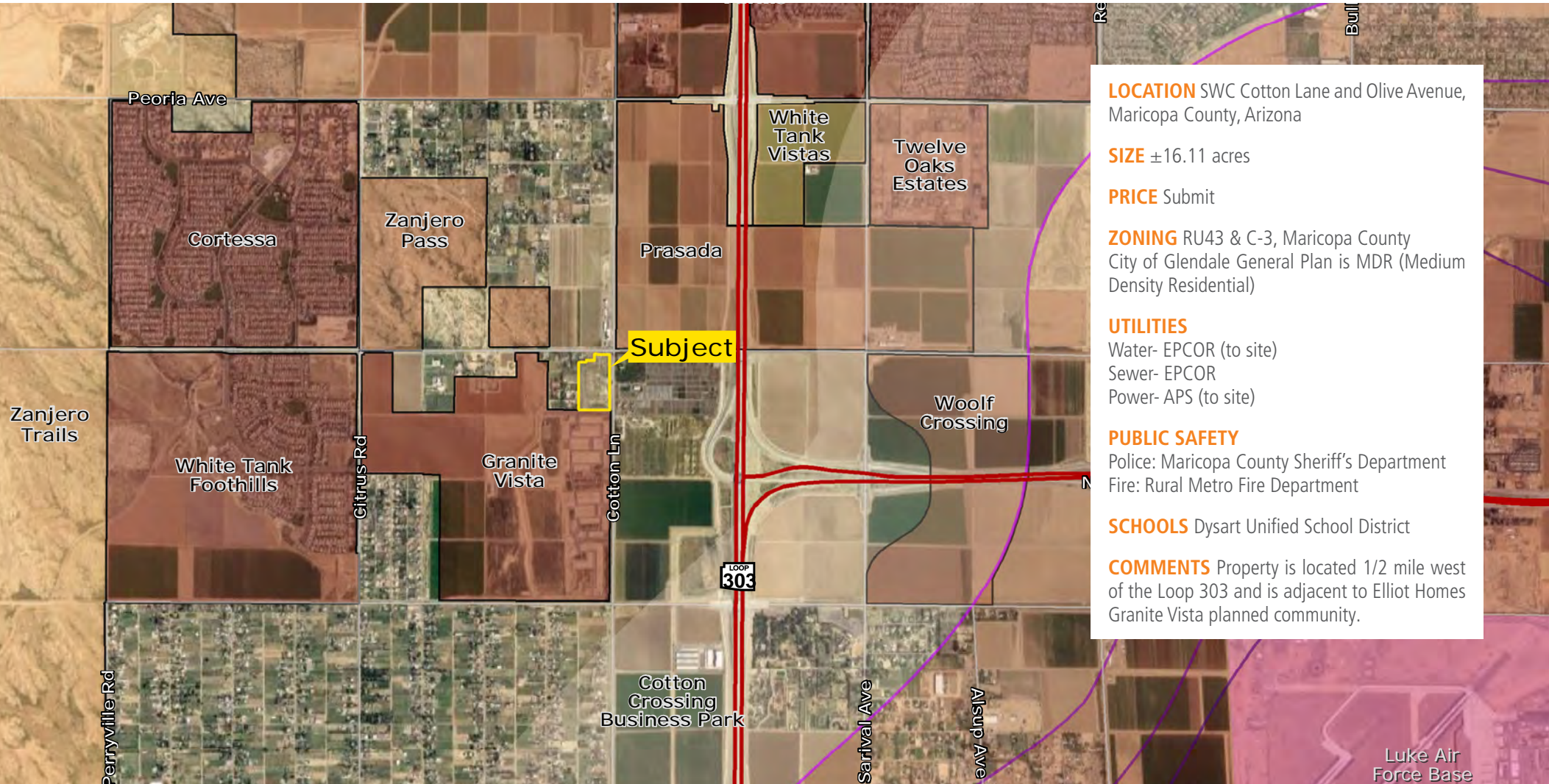


RESIDENTIAL LAND FOR SALE

MARICOPA COUNTY, ARIZONA



LOCATION SWC Cotton Lane and Olive Avenue, Maricopa County, Arizona

SIZE ±16.11 acres

PRICE Submit

ZONING RU43 & C-3, Maricopa County
City of Glendale General Plan is MDR (Medium Density Residential)

UTILITIES

Water- EPCOR (to site)
Sewer- EPCOR
Power- APS (to site)

PUBLIC SAFETY

Police: Maricopa County Sheriff's Department
Fire: Rural Metro Fire Department

SCHOOLS Dysart Unified School District

COMMENTS Property is located 1/2 mile west of the Loop 303 and is adjacent to Elliot Homes Granite Vista planned community.

Mike Schwab | mschwab@landadvisors.com

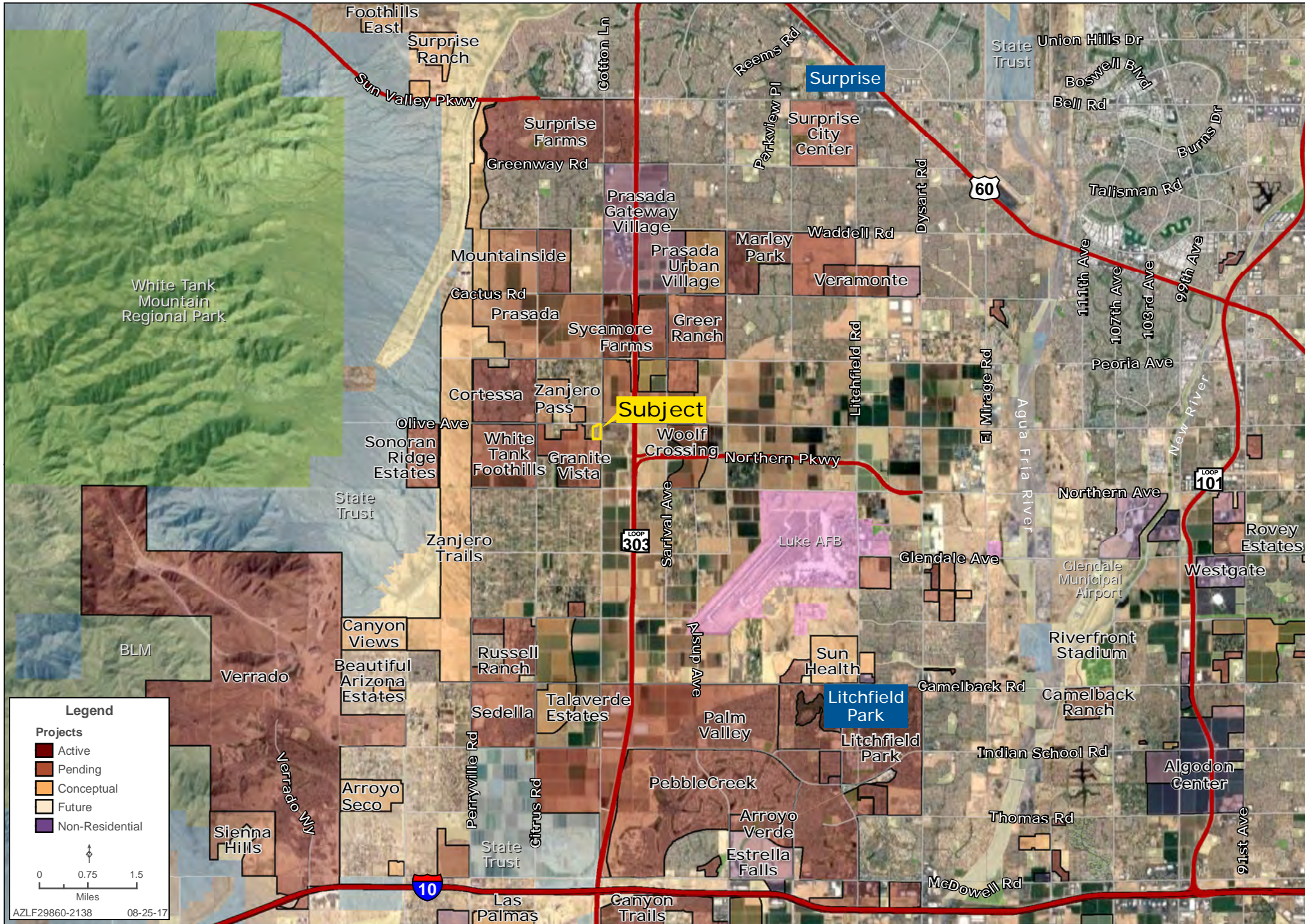
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

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. AZLF29860-8.28.17



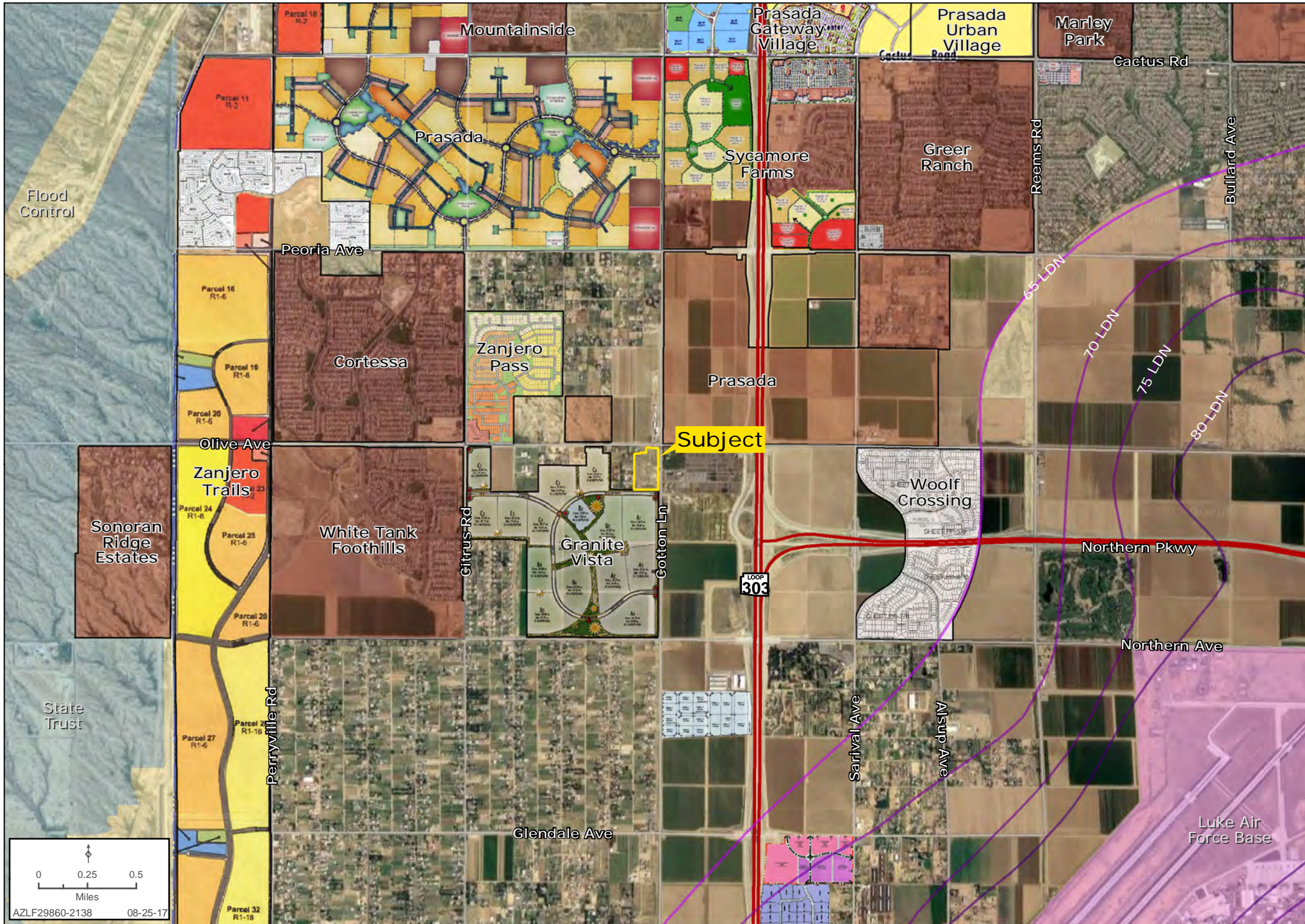
LOCALITY MAP

Mike Schwab | 480.483.8100 | www.landadvisors.com



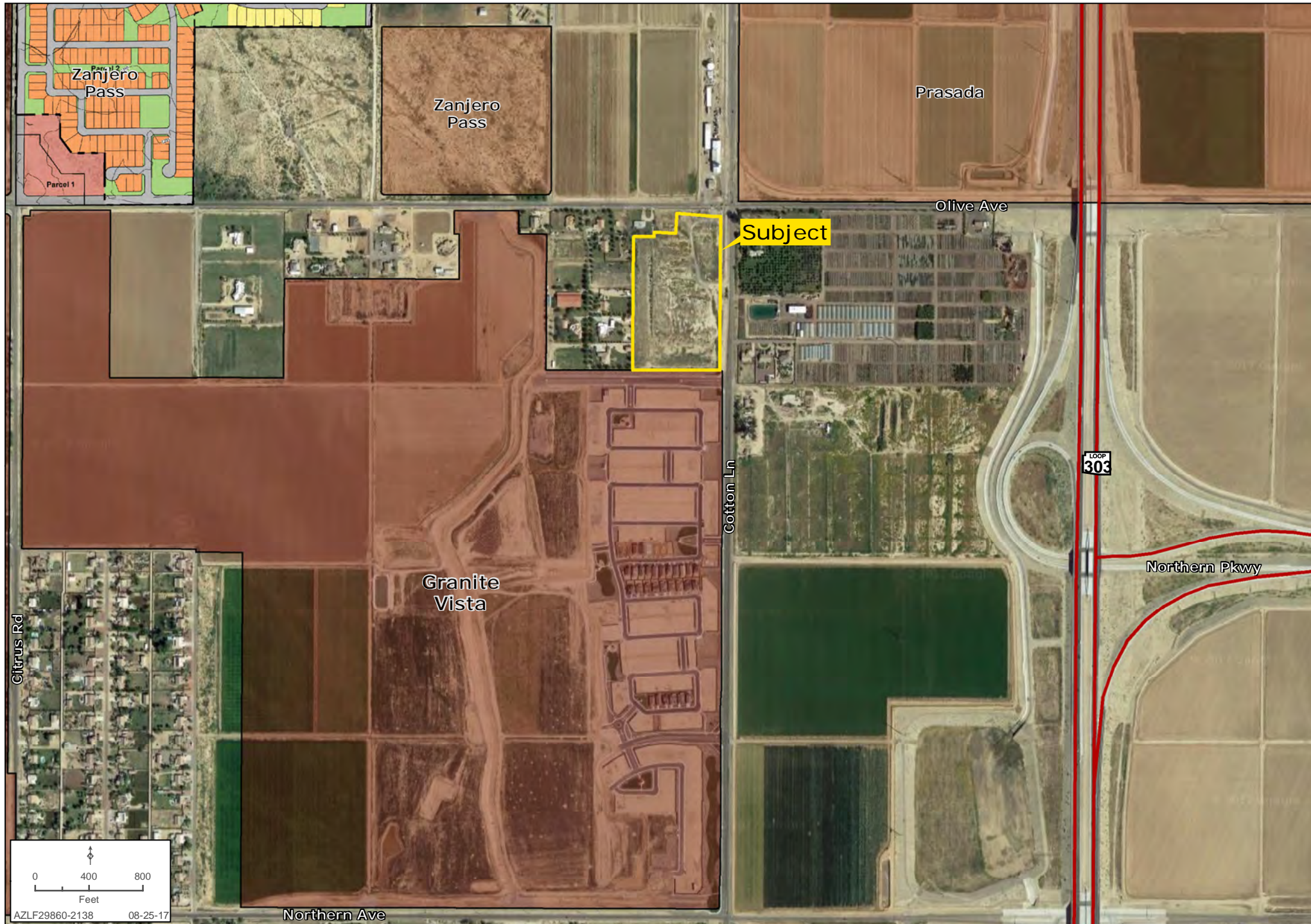
SURROUNDING AREA MAP

Mike Schwab | 480.483.8100 | www.landadvisors.com



SURROUNDING DETAIL MAP

Mike Schwab | 480.483.8100 | www.landadvisors.com



PROPERTY DETAIL MAP

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OLIVE AVENUE CORRIDOR

PROGRAM OVERVIEW Olive Avenue is a significant thoroughfare for residents and travelers in the western part of Maricopa County. With its prominent roadway connections to SR Loop 303 and SR Loop 101, traffic projects for Olive Avenue in the west valley are expected to increase over the next 20 years. MCDOT is moving forward with several projects along Olive Avenue in this area to increase capacity, improve safety and make roadway operations more efficient.



TT0497 - OLIVE AVE: CITRUS TO COTTON

This project will widen Olive Avenue between Citrus Road and Cotton Lane from two lanes to four travel lanes with a striped median to increase capacity and improve safety. An existing railroad crossing on Olive Avenue will be removed and an existing railroad crossing on Cotton Lane will be improved. The project will also realign Olive Avenue to the south to tie into the Arizona Department of Transportation's (ADOT) planned intersection with State Route Loop 303.

Status: Expected construction - Summer 2018

TT0561 - OLIVE AVENUE: SR 303 TO SARIVAL AVE

This project will widen Olive Avenue west of State Route 303 to just east of Sarival Avenue. The widened roadway will include four travel lanes with a center paved turn lane to better support regional traffic flow. The project will also install a traffic signal at the intersection of Sarival Avenue and with Olive Avenue. The intersection will be widened to provide for additional turn lanes to improve capacity at the intersection to meet future traffic demands.

Status: Expected construction: Spring 2019

TT0562 - OLIVE AVE: SARIVAL AVE TO REEMS RD

This project will widen Olive Avenue beginning east of Sarival Avenue to east of Reems Road. The widened roadway will include four travel lanes with a center paved turn lane to better support regional traffic flow. The project will also install a traffic signal at the intersection of Reems Road and with Olive Avenue. The intersection will be widened to provide for additional turn lanes to improve capacity at the intersection to meet future traffic demands.

Status: Expected construction: Winter 2020