## E/SEC DOBBINS ROAD & 19TH AVENUE EXCLUSIVE LISTING | PHOENIX, ARIZONA

**LOCATION** Property is located E/SEC of Dobbins Road and 19th Avenue in Phoenix, Arizona.

**SIZE** ±39 acres

**PRICE** Submit - Seller to allow time for entitlements

PARCELS 300-52-001, 300-52-004T, 300-52-004U and 300-52-004S

**ZONING** R1-10 It is expected that Buyer will rezone to allow for a higher density

IMPACT FEE \$10,078 (Laveen East)

#### COMMENTS

- Nestled near the base of South Mountain, the largest municipal park in the nation.
- Easy access to Downtown Phoenix, Sky Harbor International Airport, Arizona State University and the Southeast Valley.



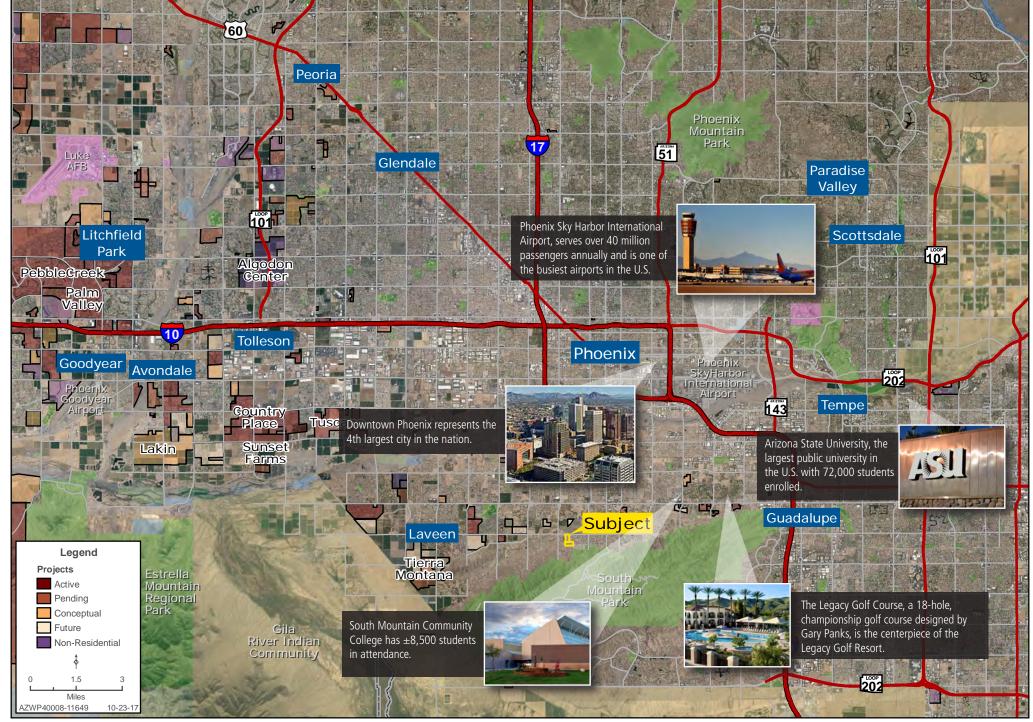
**Bret Rinehart** | brinehart@landadvisors.com **Ryan Semro** | rsemro@landadvisors.com **Greg Vogel** | gvogel@landadvisors.com 4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com The information contained herein is from sources deemed reliable. 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. AZWP40008-11.2.17



### **REGIONAL MAP**

Ryan Semro | Bret Rinehart | Ben Heglie | 480.483.8100 | www.landadvisors.com



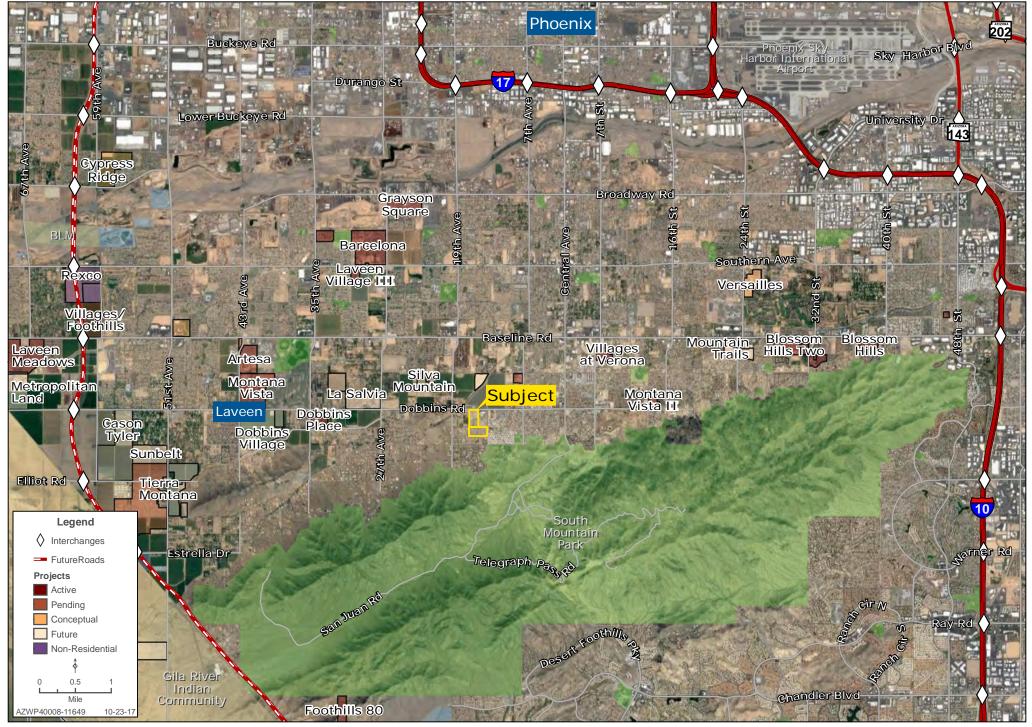


While the Land Advisors® Organization makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2017The Land Advisors Organization. All rights reserved.

### SURROUNDING DEVELOPMENT MAP

Ryan Semro | Bret Rinehart | Ben Heglie | 480.483.8100 | www.landadvisors.com

# Land Advisors®

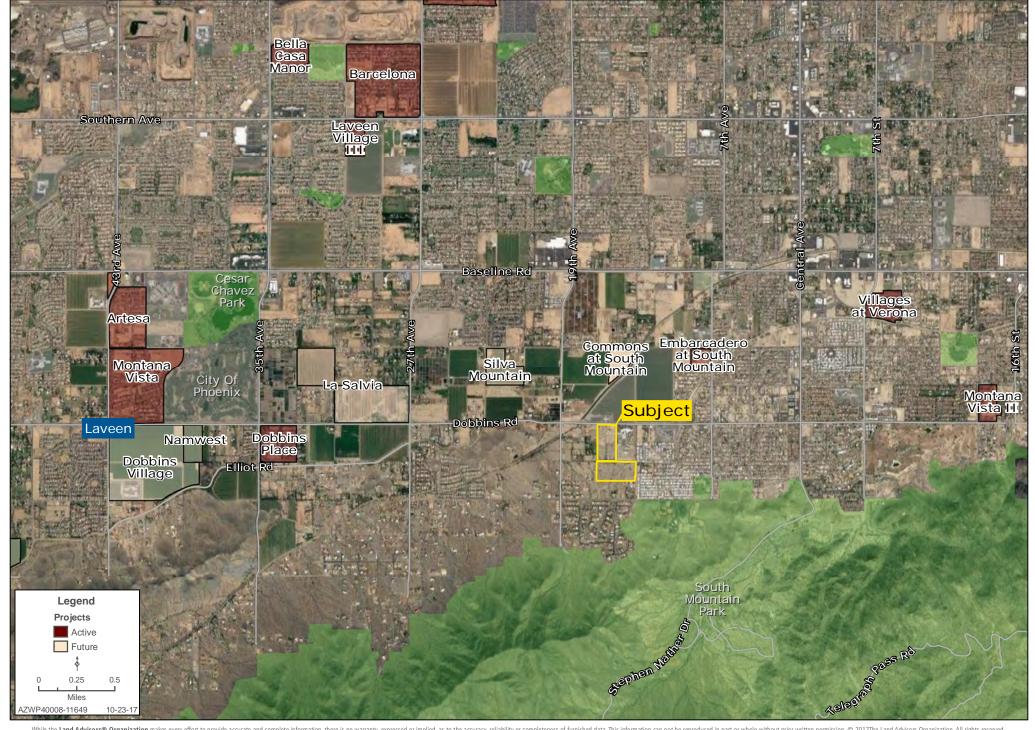


While the Land Advisors® Organization makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2017 The Land Advisors Organization. All rights reserved.

#### **SURROUNDING AREA MAP**

Ryan Semro | Bret Rinehart | Ben Heglie | 480.483.8100 | www.landadvisors.com





While the Land Advisors® Organization makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2017The Land Advisors Organization. All rights reserved.

### **PROPERTY DETAIL MAP**

Ryan Semro | Bret Rinehart | Ben Heglie | 480.483.8100 | www.landadvisors.com





While the Land Advisors® Organization makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2017 The Land Advisors Organization. All rights reserved.