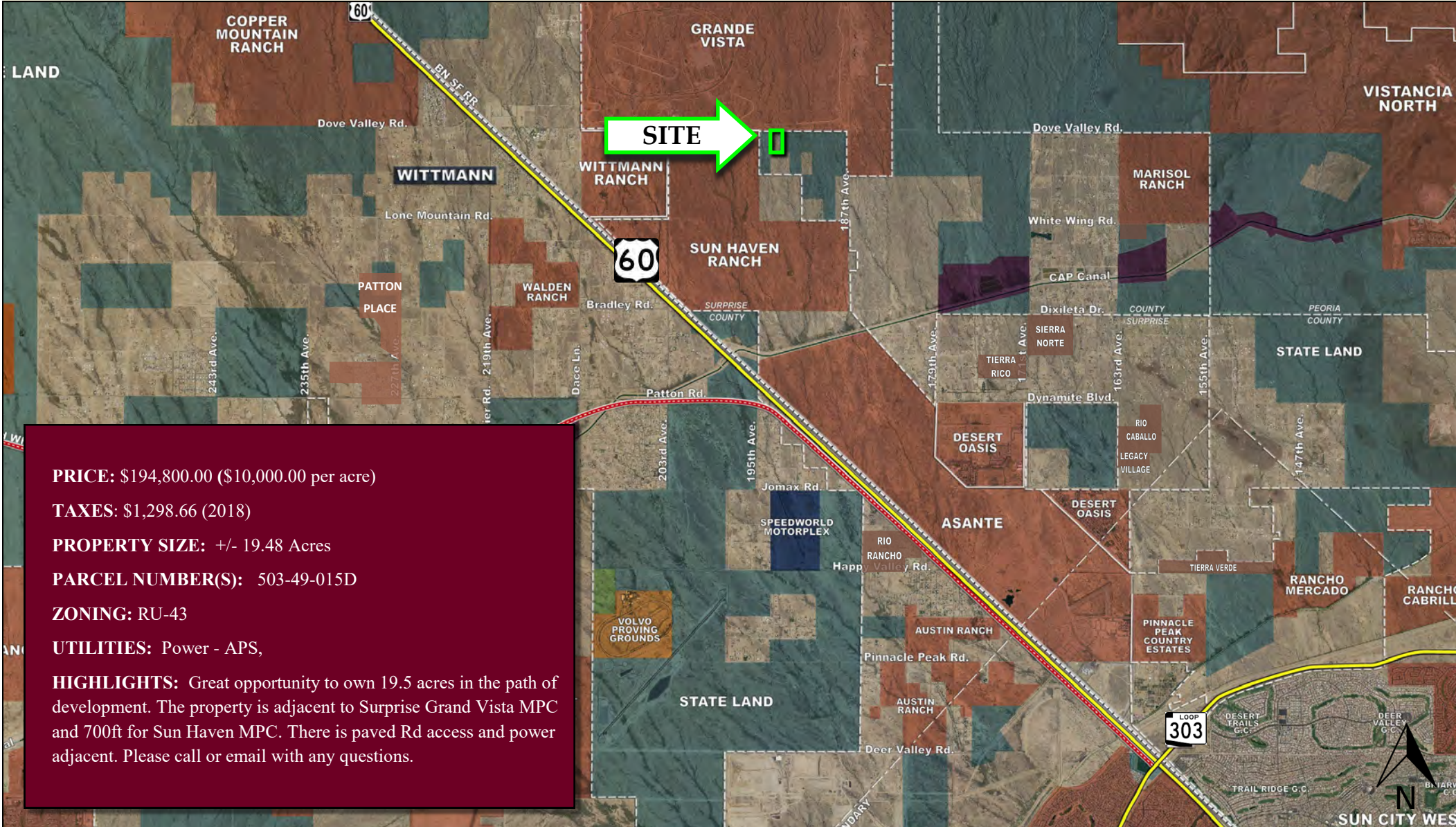


195TH AVENUE & DOVE VALLEY ROAD

SURPRISE, ARIZONA



PRICE: \$194,800.00 (\$10,000.00 per acre)

TAXES: \$1,298.66 (2018)

PROPERTY SIZE: +/- 19.48 Acres

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

ZONING: RU-43

UTILITIES: Power - APS,

HIGHLIGHTS: Great opportunity to own 19.5 acres in the path of development. The property is adjacent to Surprise Grand Vista MPC and 700ft for Sun Haven MPC. There is paved Rd access and power adjacent. Please call or email with any questions.



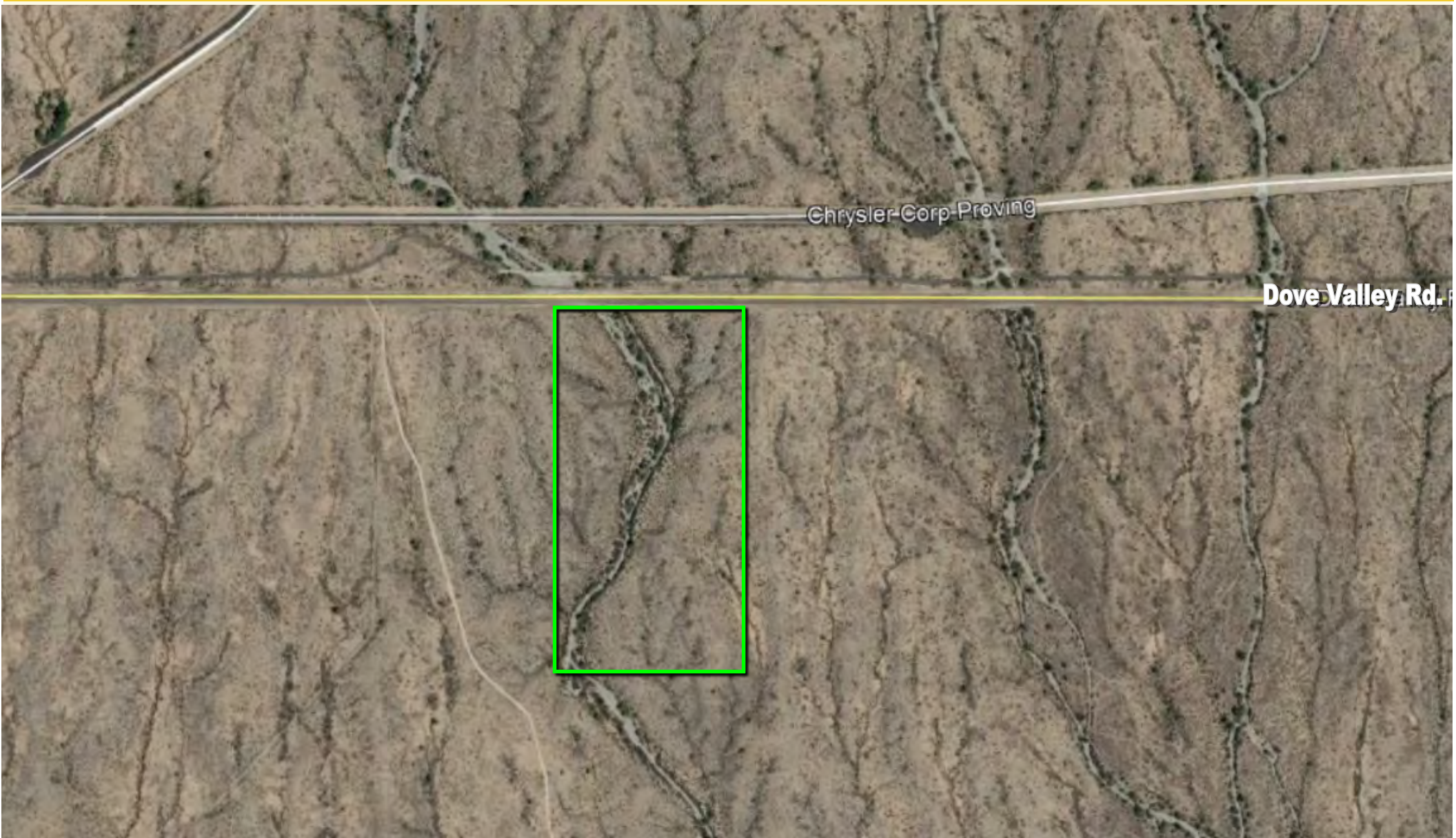
SCOTT TRUITT - DESIGNATED BROKER
2711 EAST INDIAN SCHOOL ROAD SUITE 205
PHOENIX, ARIZONA 85016

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

TRUITT@WESTERNLANDCO.NET

195TH AVENUE & DOVE VALLEY ROAD

SURPRISE, ARIZONA

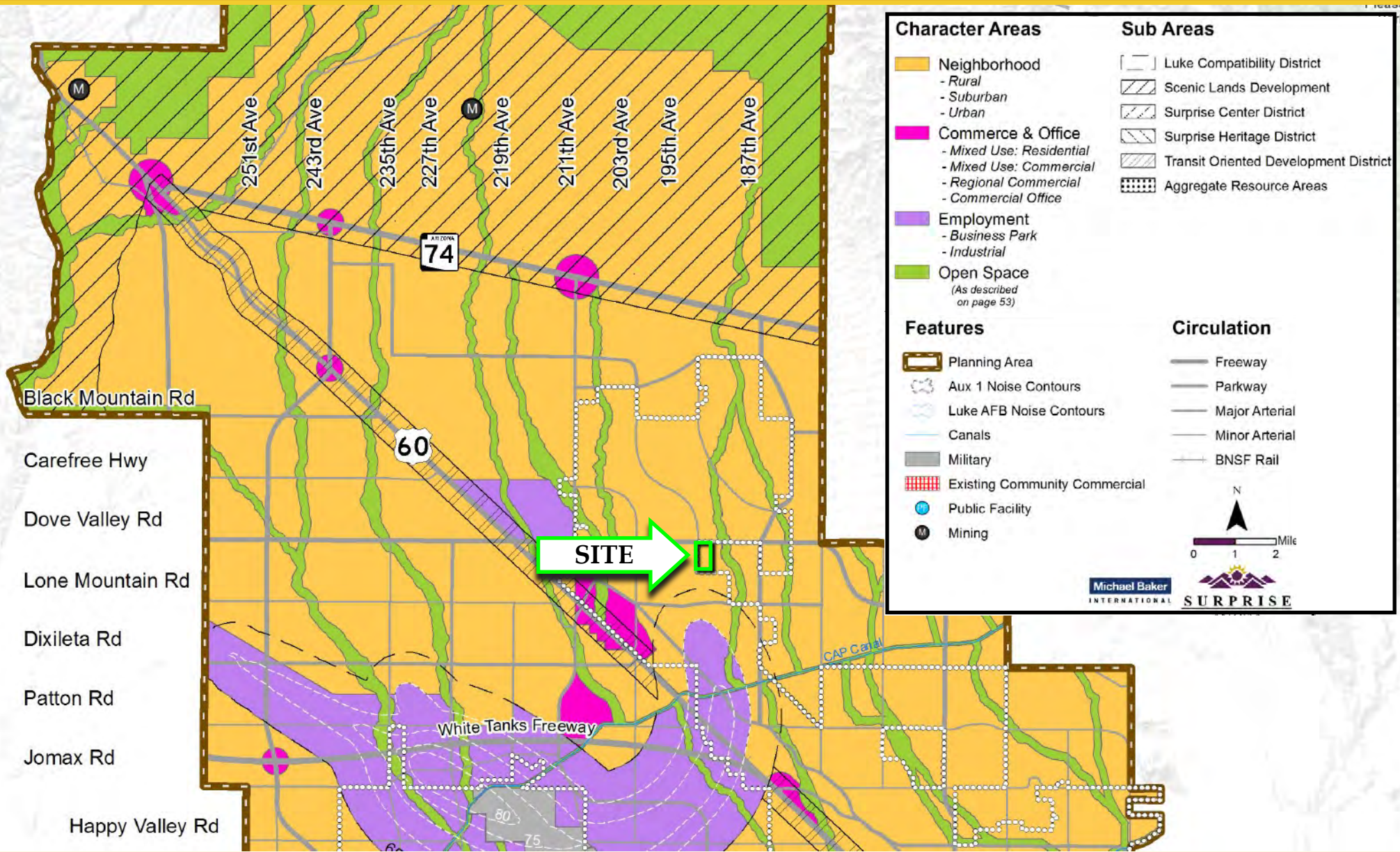


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CITY OF SURPRISE GENERAL PLAN 2035 LAND USE MAP



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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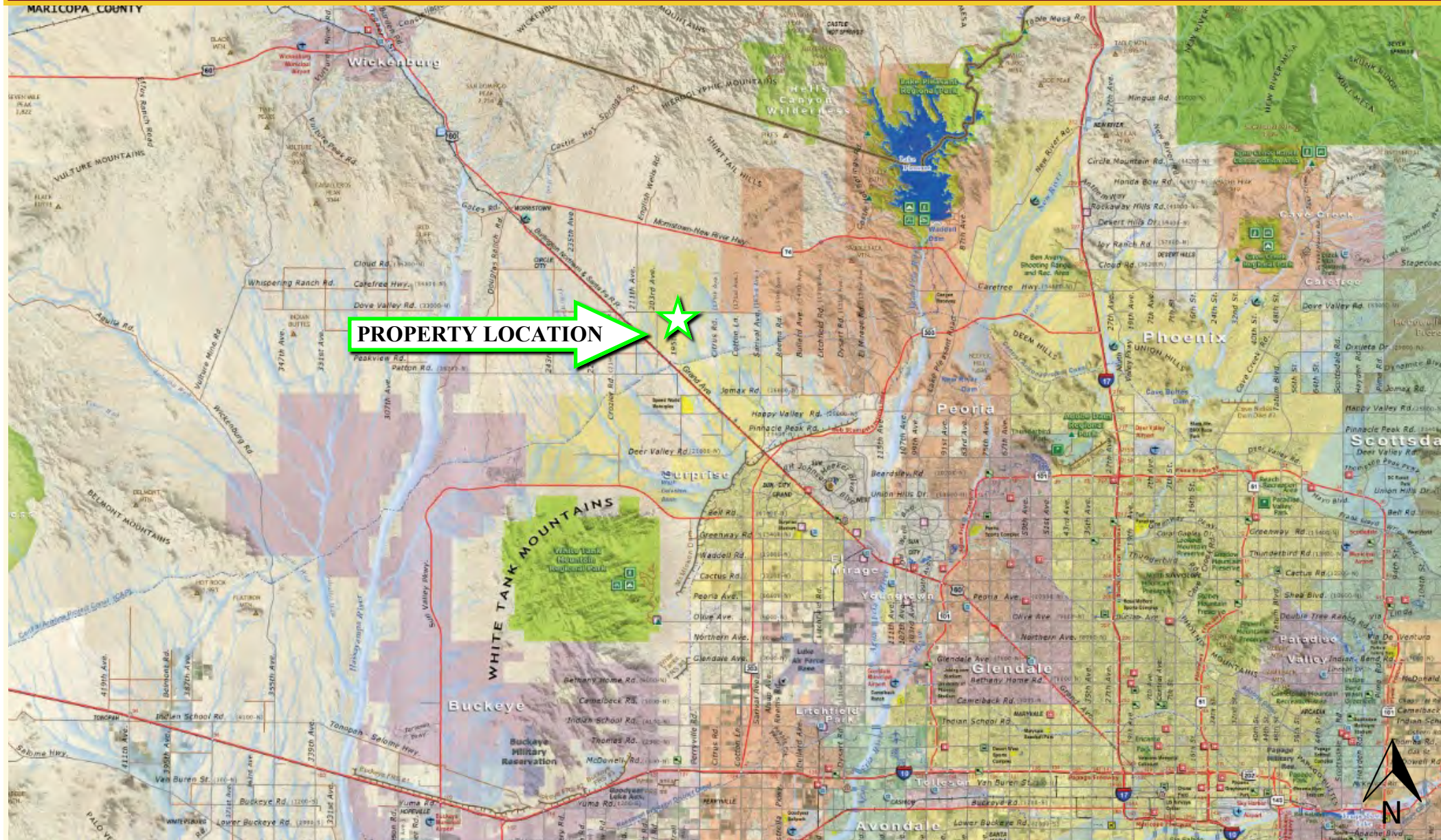
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195TH AVENUE & DOVE VALLEY ROAD

SURPRISE, ARIZONA



PROPERTY LOCATION

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