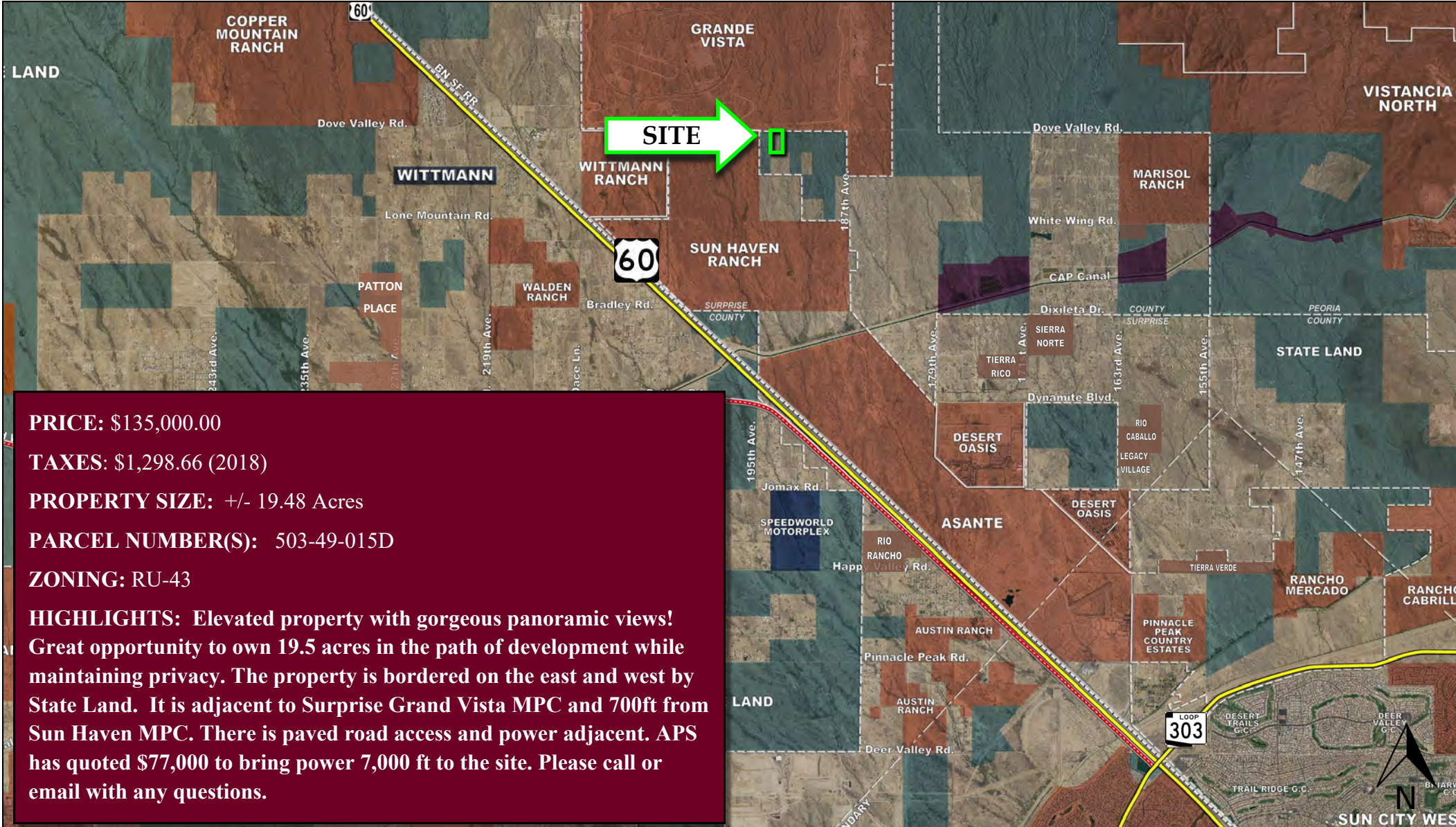


195TH AVENUE & DOVE VALLEY ROAD

SURPRISE, ARIZONA



PRICE: \$135,000.00

TAXES: \$1,298.66 (2018)

PROPERTY SIZE: +/- 19.48 Acres

PARCEL NUMBER(S): 503-49-015D

ZONING: RU-43

HIGHLIGHTS: Elevated property with gorgeous panoramic views! Great opportunity to own 19.5 acres in the path of development while maintaining privacy. The property is bordered on the east and west by State Land. It is adjacent to Surprise Grand Vista MPC and 700ft from Sun Haven MPC. There is paved road access and power adjacent. APS has quoted \$77,000 to bring power 7,000 ft to the site. Please call or email with any questions.



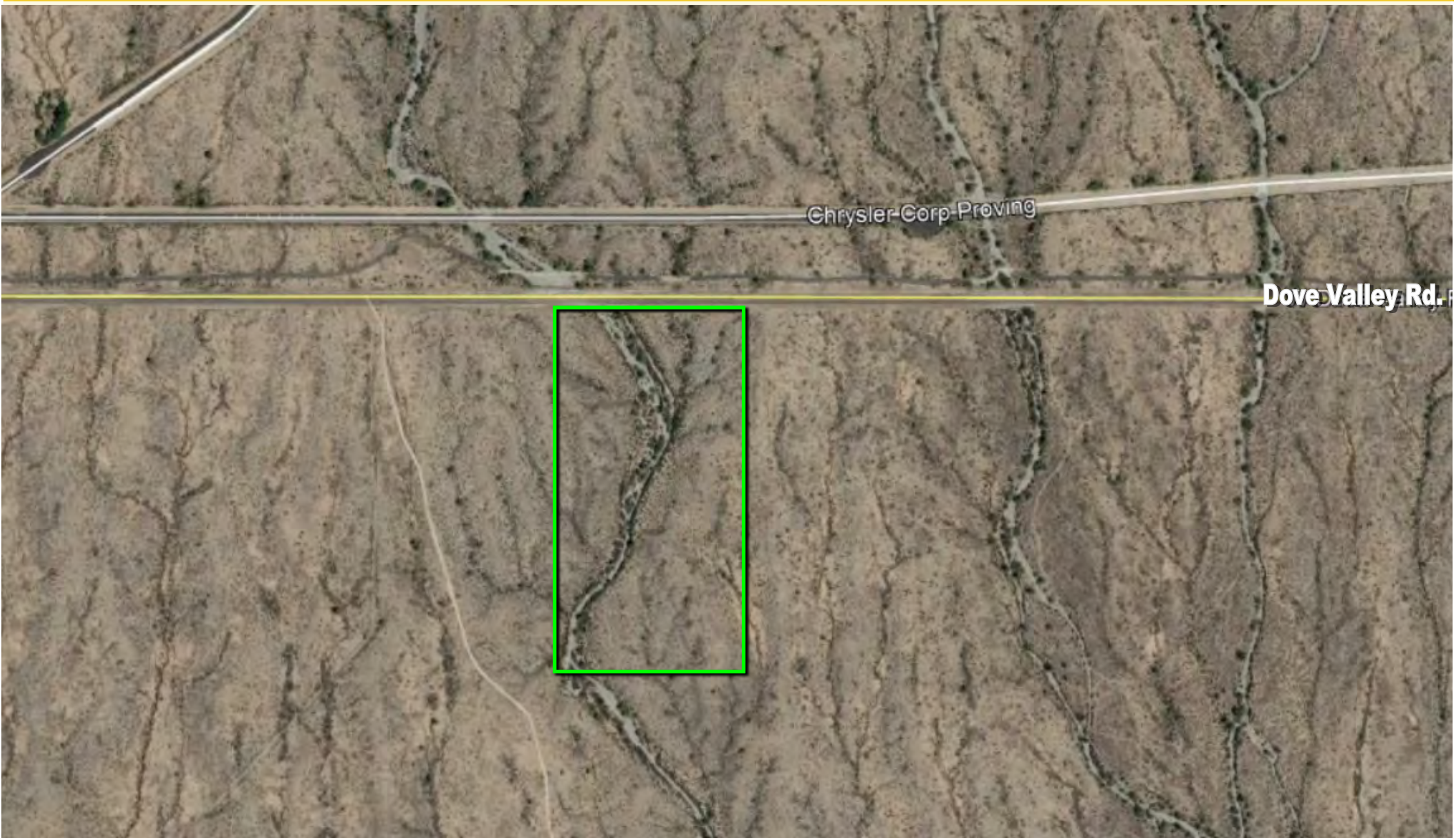
SCOTT TRUITT - DESIGNATED BROKER
8040 E MORGAN TRAIL, SUITE 22
SCOTTSDALE, AZ 85258

TRUITT@WESTERNLANDCO.NET

OFFICE: 623-977-4900
MOBILE: 602-622-9099
FAX: 888-901-4243

195TH AVENUE & DOVE VALLEY ROAD

SURPRISE, ARIZONA

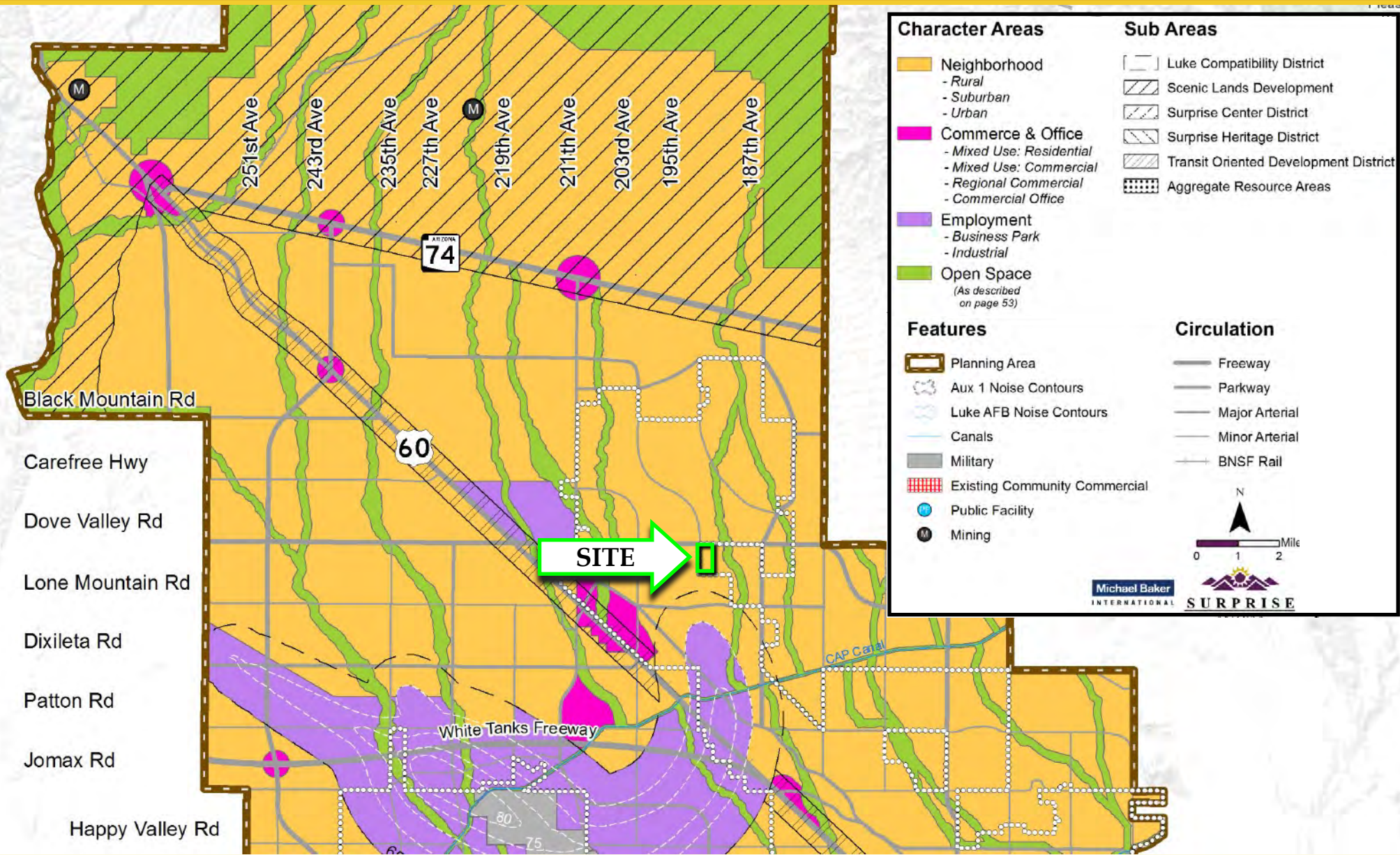


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CITY OF SURPRISE GENERAL PLAN 2035 LAND USE MAP



Character Areas	Sub Areas
<ul style="list-style-type: none"> Neighborhood <ul style="list-style-type: none"> - Rural - Suburban - Urban Commerce & Office <ul style="list-style-type: none"> - Mixed Use: Residential - Mixed Use: Commercial - Regional Commercial - Commercial Office Employment <ul style="list-style-type: none"> - Business Park - Industrial Open Space <i>(As described on page 53)</i> 	<ul style="list-style-type: none"> Luke Compatibility District Scenic Lands Development Surprise Center District Surprise Heritage District Transit Oriented Development District Aggregate Resource Areas
Features	Circulation
<ul style="list-style-type: none"> Planning Area Aux 1 Noise Contours Luke AFB Noise Contours Canals Military Existing Community Commercial Public Facility Mining 	<ul style="list-style-type: none"> Freeway Parkway Major Arterial Minor Arterial BNSF Rail






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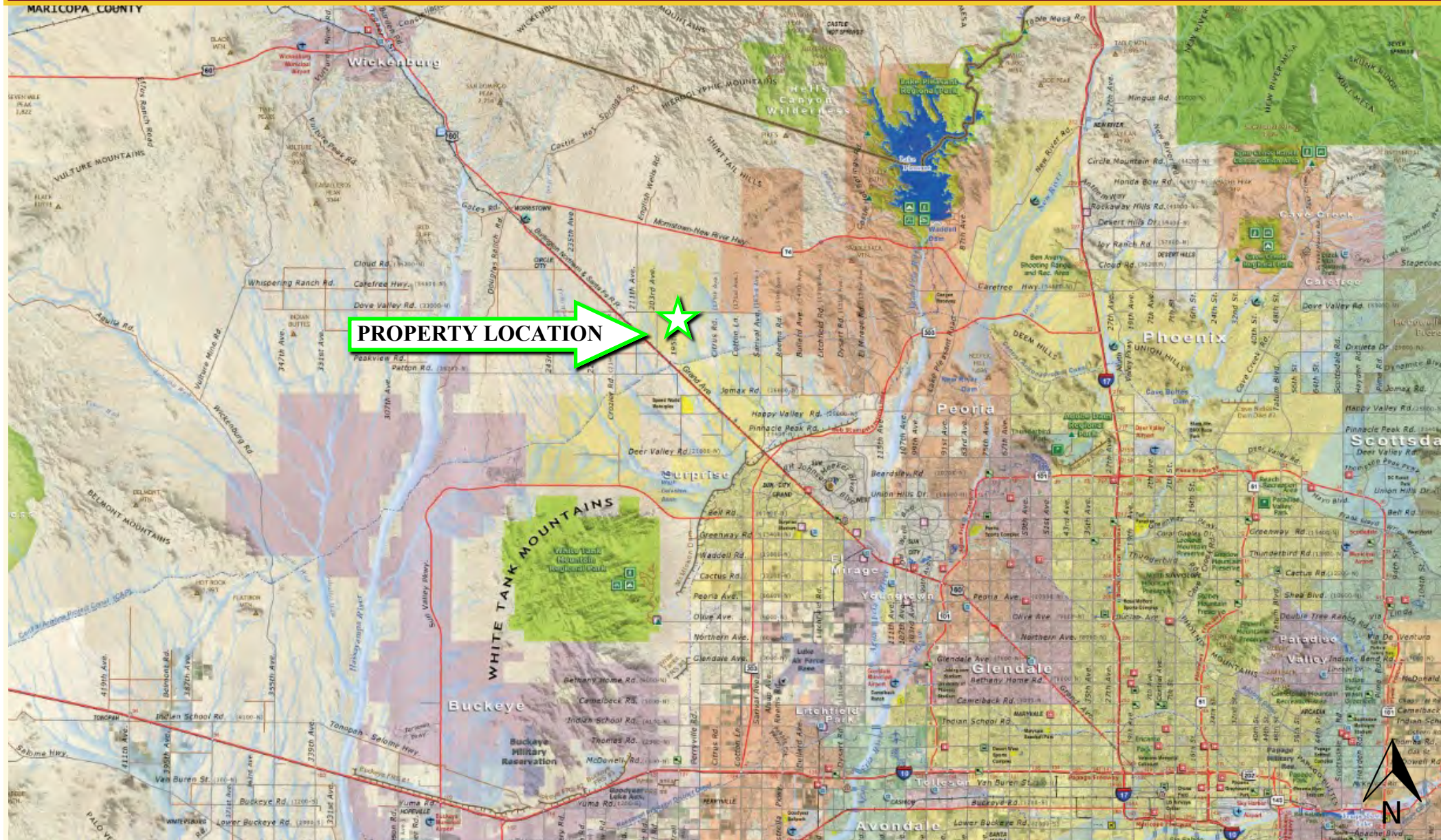
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Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

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