

±9.89 ACRES FOR SALE

EXCLUSIVE LISTING | CAVE CREEK, ARIZONA

Subject

LOCATION Property is located south of the southeast corner of Cave Creek Road and School House Road in Cave Creek, Arizona

PRICE \$600,000

SIZE ±9.89 acres

ZONING DR – 89 (Desert Rural, 1 unit per 89,000 square feet of land)

PARCELS 216-29-008, 216-29-012

SCHOOLS Cave Creek Unified School District (CCUSD 93)

UTILITIES No utilities to site at this time

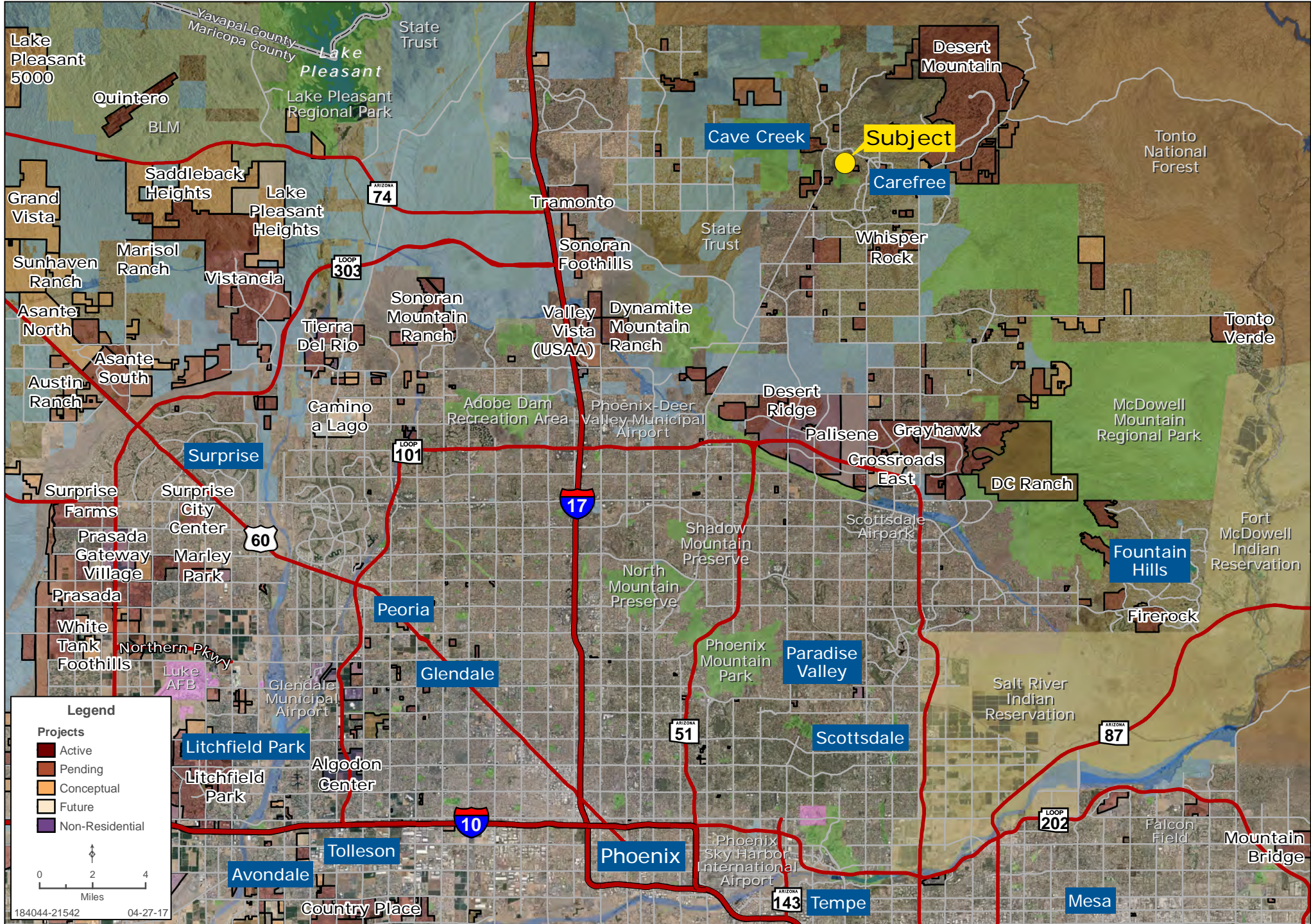
PROPERTY OVERVIEW Situated on the north side of Black Mountain, this property features expansive views over Downtown Cave Creek toward Spur Cross Ranch. Under the current zoning the property has the potential to be split into a total of four ±2.04 acre lots. A recorded easement through the properties to the east will provide future access to the site (see page 6).

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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. AZMaricopa184044-4.27.17

5 SEC CAVE CREEK RD & SCHOOL HOUSE RD REGIONAL MAP

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Legend

Projects

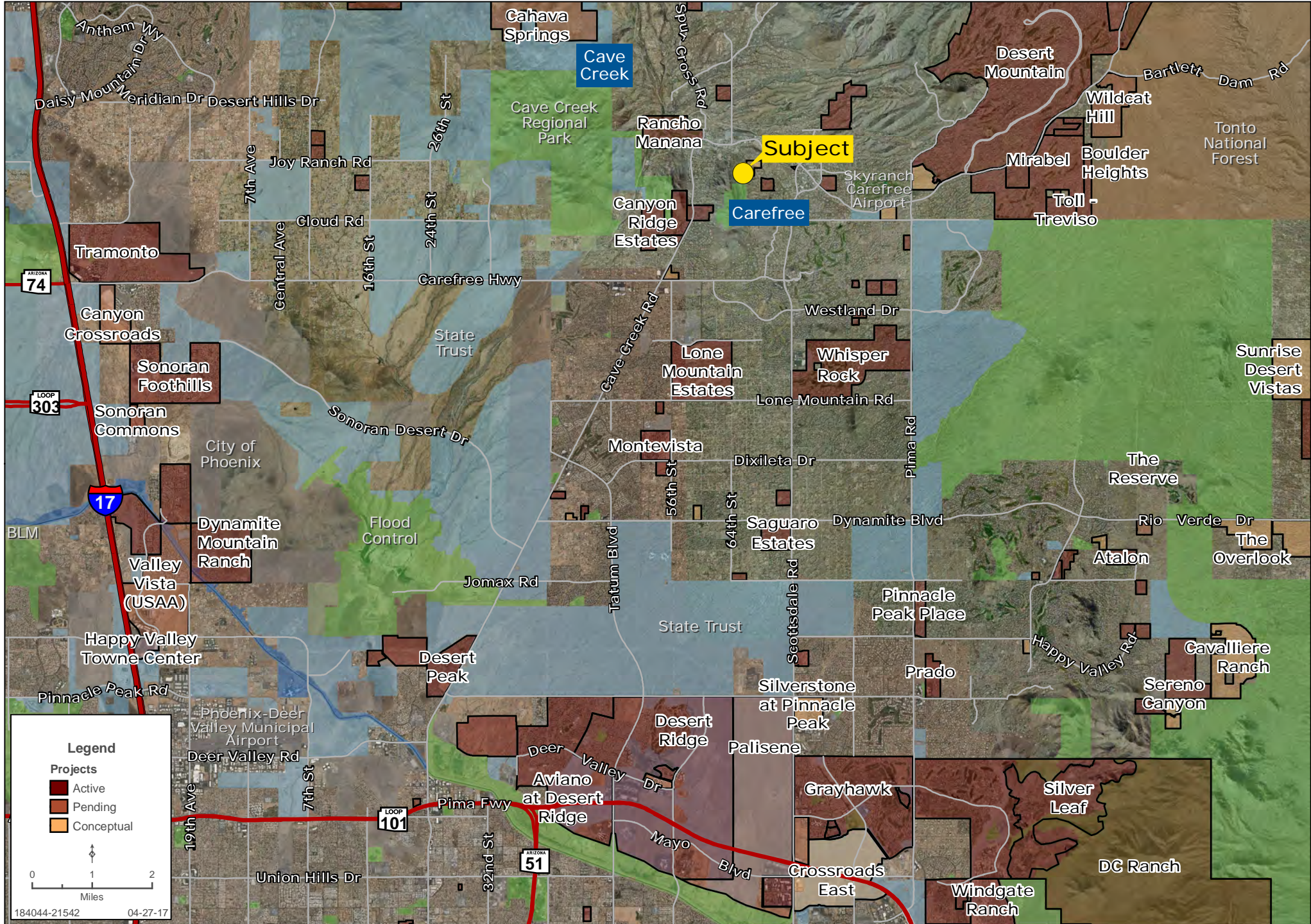
- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 2 4 Miles

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S SEC CAVE CREEK RD & SCHOOL HOUSE RD SURROUNDING DEVELOPMENT MAP

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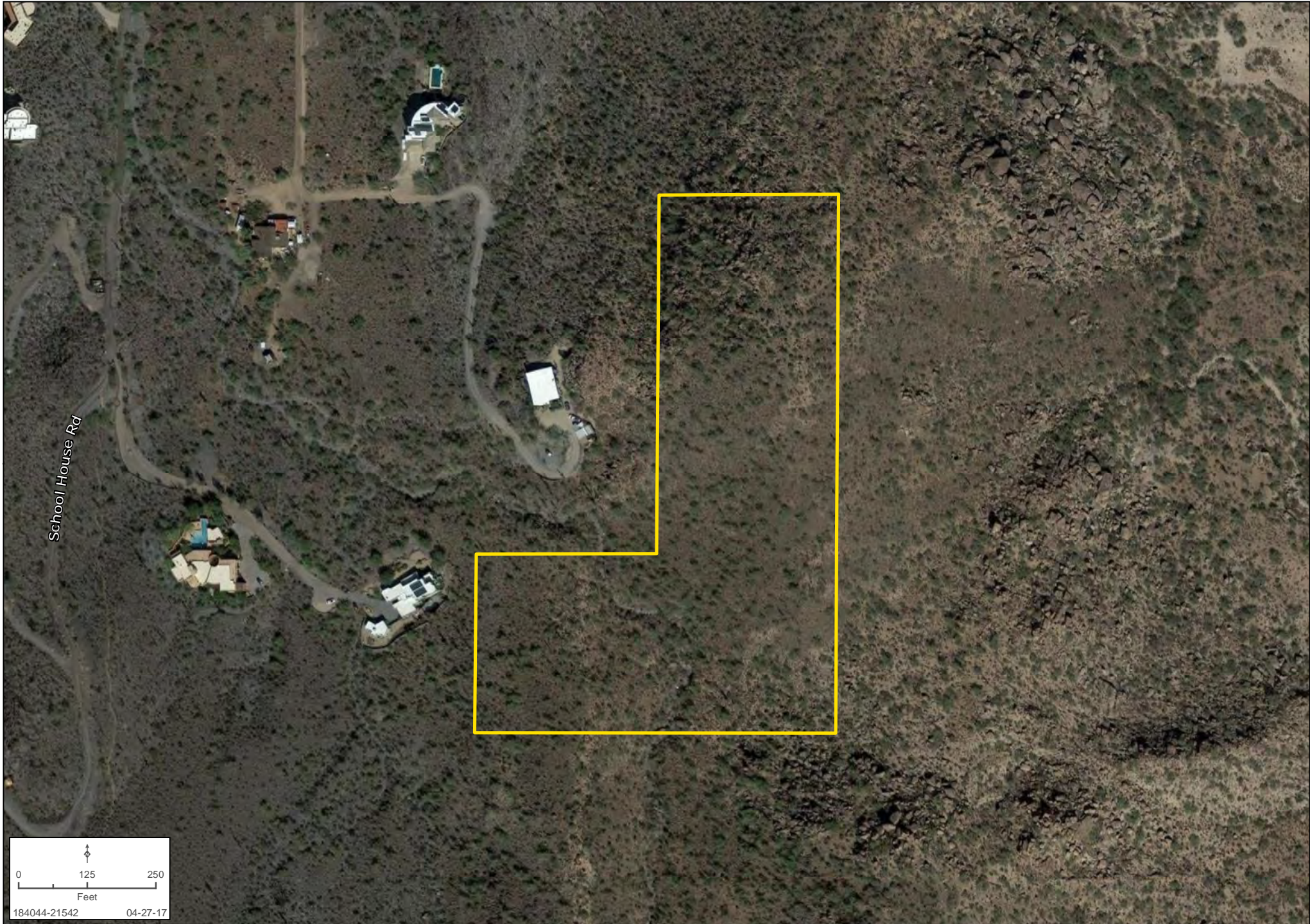
S SEC CAVE CREEK RD & SCHOOL HOUSE RD OBLIQUE MAP

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S SEC CAVE CREEK RD & SCHOOL HOUSE RD PROPERTY DETAIL MAP

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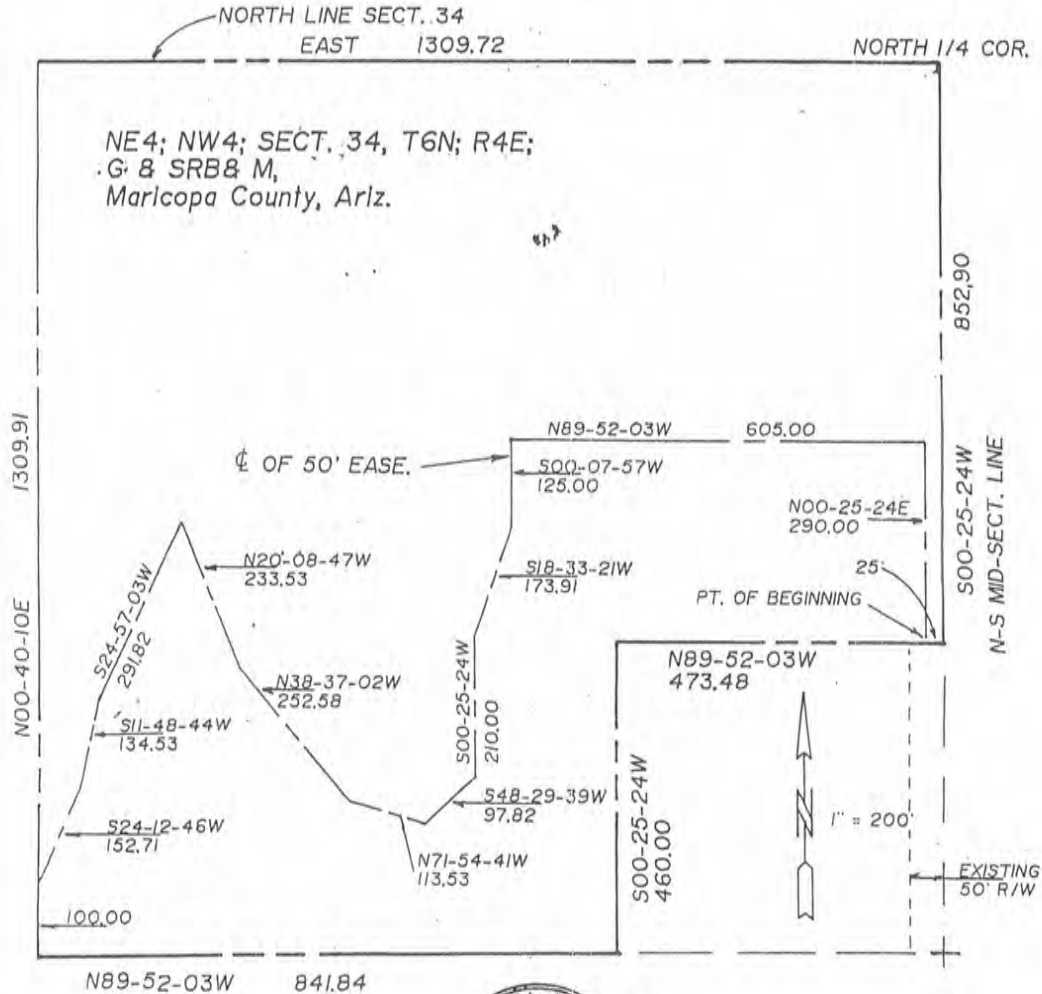


RECORDED EASEMENT

EXHIBIT 'B'

Centerline of a 50 ft. easement for
ingress, egress & utilities

Handy Properties easement 50'



HARRY E. PUTMAN & ASSOC.
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