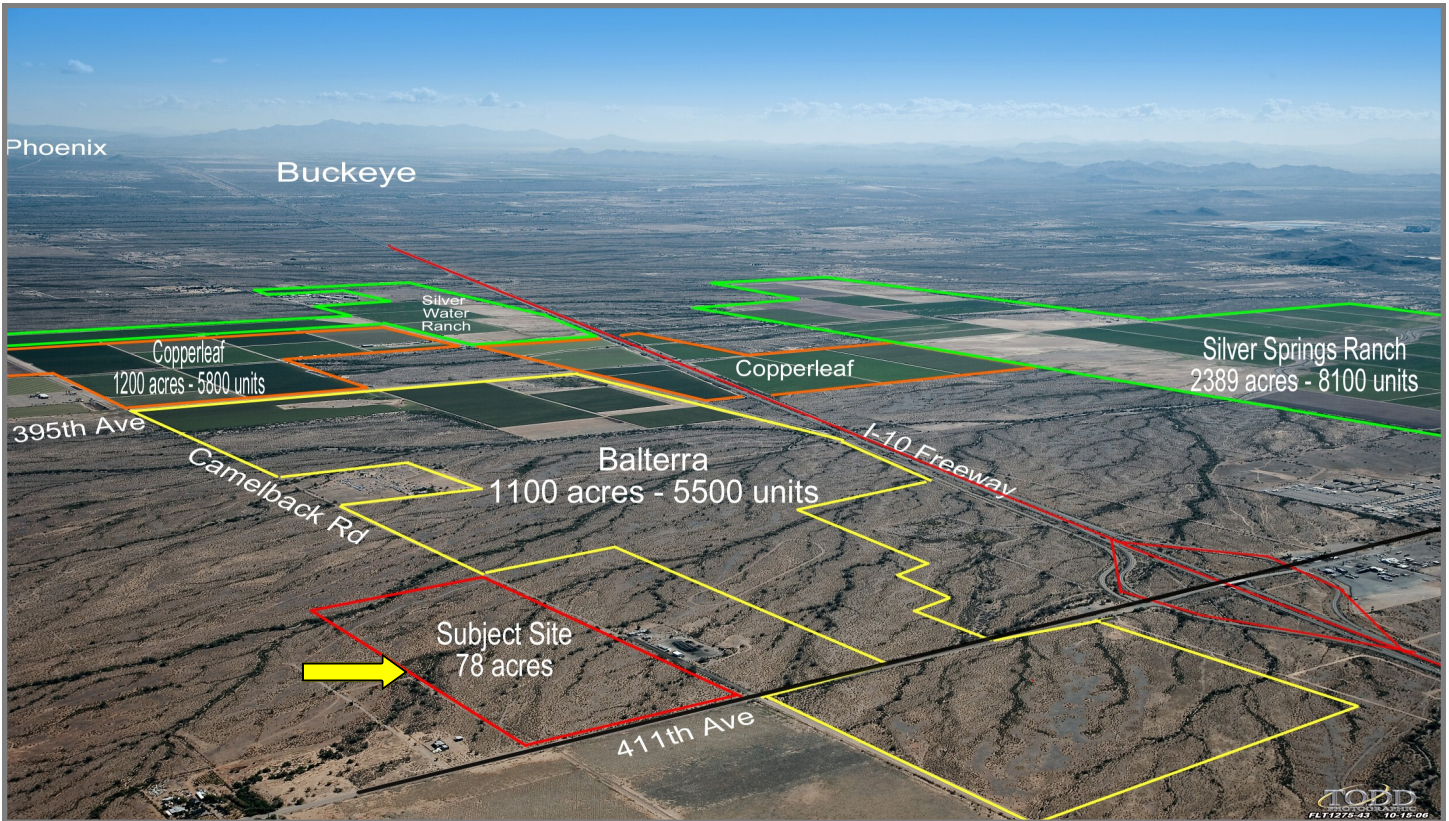


AVAILABLE



VACANT LAND • NEC 411TH AVENUE & CAMELBACK RD, TONOPAH, ARIZONA



Property Summary

THIS PROPERTY IS LOCATED JUST NORTH OF THE EXISTING 411TH AVENUE/I-10 INTERCHANGE ON THE FIRST GOING HOME CORNER LEADING TO THE HEART OF SEVERAL ALREADY APPROVED FUTURE MASTER PLAN DEVELOPMENTS. IT IS CLOSE TO EXISTING SCHOOLS AND SERVICES. THE PROPERTY IS BOUND BY 411TH AVENUE AND CAMELBACK RD WHICH HAVE BOTH BEEN DESIGNATED AS PARKWAYS ON THE MOST RECENT MARICOPA COUNTY TRANSPORTATION PLAN, INSURING THIS WILL BE ONE OF THE BUSIEST CORNERS IN THE EMERGING WEST VALLEY. THERE IS CURRENTLY POWER TO THE SITE AND THE PROEPRTY IS PART OF THE GLOBAL WATER SERVICE AREA. CURRENTLY THERE IS NO WELL OR WATER TO THE SITE.

DO NOT DELAY, THIS IS A FANTASTIC OPPORTUNITY!

Property Highlights

- 78+/- Acres
 - North East Corner 411th Ave & Camelback Rd
 - RU-43 Zoning, Maricopa County
 - Power to Site
 - Part of Global Water Service Area
 - Located less than 1 mile from I-10 on/off ramp
 - PARCEL A 506-35-027A
 - PARCEL B 506-35-026
- **OWNER /AGENT LISTING

Property Price:

Offered at only \$780,000

The information contained herein was obtained from sources deemed reliable; however, seller and/or its agent shall not be held responsible for errors or omissions. Subject to prior sale or withdrawal. Buyer to independently verify all pertinent information.



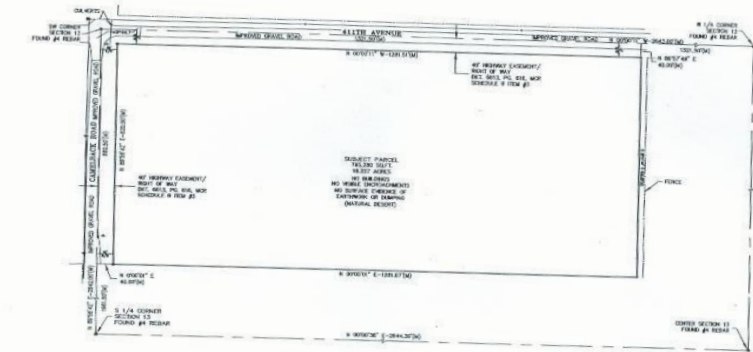
CHRIS BENJAMIN
CELL 602-920-1700
CBENAIN@CITYTOCITYCRE.COM

KENT BAKER
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Parcel A

ALTA/ACSM LAND TITLE SURVEY
OF A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 WEST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



NOTES:
1) EXCEPT AS NOTED, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OF RECORD FOR EVIDENCE OF RECORD, ENCUMBRANCES, INTERESTS, COVENANTS, AND EASEMENTS. THE SURVEYOR'S REPORT AND CERTIFICATE IS BASED ON THE RECORDS AND SURVEY DATA PROVIDED TO HIM BY THE CLIENT.
2) SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.
3) SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.
4) SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.
5) SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.
6) SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.



LEGAL DESCRIPTION:
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SCHEDULE B NOTES:
SCHEDULE B IS NOTED: EXCEPT AS NOTED, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OF RECORD FOR EVIDENCE OF RECORD, ENCUMBRANCES, INTERESTS, COVENANTS, AND EASEMENTS. THE SURVEYOR'S REPORT AND CERTIFICATE IS BASED ON THE RECORDS AND SURVEY DATA PROVIDED TO HIM BY THE CLIENT.

GENERAL NOTES:
1) EXCEPT AS NOTED, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OF RECORD FOR EVIDENCE OF RECORD, ENCUMBRANCES, INTERESTS, COVENANTS, AND EASEMENTS. THE SURVEYOR'S REPORT AND CERTIFICATE IS BASED ON THE RECORDS AND SURVEY DATA PROVIDED TO HIM BY THE CLIENT.
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6) SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.

FLOOD INFORMATION:
THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY FOR EVIDENCE OF FLOODING. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY FOR EVIDENCE OF FLOODING. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY FOR EVIDENCE OF FLOODING.

SURVEYOR'S CERTIFICATION:
I, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA AND THAT I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION. I HAVE NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND I HAVE NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY. I HAVE NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND I HAVE NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.



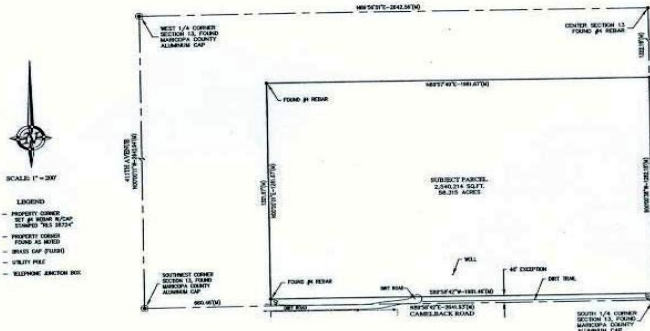
ALTA/ACSM LAND TITLE SURVEY
CLARKE KENT, LLC
411TH AND CAMELBACK SITE

Hoskin + Ryan Consultants, Inc.
1000 North Central Avenue, Suite 1000, Phoenix, Arizona 85004
Phone: (602) 425-1100 Fax: (602) 425-1101
www.hoskinryan.com

04-075-01 411TH AND CAMEL

Parcel B

ALTA/ACSM LAND TITLE SURVEY
OF A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND:
● - PROPERTY CORNER
○ - MONUMENT
○ - FENCE
○ - UTILITY POLE
○ - EASEMENT

LEGAL DESCRIPTION:
THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-FIVE, TOWNSHIP TWO (2) NORTH, RANGE SEVEN (7) WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF THE QUARTER OF SAID SECTION 15, AND EXCEPT THE SOUTH FORTY (40) FEET THEREOF.

SCHEDULE B NOTES:
SCHEDULE B IS NOTED: EXCEPT AS NOTED, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OF RECORD FOR EVIDENCE OF RECORD, ENCUMBRANCES, INTERESTS, COVENANTS, AND EASEMENTS. THE SURVEYOR'S REPORT AND CERTIFICATE IS BASED ON THE RECORDS AND SURVEY DATA PROVIDED TO HIM BY THE CLIENT.

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ALTA/ACSM SURVEY
407TH AND CAMELBACK

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