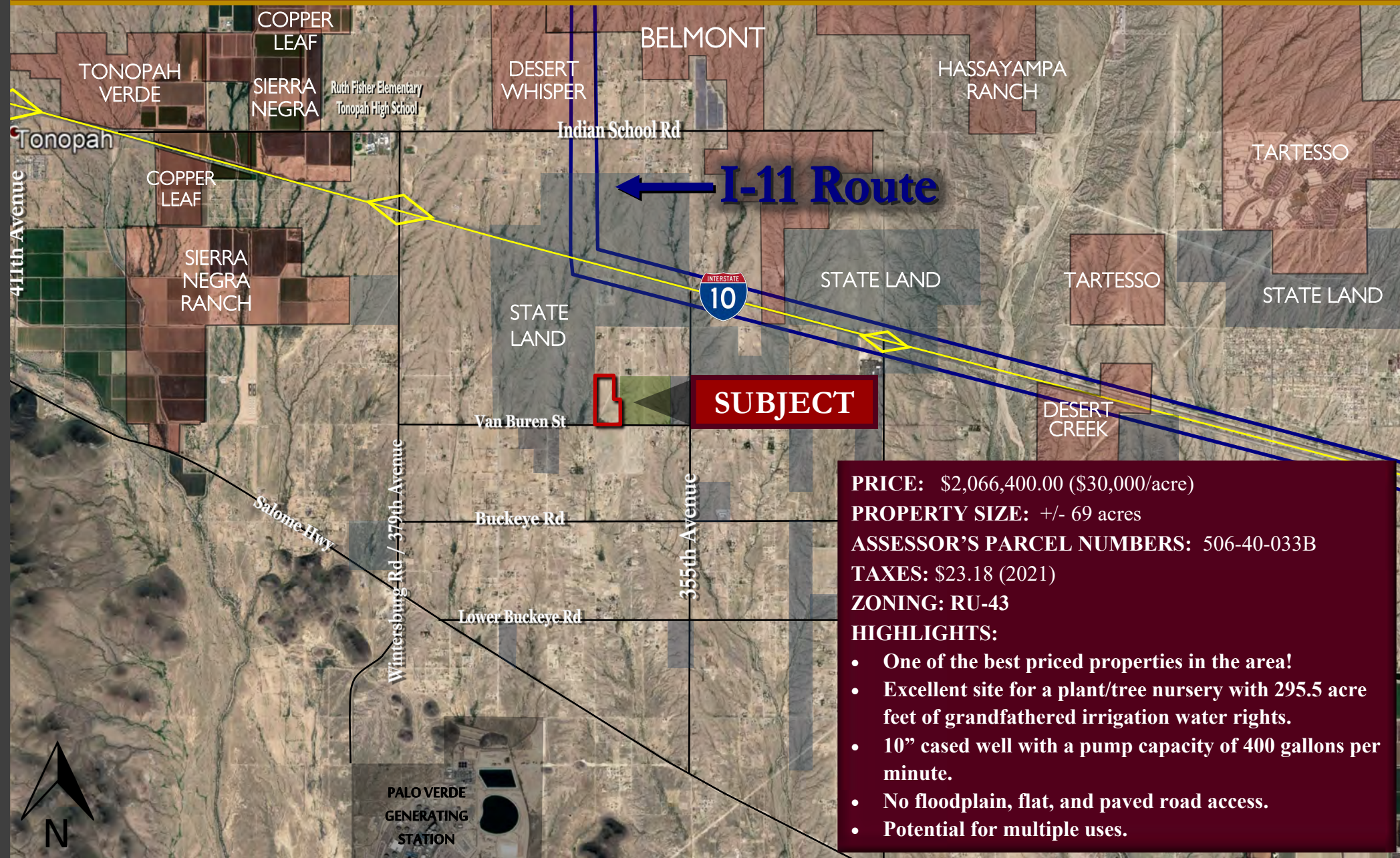


363RD AVENUE & VAN BUREN STREET



SUBJECT

PRICE: \$2,066,400.00 (\$30,000/acre)

PROPERTY SIZE: +/- 69 acres

ASSESSOR'S PARCEL NUMBERS: 506-40-033B

TAXES: \$23.18 (2021)

ZONING: RU-43

HIGHLIGHTS:

- One of the best priced properties in the area!
- Excellent site for a plant/tree nursery with 295.5 acre feet of grandfathered irrigation water rights.
- 10" cased well with a pump capacity of 400 gallons per minute.
- No floodplain, flat, and paved road access.
- Potential for multiple uses.

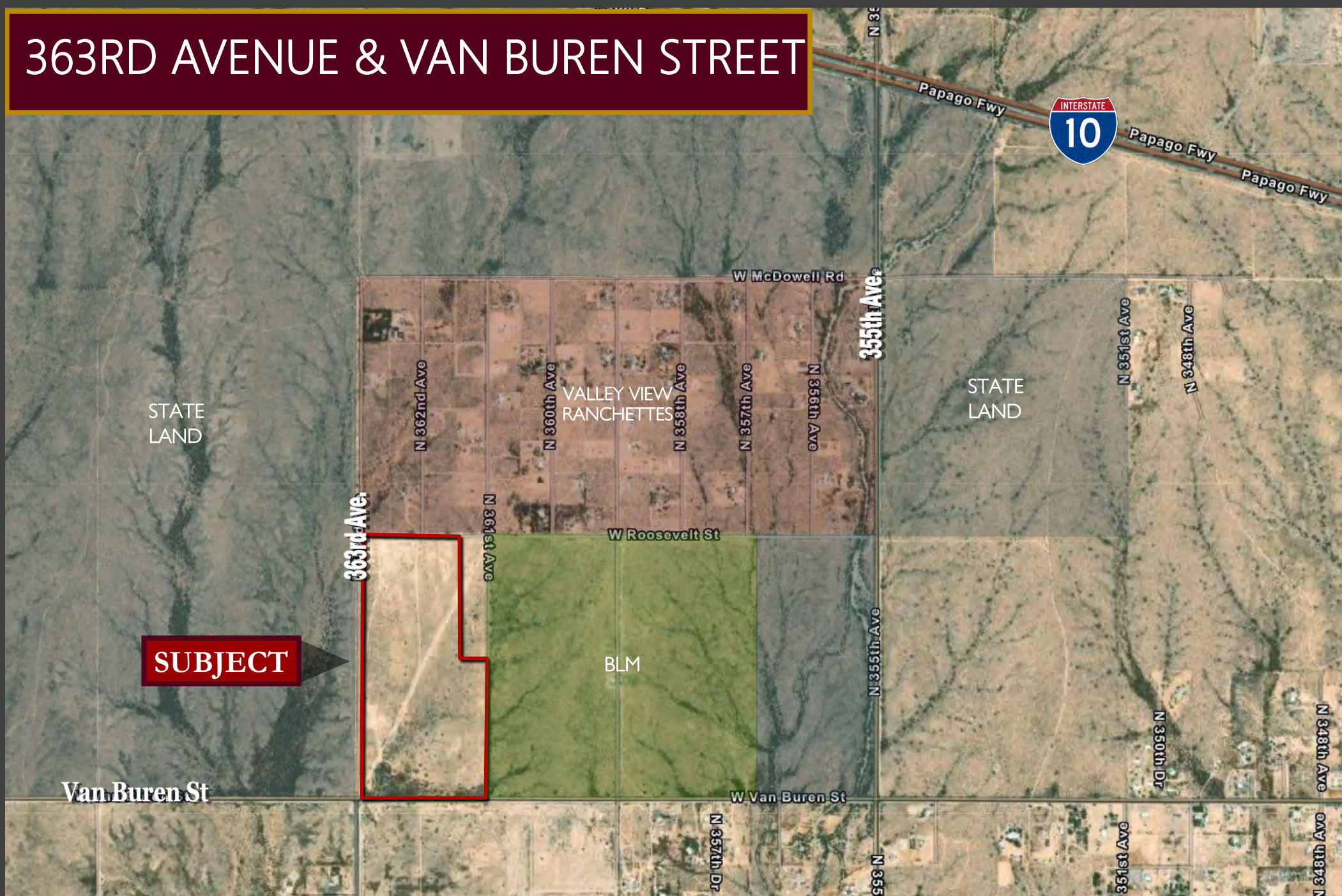


SCOTT TRUITT - DESIGNATED BROKER
8040 E MORGAN TRAIL, SUITE 22
SCOTTSDALE, ARIZONA 85258

TRUITT@WESTERNLANDCO.NET

OFFICE: 623-977-4900
MOBILE: 602-622-9099
FAX: 888-901-4243

363RD AVENUE & VAN BUREN STREET



SUBJECT

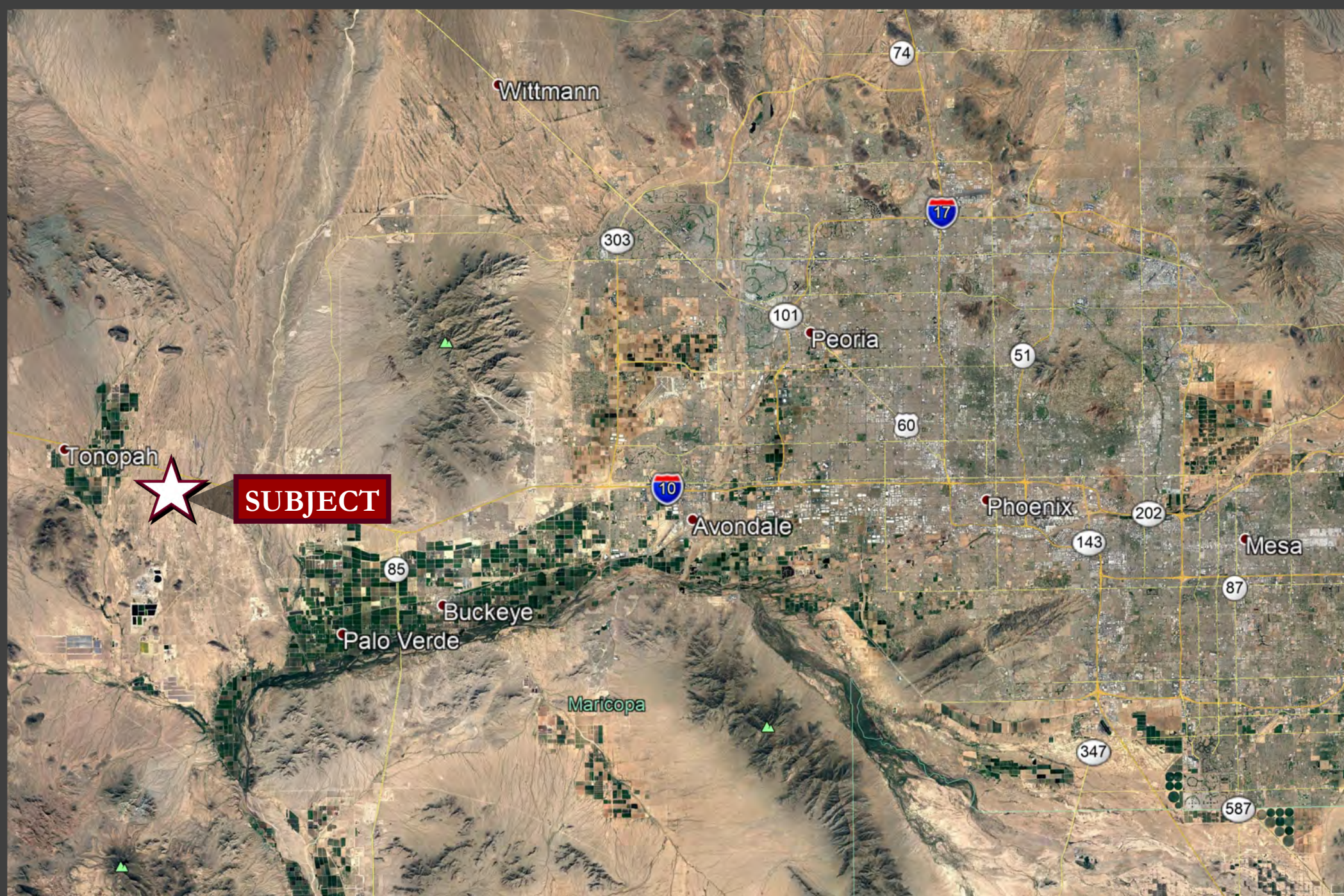


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