



6884442	Land	Active
Apx SqFt: 218,539 Apx SqFt G/N: G Apx Total Acres: 5.01 Apx Total Acres G/N: G Apx Deeded Fee Acres: 5.01 Apx Leased Acres: 0 Lot Size Dimensions: 330x660 Price Per SqFt: 1.6 Price Per Acre: 69,660.68	Subdivision: also includes 503-38-009Z,503-38-064,503-38-065,503-38-066 Tax Municipality: Maricopa - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Montgomery Rd Hun Block: Map Code/Grid: Zoning: RU-43 Flood Zone: Yes	
Ele Sch Dist: Elementary School: Jr. High School:	High School District: High School:	

Cross Streets: Montgomery Rd and 229th Avenue **Directions:** From Lone Mountain and Crozier west to to 229th Avenue, south to Montgomery, West 1.5 Blocks to property approximately 230th Avenue alignment just east of of this address: 23009 W. Montgomery

Public Remarks: Outstanding opportunity to pick up five lots in a quickly filling in area of Wittmann! Lots of housing going in here, including some homes in the \$700K price range right down the street! This is already surveyed into five lots for your convenience. Please see survey in the photos and documents! This property is in process of permitting a well on it, and once that is done the price will only go up, so you can come and buy it now, or pay full retail for it later! These really are infill at this point, with homes all around, and it is easy to get to Lone Mountain from here. This area has really opened up as of late with many projects going on even west of here, but this is the most attractive setup. Small amount of flood at one edge, but scarcely impactful. Its a good property.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 5.00 - 9.99 Acres Land Features: Land Configuration: Elevation: View: Topography: Vegetation: Natural Vegetation Horses: Special: Existing Land Use: Industrial Acreage Zoned Presently: Single Family Potential Use: Use Restrictions: Designated Flood Pln; Other (See Rmks) Traffic Count: Current Density: Proposed Density:	Fencing: None Water Source: None Sewer: No Sewer/Septic Gas: None Distance to Cable: Call Listing Office 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 Environmental: None	County Code: Maricopa Legal Description (Abbrev): AN: 503-38-009-Y Lot Number: parcel 1-5 Town-Range-Section: 5n-3w-22 Cty Bk&Pg: bk 1644 pg 16 Taxes/Yr: \$2,004.42/2024 For Sale or Lease?: Sale New Financing: Cash; Seller Approve Terms; Owner May Carry Pmt & Rate Info: Equity: 349,000 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 2nd Ln Trms: Not Applicable Existing 3rd Loan: Treat as Free&Clear Existing 3rd Ln Trms: Not Applicable Reports/Disclosures: None

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:
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 84 / 84 Status Change Date: 06/24/2025	List Price: \$349,000	Special Listing Cond: N/A

Showing Service: No Showing Service Used
Showing Notification Methods: Showing Service: No Showing Service Used
Lockbox Type: None

Listed by: Just Land Consultants (jln01)