

Phoenix

±5.4 ACRES FOR SALE

EXCLUSIVE LISTING | N/NEC VINEYARD ROAD & 43RD AVENUE, PHOENIX, ARIZONA



LOCATION N/NEC Vineyard Road & 43rd Avenue, Phoenix, Arizona

PRICE Submit

SIZE ± 5.38 acres

CONCEPTUAL LOTTING PLAN

21-25 lots (45' x 115')
See attached exhibits

PARCELS 105-89-957, 105-89-958

ZONING S-1

PROPERTY TAXES \$6,388.68 (2017)

IMPACT FEE SERVICE AREA Laveen West

GENERAL PLAN

3.5 to 5 du/acre – traditional lot

SCHOOLS

Cesar Chavez High School
Vista Del Sur Traditional School
Rogers Ranch School

UTILITIES

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

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

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 Land Advisors[®]
ORGANIZATION

PROPERTY DETAIL MAP

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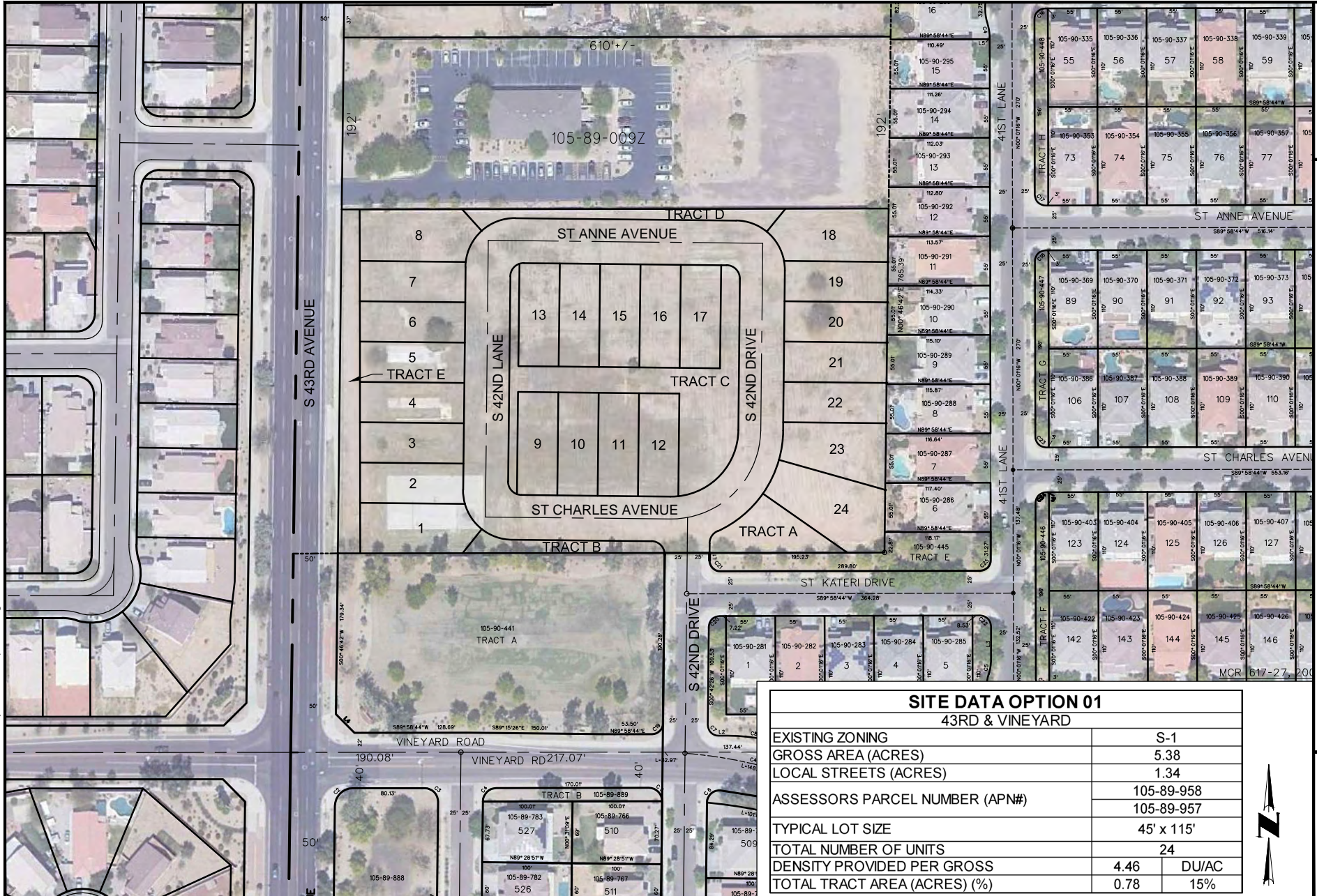


OBLIQUE MAP

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CONCEPTUAL LOTTING PLAN



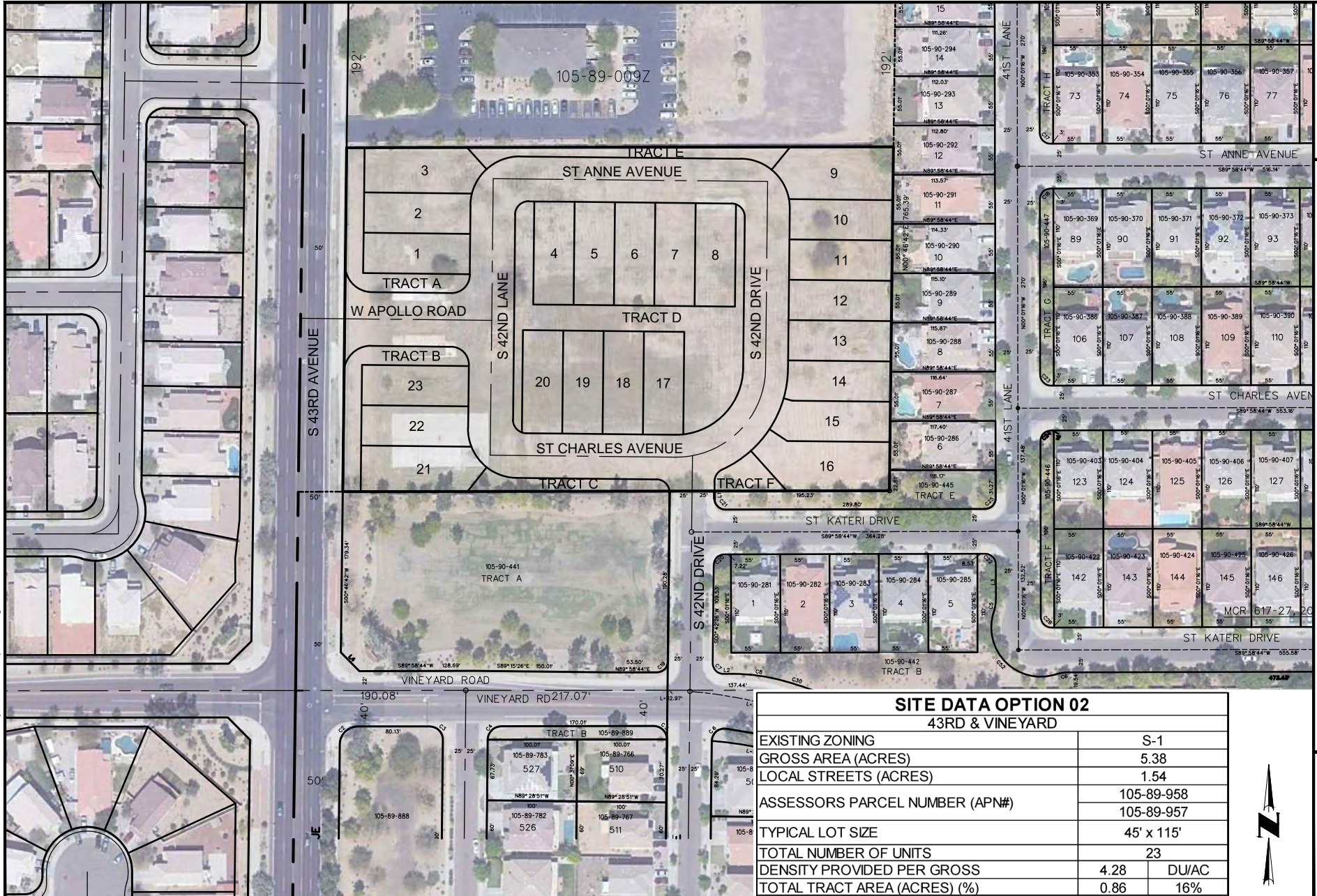
SITE DATA OPTION 01	
43RD & VINEYARD	
EXISTING ZONING	S-1
GROSS AREA (ACRES)	5.38
LOCAL STREETS (ACRES)	1.34
ASSESSORS PARCEL NUMBER (APN#)	105-89-958 105-89-957
TYPICAL LOT SIZE	45' x 115'
TOTAL NUMBER OF UNITS	24
DENSITY PROVIDED PER GROSS	4.46 DU/AC
TOTAL TRACT AREA (ACRES) (%)	0.78 15%



43RD AVENUE AND VINEYARD
CONCEPTUAL LOTTING PLAN

SCALE 1" = 100'
EXHIBIT: OPT 01
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvl.ci.com

CONCEPTUAL LOTTING PLAN



SITE DATA OPTION 02 43RD & VINEYARD	
EXISTING ZONING	S-1
GROSS AREA (ACRES)	5.38
LOCAL STREETS (ACRES)	1.54
ASSESSORS PARCEL NUMBER (APN#)	105-89-958 105-89-957
TYPICAL LOT SIZE	45' x 115'
TOTAL NUMBER OF UNITS	23
DENSITY PROVIDED PER GROSS	4.28 DU/AC
TOTAL TRACT AREA (ACRES) (%)	0.86 16%

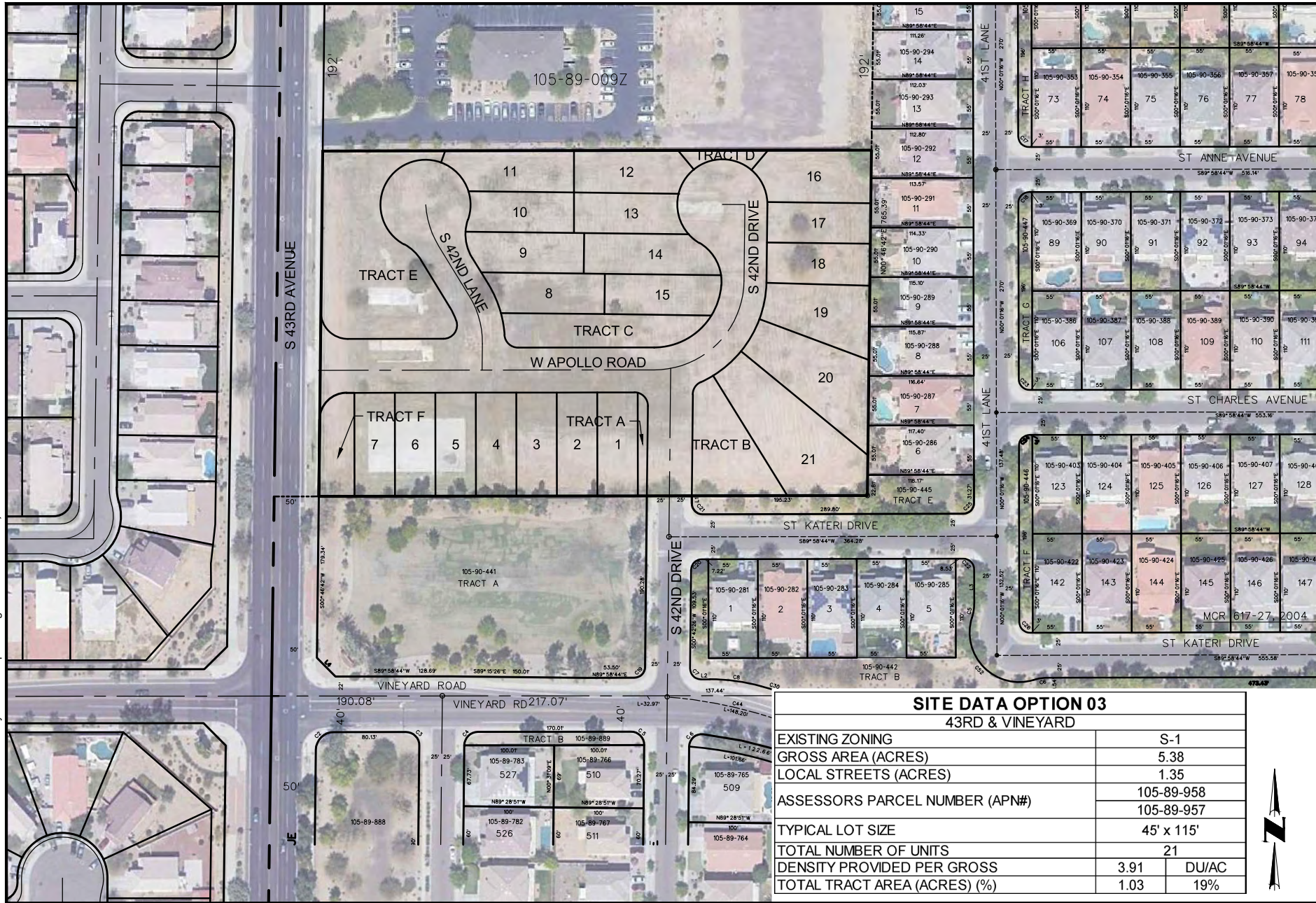


43RD AVENUE AND VINEYARD

CONCEPTUAL LOTTING PLAN

SCALE 1" = 100'
EXHIBIT: OPT 02
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
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CONCEPTUAL LOTTING PLAN



43RD AVENUE AND VINEYARD

CONCEPTUAL LOTTING PLAN

SITE DATA OPTION 03 43RD & VINEYARD

EXISTING ZONING	S-1
GROSS AREA (ACRES)	5.38
LOCAL STREETS (ACRES)	1.35
ASSESSORS PARCEL NUMBER (APN#)	105-89-958 105-89-957
TYPICAL LOT SIZE	45' x 115'
TOTAL NUMBER OF UNITS	21
DENSITY PROVIDED PER GROSS	3.91 DU/AC
TOTAL TRACT AREA (ACRES) (%)	1.03 19%

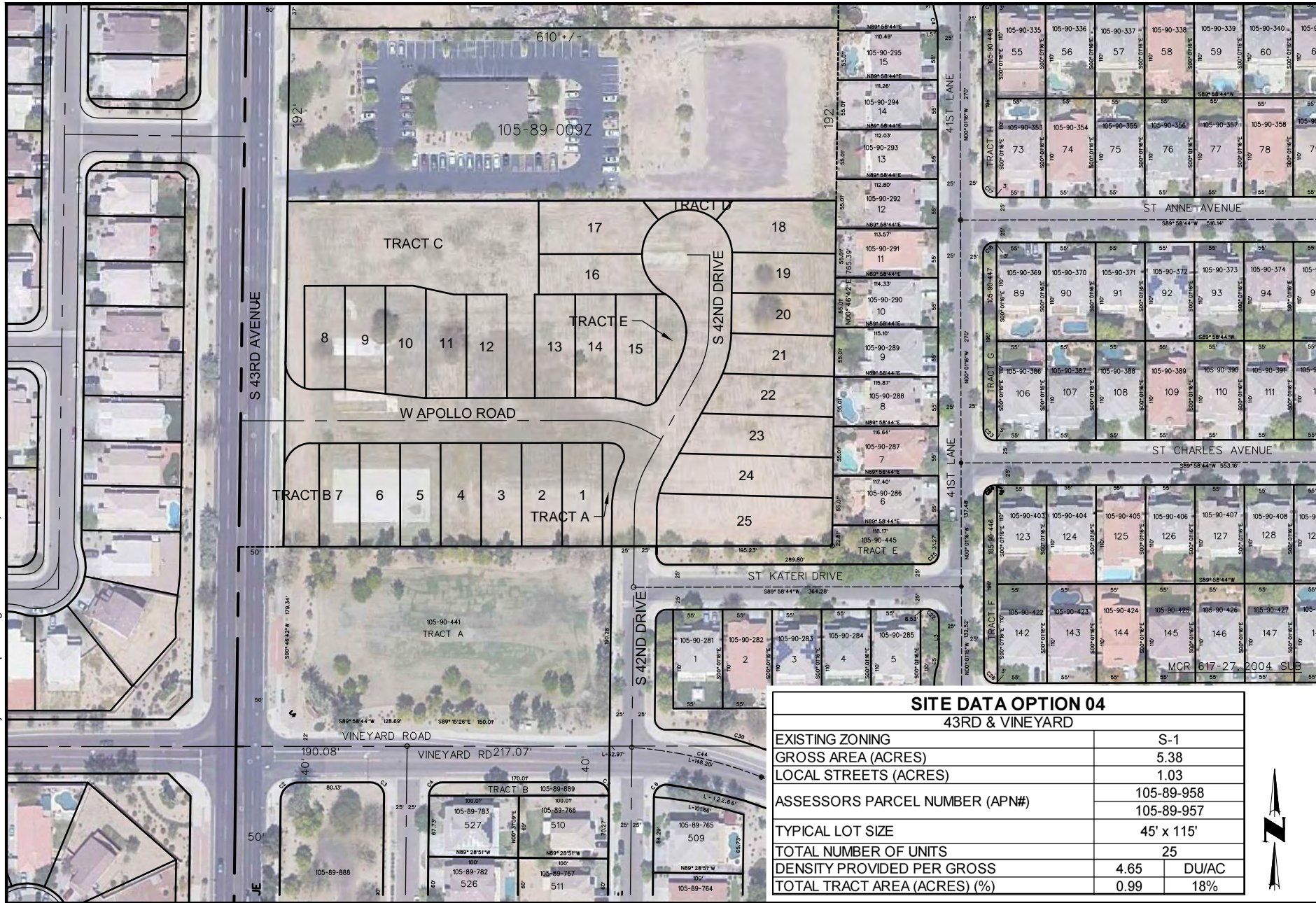


SCALE 1" = 100'

EXHIBIT: OPT 03

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CONCEPTUAL LOTTING PLAN



43RD AVENUE AND VINEYARD

CONCEPTUAL LOTTING PLAN

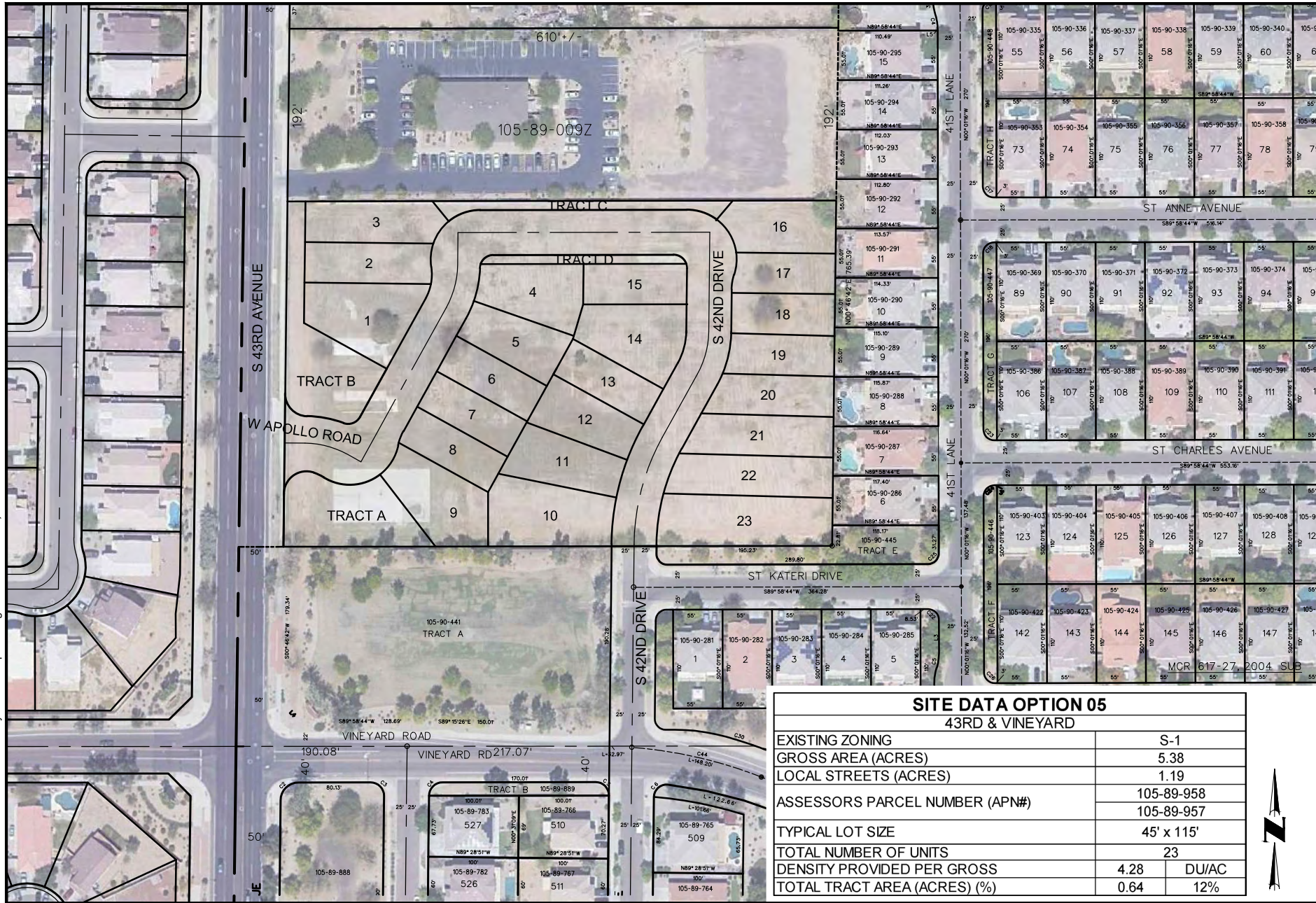
SITE DATA OPTION 04 43RD & VINEYARD

EXISTING ZONING	S-1
GROSS AREA (ACRES)	5.38
LOCAL STREETS (ACRES)	1.03
ASSESSORS PARCEL NUMBER (APN#)	105-89-958 105-89-957
TYPICAL LOT SIZE	45' x 115'
TOTAL NUMBER OF UNITS	25
DENSITY PROVIDED PER GROSS	4.65 DU/AC
TOTAL TRACT AREA (ACRES) (%)	0.99 18%



SCALE 1" = 100'
EXHIBIT: OPT 04
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CONCEPTUAL LOTTING PLAN



SITE DATA OPTION 05	
43RD & VINEYARD	
EXISTING ZONING	S-1
GROSS AREA (ACRES)	5.38
LOCAL STREETS (ACRES)	1.19
ASSESSORS PARCEL NUMBER (APN#)	105-89-958 105-89-957
TYPICAL LOT SIZE	45' x 115'
TOTAL NUMBER OF UNITS	23
DENSITY PROVIDED PER GROSS	4.28 DU/AC
TOTAL TRACT AREA (ACRES) (%)	0.64 12%

43RD AVENUE AND VINEYARD
CONCEPTUAL LOTTING PLAN

SCALE 1" = 100'
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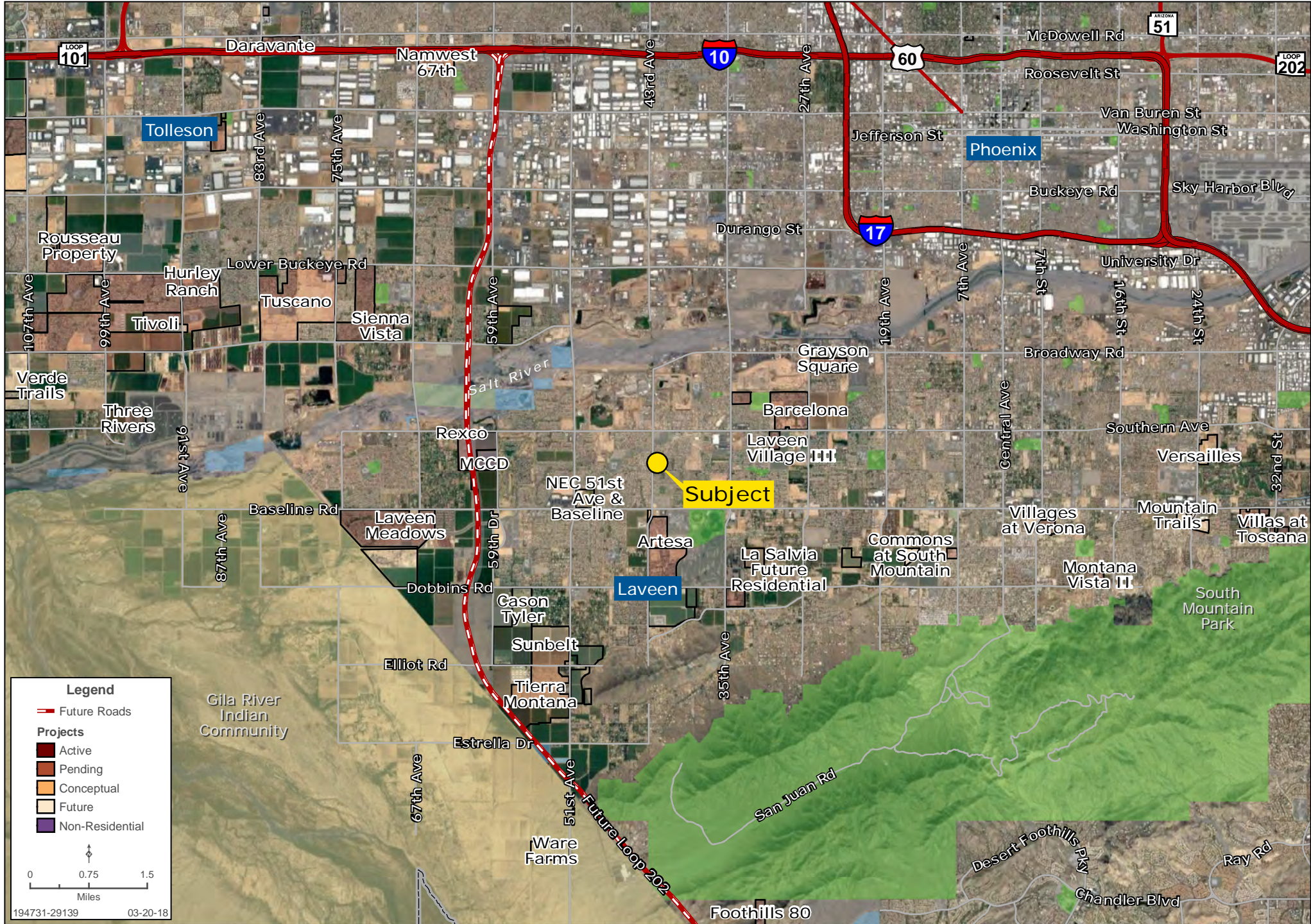
SURROUNDING AREA MAP

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SURROUNDING DEVELOPMENT MAP

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REGIONAL MAP

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