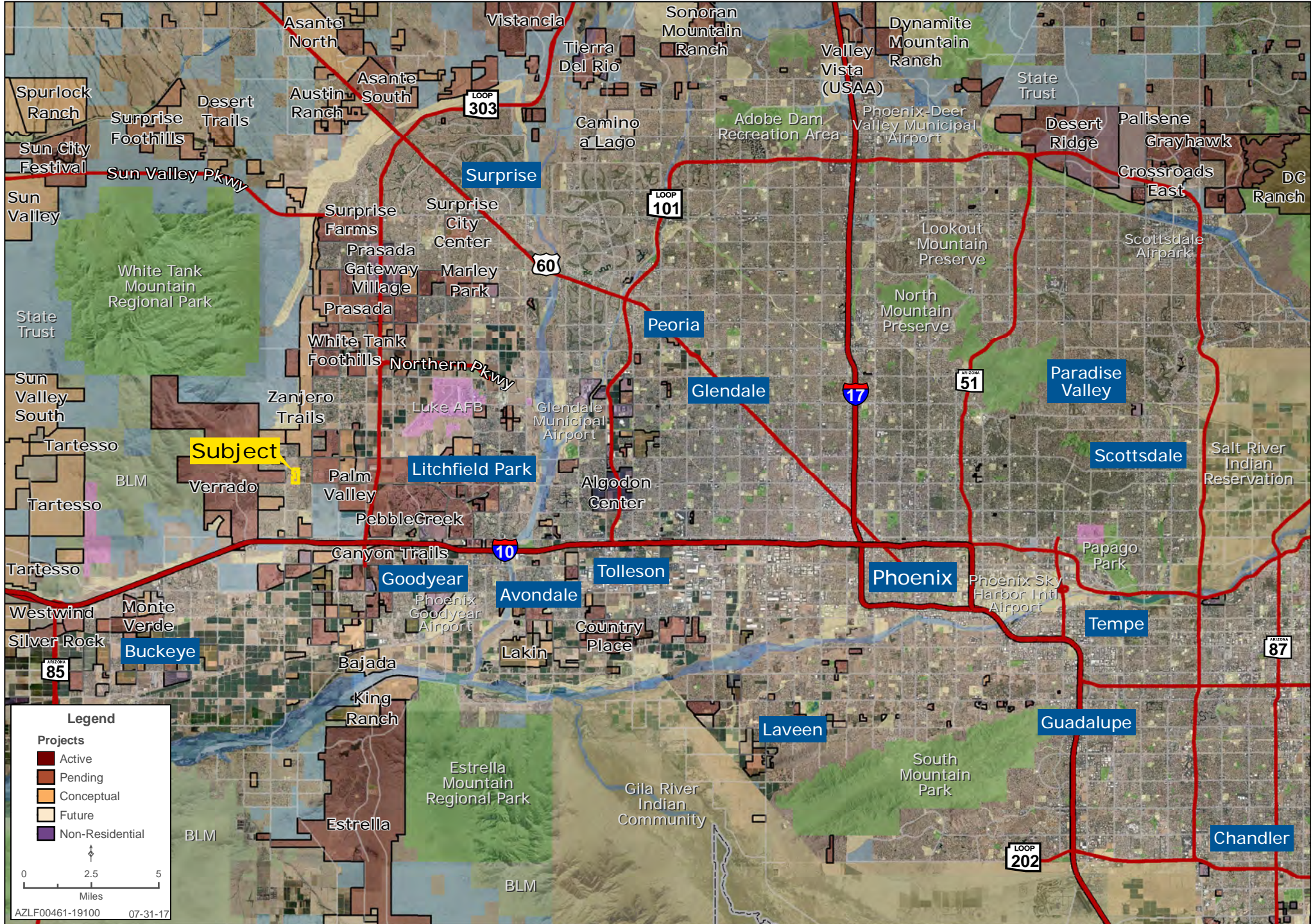
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZLF00461-4.30.18



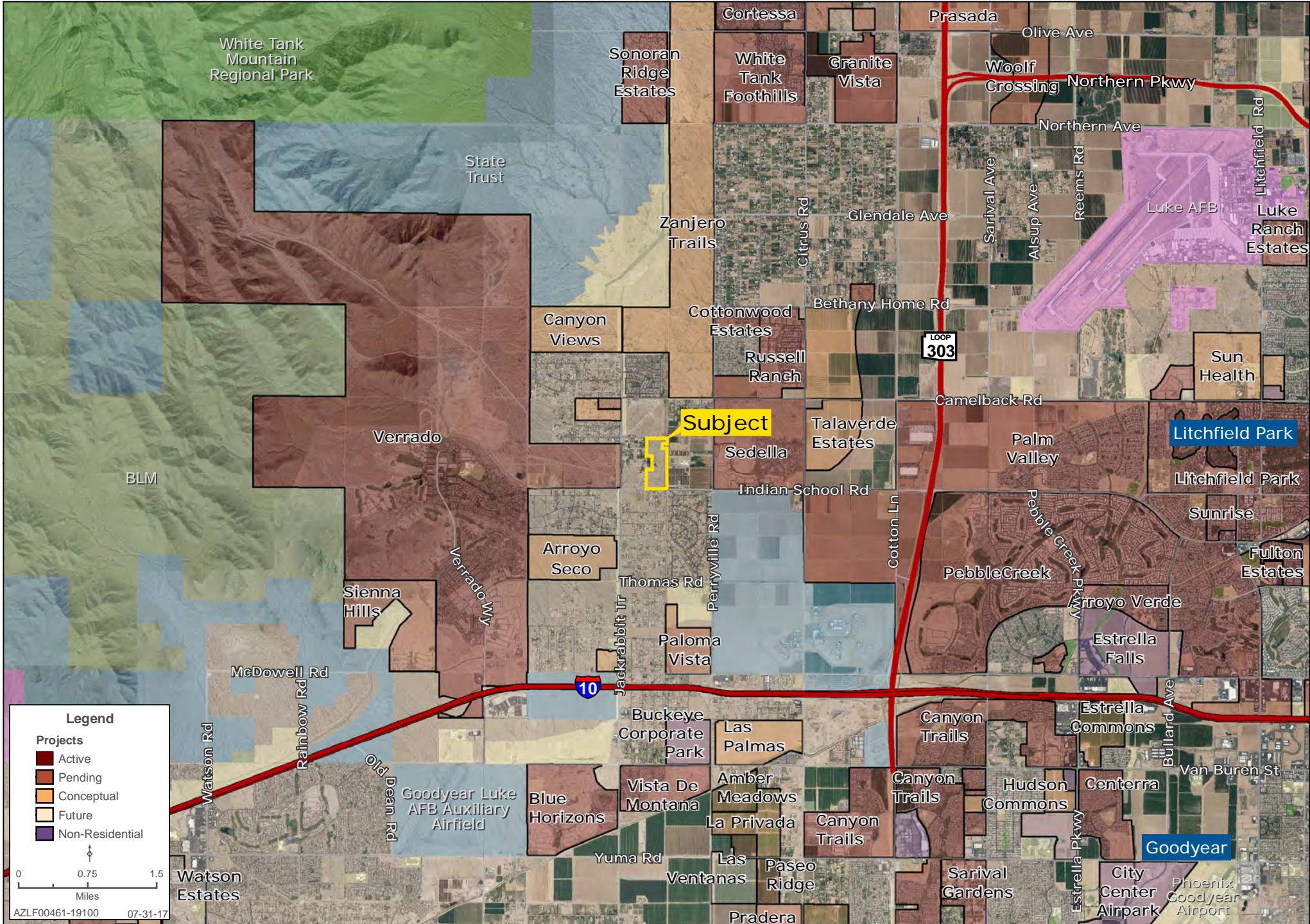
REGIONAL MAP

Waseem Hamadeh | 480.483.8100 | www.landadvisors.com



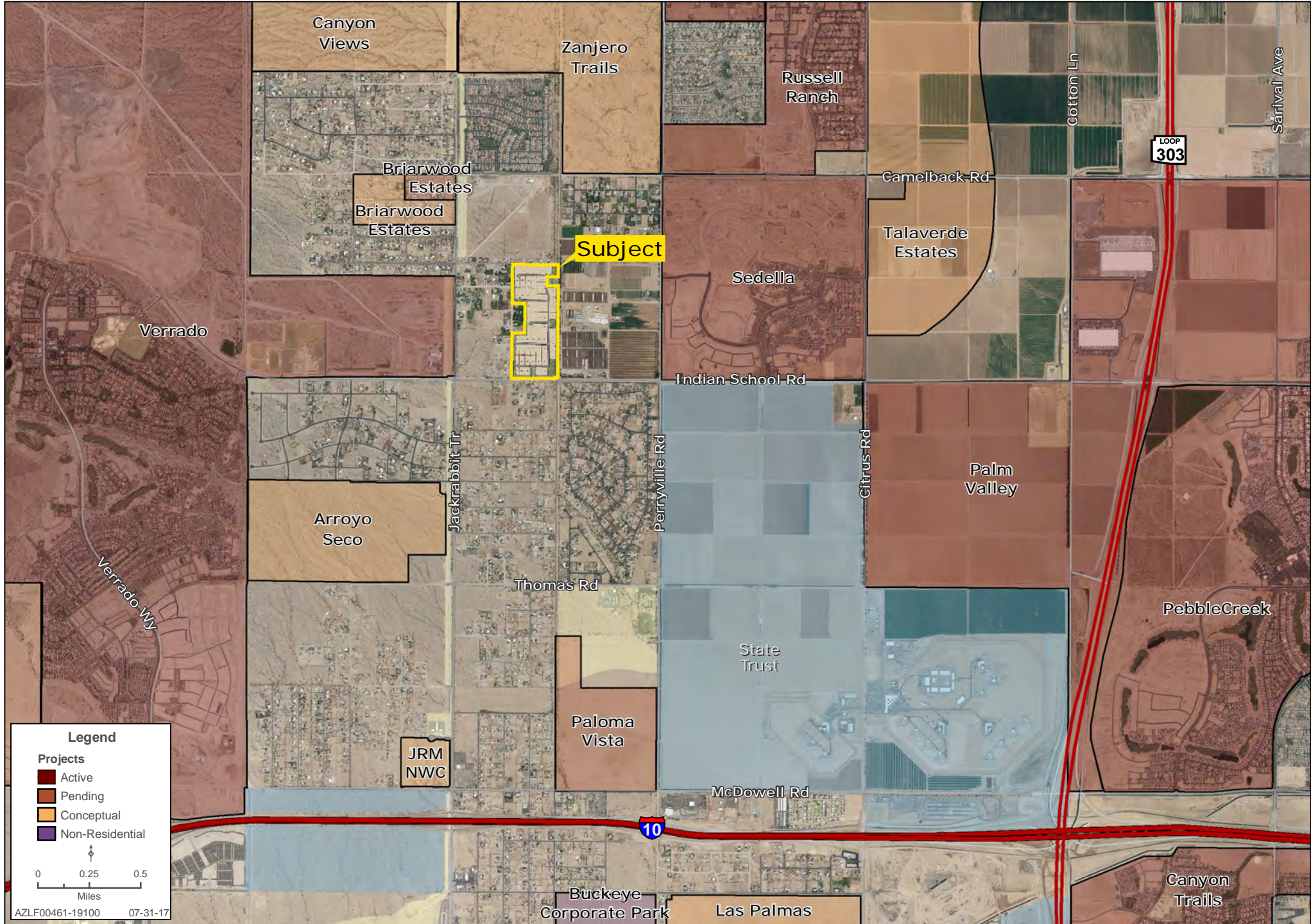
SURROUNDING DEVELOPMENT MAP

Waseem Hamadeh | 480.483.8100 | www.landadvisors.com



SURROUNDING AREA MAP

Waseem Hamadeh | 480.483.8100 | www.landadvisors.com



PROPERTY DETAIL MAP

Waseem Hamadeh | 480.483.8100 | www.landadvisors.com



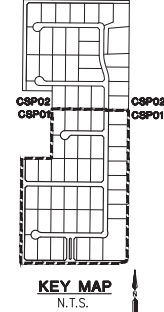
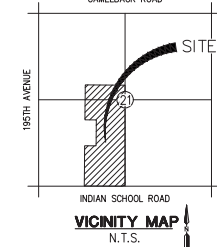
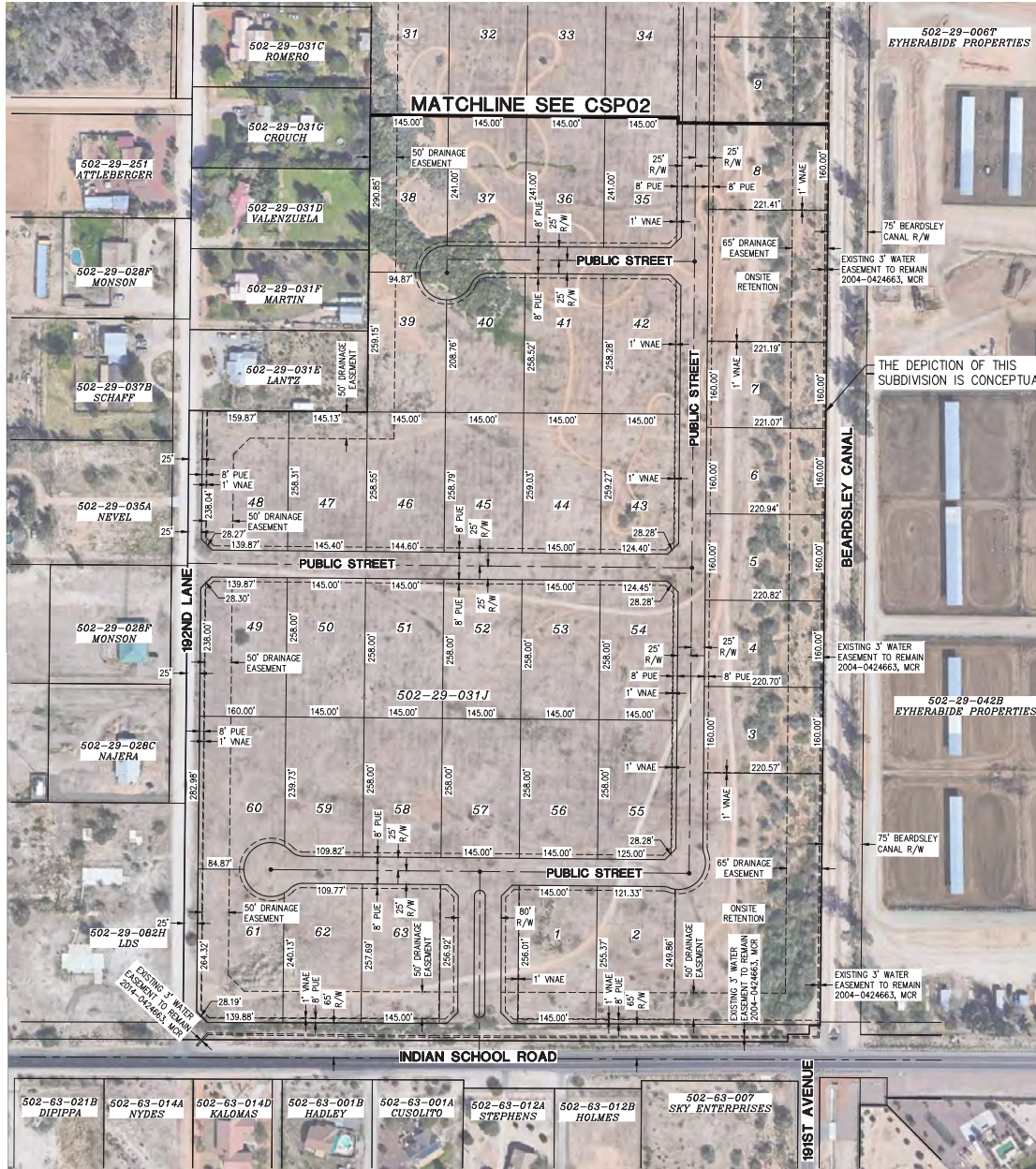
OVERLAY MAP

Waseem Hamadeh | 480.483.8100 | www.landadvisors.com



0 250 500
Feet
AZLF00461-19100 07-31-17

DIMENSION LOT LAYOUT



OWNER/DEVELOPER
SEVEN M INVESTMENTS PV, LLC
6917 NORTH HIGHLANDS DRIVE
PARADISE VALLEY, ARIZONA 85253
CONTACT: WOLFGANG MONTHOFER

ENGINEER
HILGARTWILSON
2141 E. HIGHLAND AVENUE, STE 250
PHOENIX, ARIZONA 85018
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE

NOTES

1. DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY AN ASSOCIATION.
2. THIS APPLICATION AND REQUEST IS FOR A REZONE OF THE PARCEL WITHOUT OVERLAY APPLICATION.
3. THE DEPICTION OF THE SUBDIVISION SHOWN IN THIS DRAWING IS CONCEPTUAL.
4. THE BOUNDARY OF THE SUBJECT SITE AS SHOWN IS NOT A RESULT OF SURVEY.

SITE DATA

MINIMUM LOT WIDTH: 145'
MINIMUM LOT AREA: 35,000 SF
GROSS AREA: 71,89 AC
NUMBER OF LOTS: 63
APN: 502-29-031J
CURRENT ZONING: RU-43
PROPOSED ZONING: RT-35

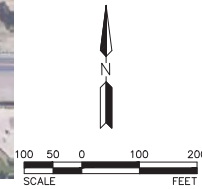
PROPERTY LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 21, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 89°40'22" WEST, A DISTANCE OF 2652.42 FEET;
THENCE NORTH 00°01'12" WEST, ALONG THE NORTH-SOUTH MID SECTION LINE OF SECTION 21, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°40'33" WEST, PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 1177.27 FEET;
THENCE NORTH 00°01'12" WEST, PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 21, A DISTANCE OF 1165.93 FEET;
THENCE NORTH 89°58'48" EAST A DISTANCE OF 330.00 FEET;
THENCE NORTH 00°01'12" WEST, PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 21, A DISTANCE OF 750.00 FEET;
THENCE NORTH 89°58'48" EAST A DISTANCE OF 330.00 FEET;
THENCE NORTH 00°01'12" WEST, PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 21, A DISTANCE OF 1011.05 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE NORTH 89°52'31" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1177.26 FEET TO A POINT ON THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 21;
THENCE SOUTH 00°01'12" EAST, ALONG SAID MID SECTION LINE, A DISTANCE OF 2922.88 FEET TO THE TRUE POINT OF BEGINNING.

UTILITY PROVIDERS

THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITY PROVIDERS:

UTILITY COMPANY	
CENTURYLINK	COMMUNICATIONS
COX COMMUNICATION	CABLE
SOUTHWEST GAS CORPORATION	GAS
APS	POWER
WMB	IRRIGATION
ARIZONA WATER COMPANY	WATER
BUCKEYE VALLEY DISTRICT	SEWER
M.C. SHERIFF'S OFFICE	FIRE
WASTE MANAGEMENT	POLICE
	TRASH COLLECTION



REV: 1/16/2017

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
www.hilgartwilson.com
2141 E. HIGHLAND AVE. STE. 250 | P: 602-490-0535 | F: 602-368-2436
PHOENIX, AZ 85018

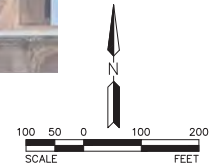
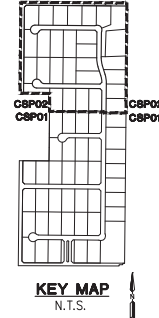
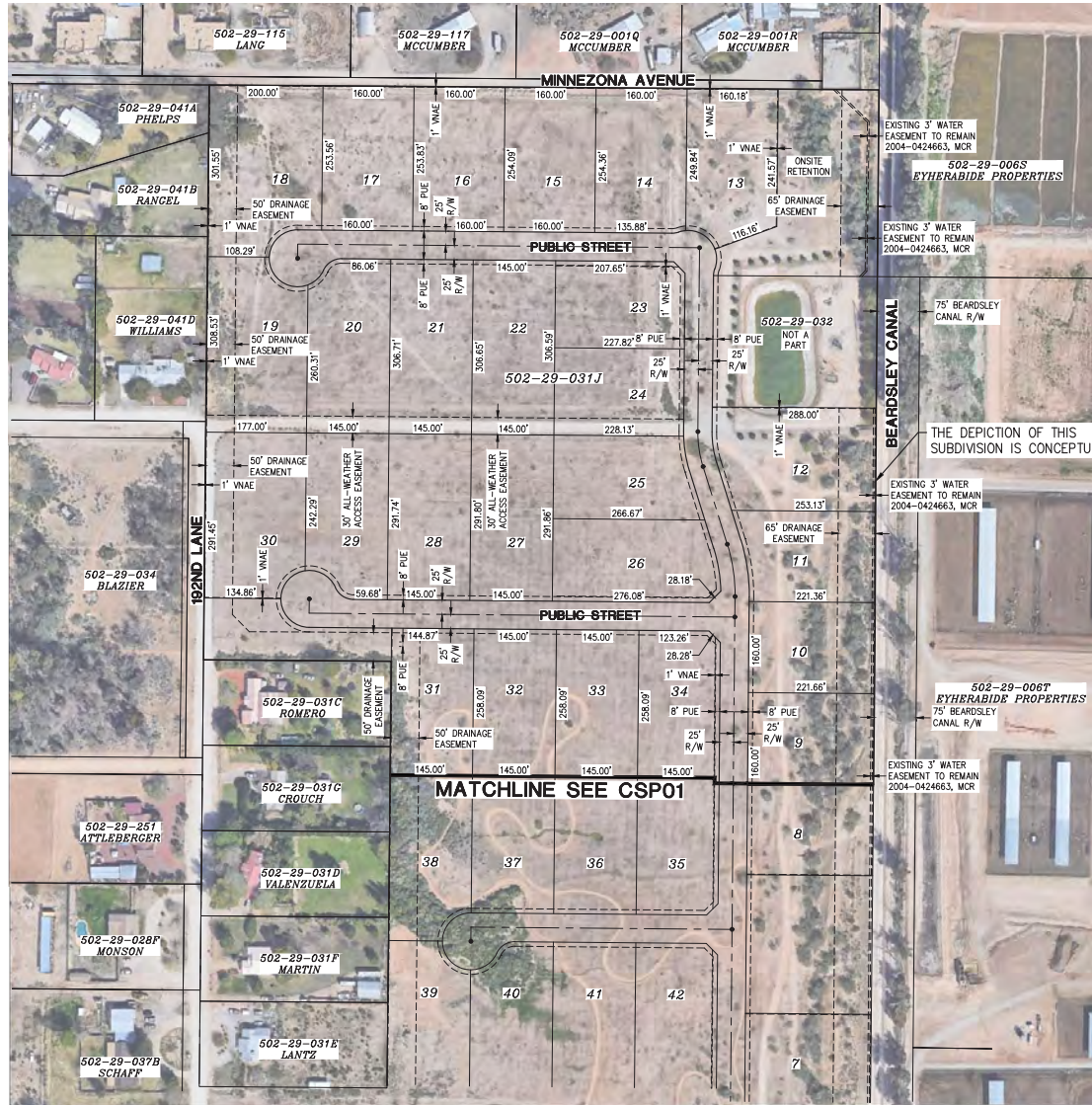


MONTHOFER (#2017048)
INDIAN SCHOOL ROAD & 192ND LANE
MARICOPA COUNTY, ARIZONA
CONCEPTUAL SITE PLAN

PROJ. NO.:	1907
DATE:	MAY 2017
SCALE:	1"=100'
DRAWN BY:	HW
DESIGNED BY:	HW
APPROVED:	ZH
DWG. NO.	
CSP01	
SHT.	1 OF 2

Copyright, Hilgartwilson, 2017. This plan document set is the sole property of Hilgartwilson. No alterations to these plans, other than adding or deleting information, are allowed by anyone other than authorized Hilgartwilson employees.

DIMENSION LOT LAYOUT



THE DEPICTION OF THIS SUBDIVISION IS CONCEPTUAL

Copyright, HILGARTWILSON, 2017. - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.

REV:	
 HILGARTWILSON ENGINEER PLAN SURVEY MANAGE 2141 E. HIGHLAND AVE. STE. 200 P: 602-490-0035 F: 602-268-2436 PHOENIX, AZ 85026 www.hilgartwilson.com	
MONTHOFER (#2017048) INDIAN SCHOOL ROAD & 192ND LANE MARICOPA COUNTY, ARIZONA	
CONCEPTUAL SITE PLAN	
PROJ. NO.: 1807 DATE: MAY 2017 SCALE: 1"=100' DWG. NO.: DRAWN: HW DESIGNED: HW APPROVED: ZH	SHT. 2 OF 3 CSP02 ZONING CASE #2017048