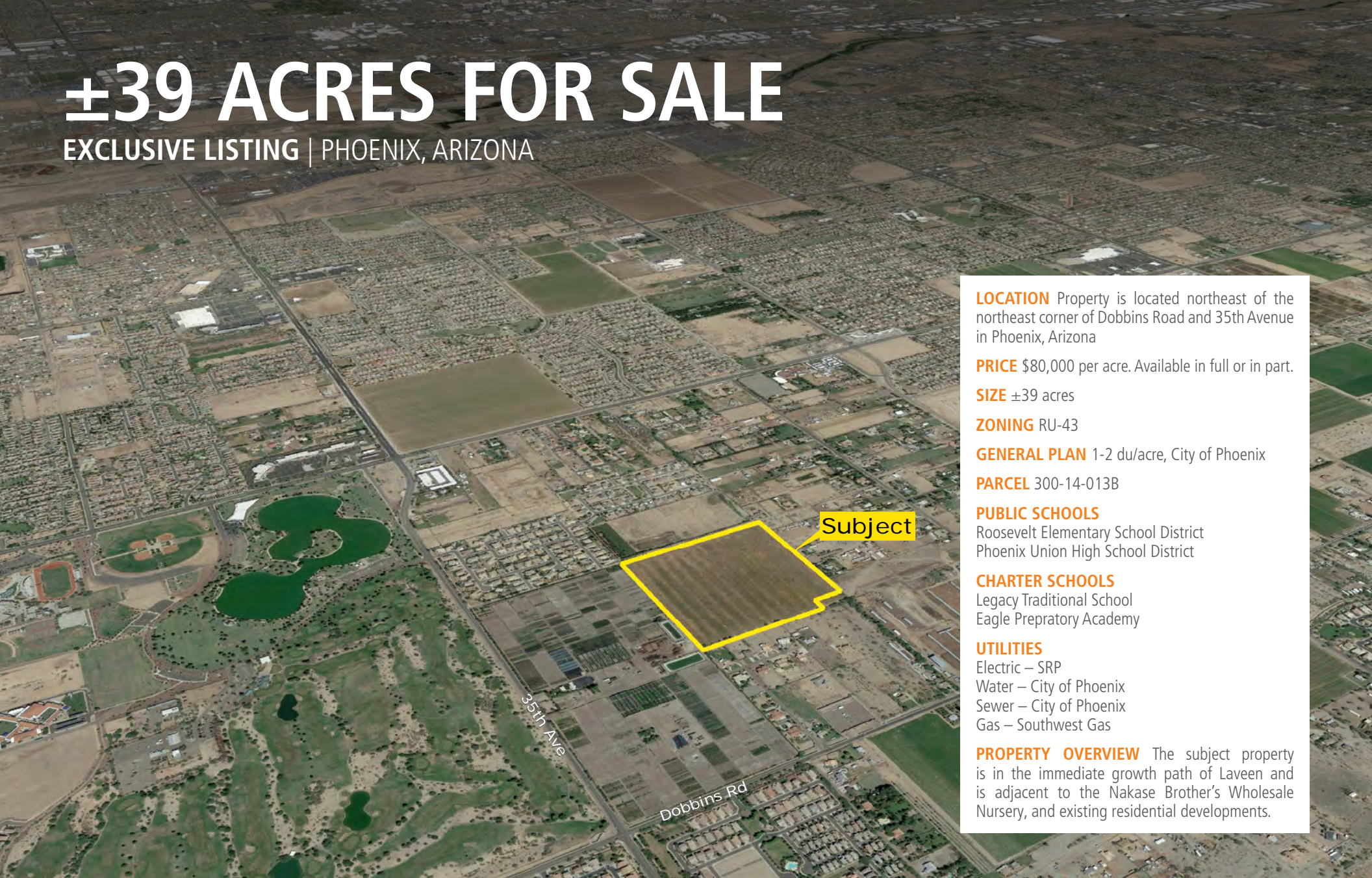


±39 ACRES FOR SALE

EXCLUSIVE LISTING | PHOENIX, ARIZONA



LOCATION Property is located northeast of the northeast corner of Dobbins Road and 35th Avenue in Phoenix, Arizona

PRICE \$80,000 per acre. Available in full or in part.

SIZE ±39 acres

ZONING RU-43

GENERAL PLAN 1-2 du/acre, City of Phoenix

PARCEL 300-14-013B

PUBLIC SCHOOLS

Roosevelt Elementary School District
Phoenix Union High School District

CHARTER SCHOOLS

Legacy Traditional School
Eagle Preparatory Academy

UTILITIES

Electric – SRP
Water – City of Phoenix
Sewer – City of Phoenix
Gas – Southwest Gas

PROPERTY OVERVIEW The subject property is in the immediate growth path of Laveen and is adjacent to the Nakase Brother's Wholesale Nursery, and existing residential developments.

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. AZMaricopaWestPhoenix128348-11.15.17



NE NEC 35TH AVE & DOBBINS RD PROPERTY DETAIL MAP

Greg Vogel | Waseem Hamadeh | 480.483.8100 | www.landadvisors.com



0 250 500
Feet
128348-21706 05-17-17

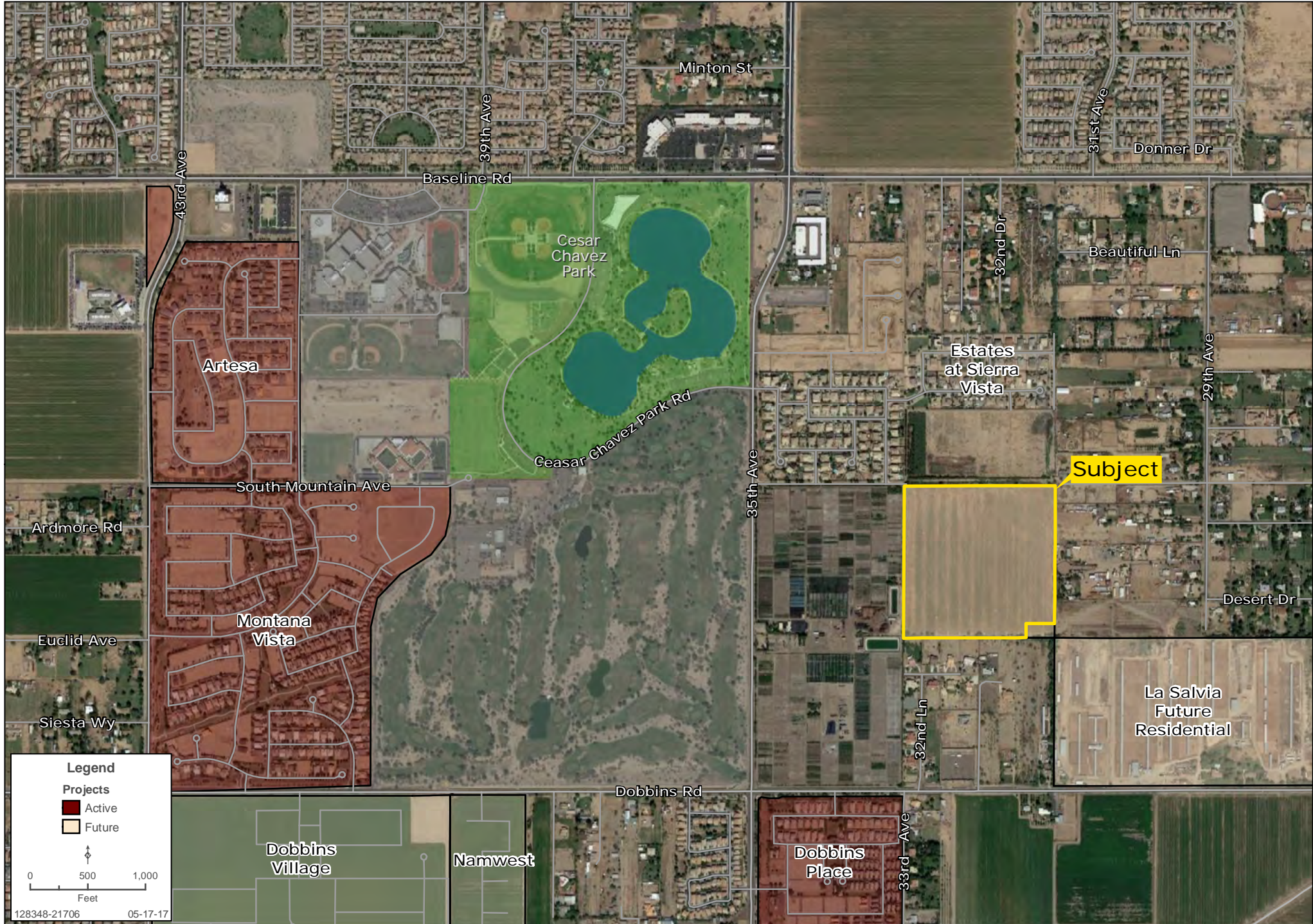
NE NEC 35TH AVE & DOBBINS RD PROPERTY DETAIL MAP

Greg Vogel | Waseem Hamadeh | 480.483.8100 | www.landadvisors.com



NE NEC 35TH AVE & DOBBINS RD SURROUNDING AREA MAP

Greg Vogel | Waseem Hamadeh | 480.483.8100 | www.landadvisors.com



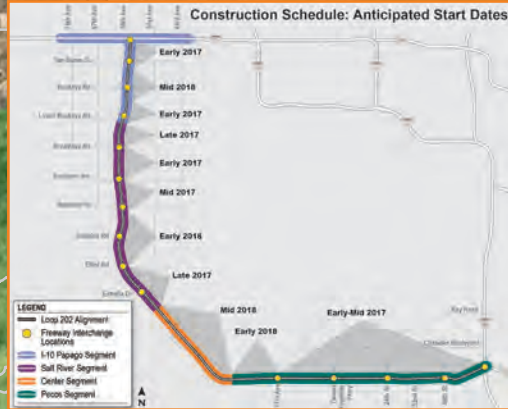
NE NEC 35TH AVE & DOBBINS RD SURROUNDING DEVELOPMENT MAP



The Loop 202 (South Mountain Freeway) will add 22 miles of freeway to the existing Phoenix metropolitan transportation system. The freeway will connect the east and west valley while providing much needed relief to existing freeway corridors and local street.

Preliminary construction of the South Mountain Freeway began in September 2016 with improvements to the I-10/Loop 202 (Santan Freeway) interchange, including extending Loop 202 HOV lanes and widening the shoulders to Pecos Road near 48th Street.

Major construction of the 22-mile freeway project began in early 2017 in the I-10 Papago, Salt River and Pecos segments. The Freeway is scheduled to be completed by late 2019. [Click here to visit the segment pages for detailed construction information.](#)



NE NEC 35TH AVE & DOBBINS RD REGIONAL MAP

Greg Vogel | Waseem Hamadeh | 480.483.8100 | www.landadvisors.com

