

	6660578 Land and Lots Active	
	Apx SqFt: 225,841 Apx SqFt G/N: G Apx Total Acres: 5.18 Apx Total Acres G/N: G Apx Deeded Fee Acres: 5.18 Apx Leased Acres: 0 Lot Size Dimensions: 350x635 # Lots in Listing: 5 # Units Allowed: 5 Price Per Acre: 70,463.32 Price Per SqFt: 1.62	Subdivision: 002G,002H,002J,002K,002F Tax Municipality: Maricopa - COUNTY Marketing Name: Irrigation District: Street Frontage Name: 221st Avenue Hun Block: Map Code/Grid: Zoning: RU-43 Flood Zone: No
	Ele Sch Dist: Elementary School: Jr. High School:	High School District: High School:

Cross Streets: 221st and Patton Road **Directions:** From Patton Road North to Dale, property starts approximately 305' north of dale, on west side of road.

Public Remarks: Here is a beautiful setup for a builder! Over 5 Acres of property already surveyed and parcels into 5 nice lots! This is located less than a minute from Patton Road, and in sight of all the new construction on the Surprise Heights subdivision on 223rd! Great opportunity for a builder to draft off a large subdivision with the amount of traffic that will pass by to look at those homes! Get your sticks in the ground, and sell sell sell homes! This is an easy to get to, easy to walk and show property as you will find out here, so bring your builder client today! Seller will even consider some short term financing with a strong down payment. Inquire with the Broker!

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 5.00 - 9.99 Acres Land Features: Land Configuration: Other (See Rmks) Elevation: / Topography: Level; Existing Wash(s) Vegetation: Horses: Y Special: Existing Land Use: Residential Lot; Residential Acreage Zoned Presently: Single Family Potential Use: Use Restrictions: Traffic Count: Current Density: Proposed Density:	Existing Structures: None Water: None Sewer: No Sewer/Septic Gas: None Distance to Cable: None Distance to Electric: Under 350 Feet Distance to Gas: None Distance to Phone: Call Listing Office Distance to Sewer: None Distance to Water: None Electric: APS Roads/Streets: Gravel; Dedicated Street Road Responsibility: County Maintained Road Environmental: None	County Code: Maricopa Legal Description (Abbrev): AN: 503-34-002-F Lot Number: 1-5 Town-Range-Section: 5m-3w-26 Cty Bk&Pg: Taxes/Yr: \$959/2021 For Sale or Lease?: Sale New Financing: Cash; Seller Approve Terms; Seller May Carry Pmt & Rate Info: Equity: 365,000 Total Owed: 0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Type: Not Applicable Existing 1st Ln Trms: Not Applicable Existing 2nd Loan: Treat as Free&Clear Existing 3rd Ln Trms: Not Applicable Reports/Disclosures: Boundary Survey Avlb

Fees & Homeowner Association Information		
HOA Y/N: N HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	PAD Fee Y/N: N PAD Fee: PAD Paid (Freq): Assessed Balance: 0 Assessed Yrs Left: 0 Owner Association:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 17 / 18 Status Change Date: 02/06/2024	List Price: \$365,000	SA: N BB: Y / 3% Var: N Other Compensation: Special Listing Cond: N/A

Showing Service: No Showing Service Used
Showing Notification Methods: Showing Service: No Showing Service Used; No Notification Required to Show
Lockbox Type: None

Listed by: Just Land Consultants (jln01)