

# GOLDIE BROWN PINNACLE PEAK RANCH

EXCLUSIVE LISTING | SCOTTSDALE, ARIZONA

This offering includes two rare  $\pm 5$  acre luxury home parcels in premier North Scottsdale. The two parcels are accessed from 114th Street and are just quarter mile south of Dynamite Blvd. With proximity to utilities and everyday conveniences, these lots are ideal for new custom homes. An added luxury these parcels benefit from is the 35,000 acre McDowell Sonoran Preserve which is just three quarters of a mile east of the property, providing views of Four Peaks, McDowell Mountains, Tom's Thumb, Troon Mountain, and the majestic Mazatzal Mountain Range. The area is rapidly developing with both custom and production builders absorbing land and severely limiting the supply of these larger private parcels.

**LOCATION** The property is located at the SEC Oberlin Way and 115th Street in Scottsdale, Arizona

**SIZE**  $\pm 10$  acres (Two  $\pm 5$  acre lots)

**PRICE** \$1,000,000 (\$500,000/lot) - Available in full or part

**ZONING** R1-190

**PARCELS** 216-79-011D, 216-79-011E

**HOA** No HOA

**UTILITIES**

Water – City of Scottsdale    Power – APS  
Sewer – Septic                      Gas – Southwest Gas

**SCHOOLS** Cave Creek Unified School District

Desert Sun Academy, Sonoran Trails Middle School, Cactus Shadows High School



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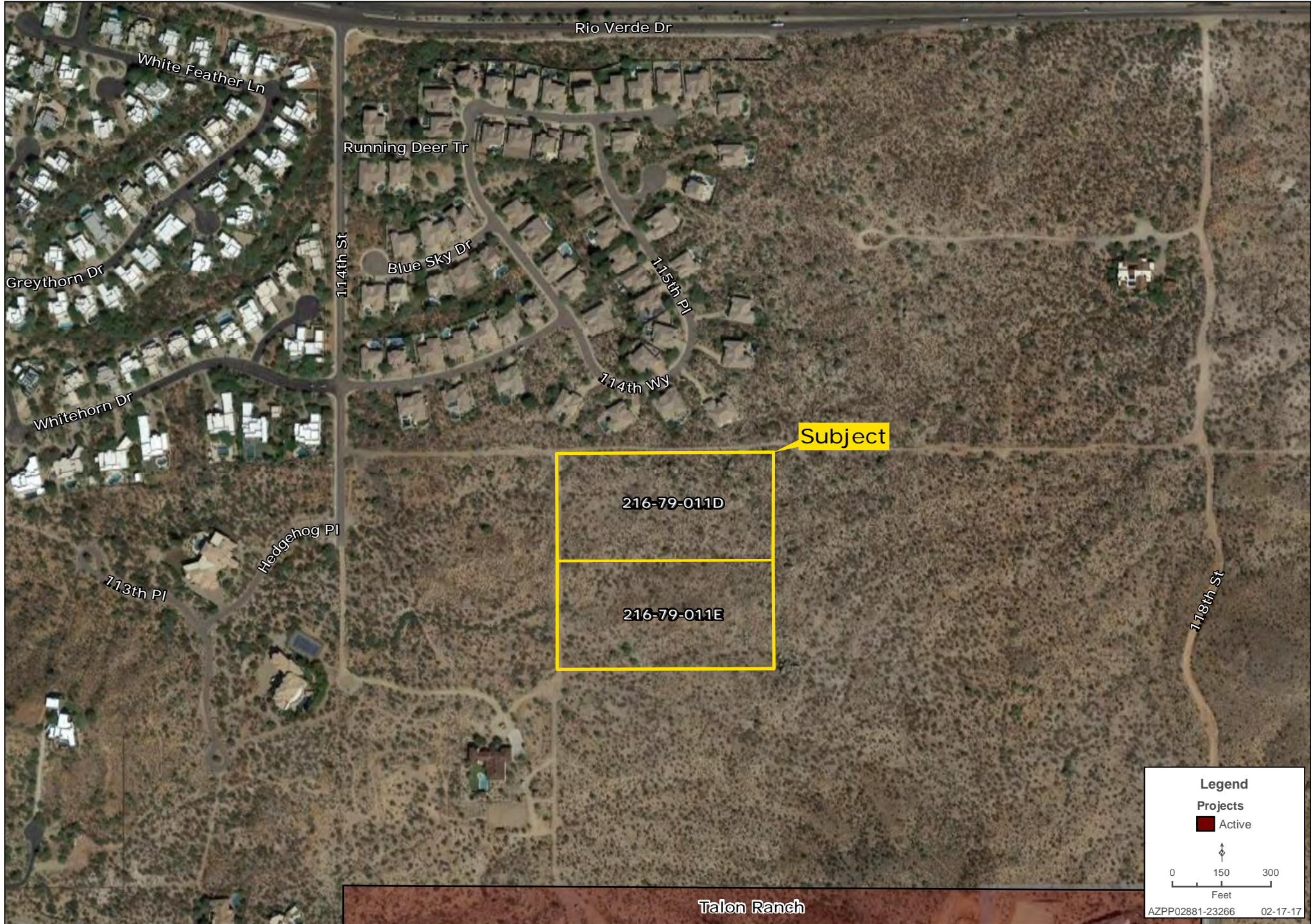
The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZPP02881-9.13.17





# 115TH & OBERLIN WAY PROPERTY DETAIL MAP

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# 115TH & OBERLIN WAY CONTOUR MAP

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# 115TH & OBERLIN WAY OBLIQUE MAP

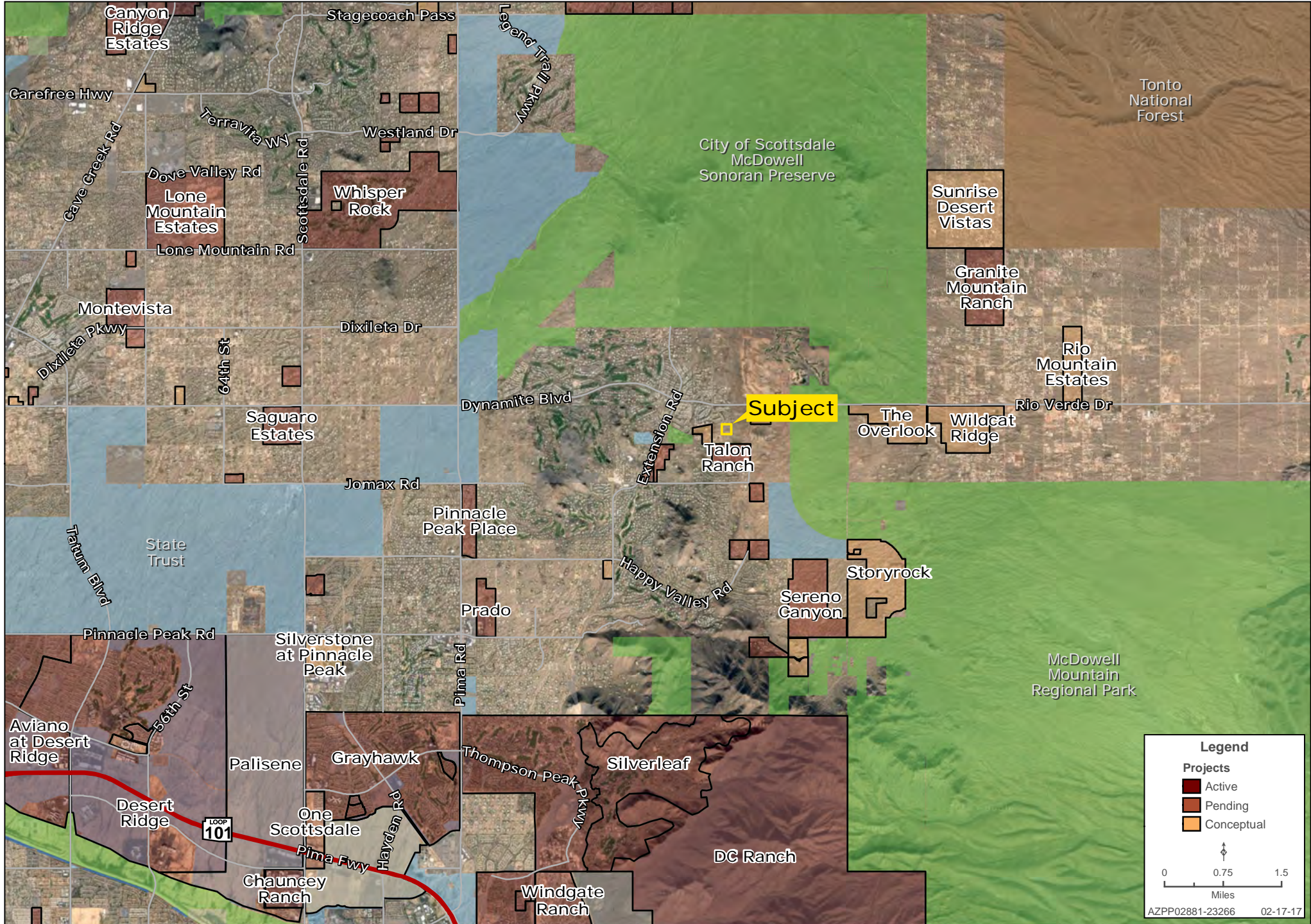
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# 115TH & OBERLIN WAY SURROUNDING DEVELOPMENT MAP

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**Legend**

**Projects**

- Active
- Pending
- Conceptual

0 0.75 1.5  
Miles

AZPP02881-23266 02-17-17



# PROPERTY PHOTOS

