



➤ **Location:** 247<sup>th</sup> Ave & Morning Vista Ln

➤ **APN:** 503-32-001V

➤ **Size:** +/- 61.6 Acres

➤ **Zoning:** RU-43

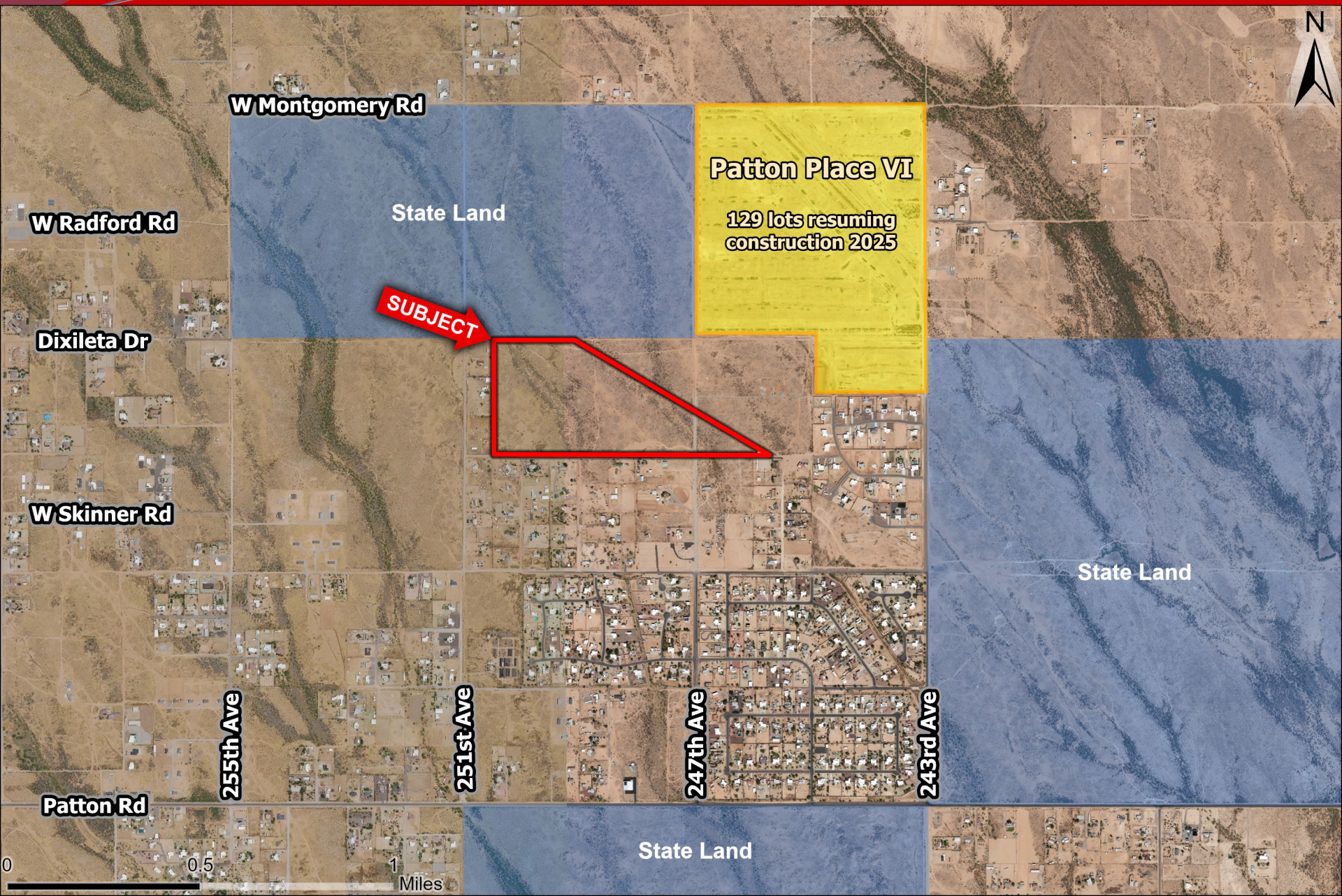
➤ **Price:** \$1,400,000 (\$22,727/acre)

➤ **Comments:**

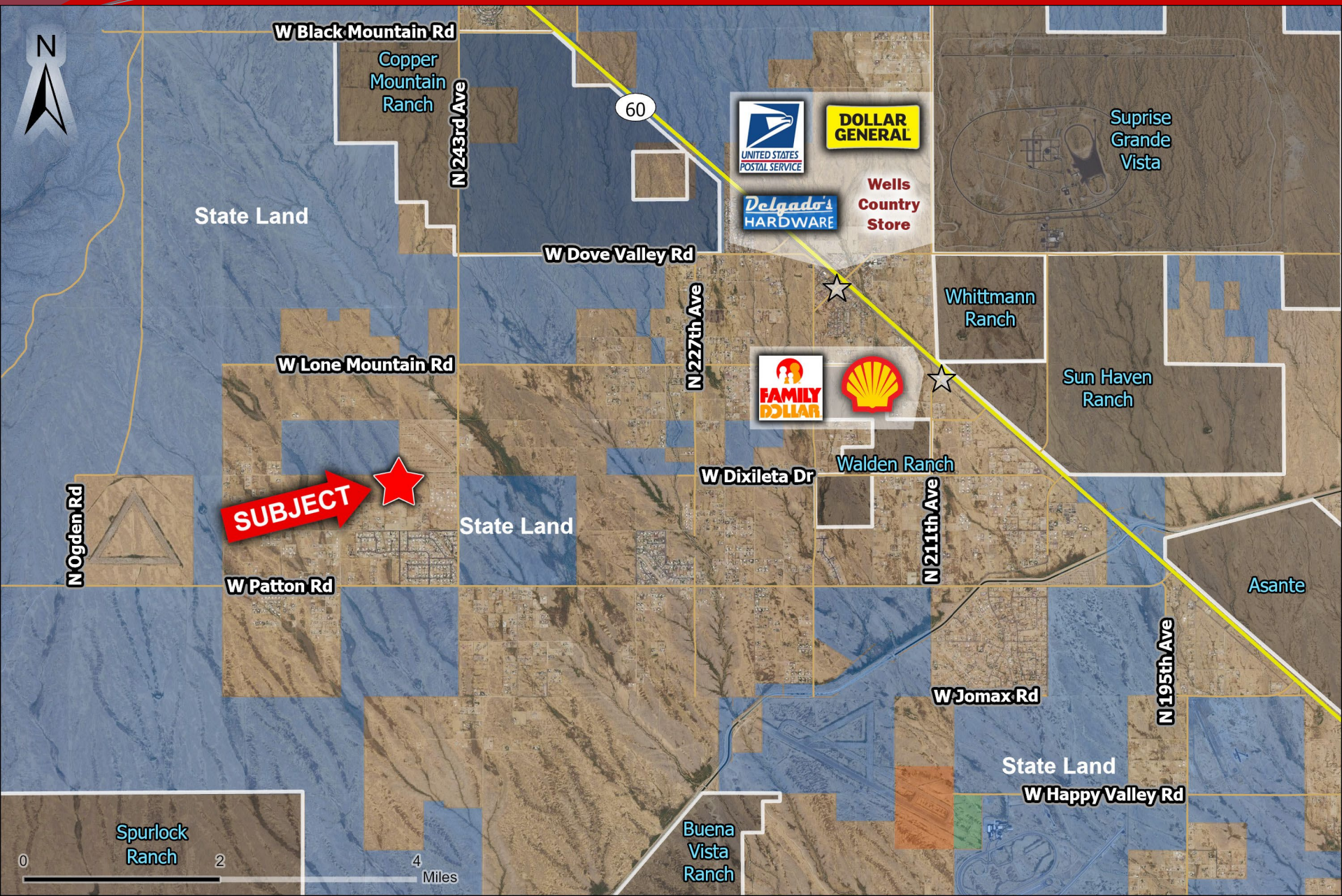
- Excellent infill opportunity located in the direct path of growth.
- Ideal for Industrial and Commercial uses, with unique ability to provide auxiliary services to the near by [BNSF logistics park](#).
- Situated just off Patton Road, this site benefits from easy accessibility as well as privacy with state land neighboring directly to the North.
- Located just East of 255th Ave, this property will also be a main beneficiary of the proposed Wild Rose Parkway- A major North/South arterial that will connect the Sun Valley Parkway to the US-60.
- With zero floodplain impact and minimal holding costs, this site is poised for success.

**Great Investment Opportunity | Exclusively Available**

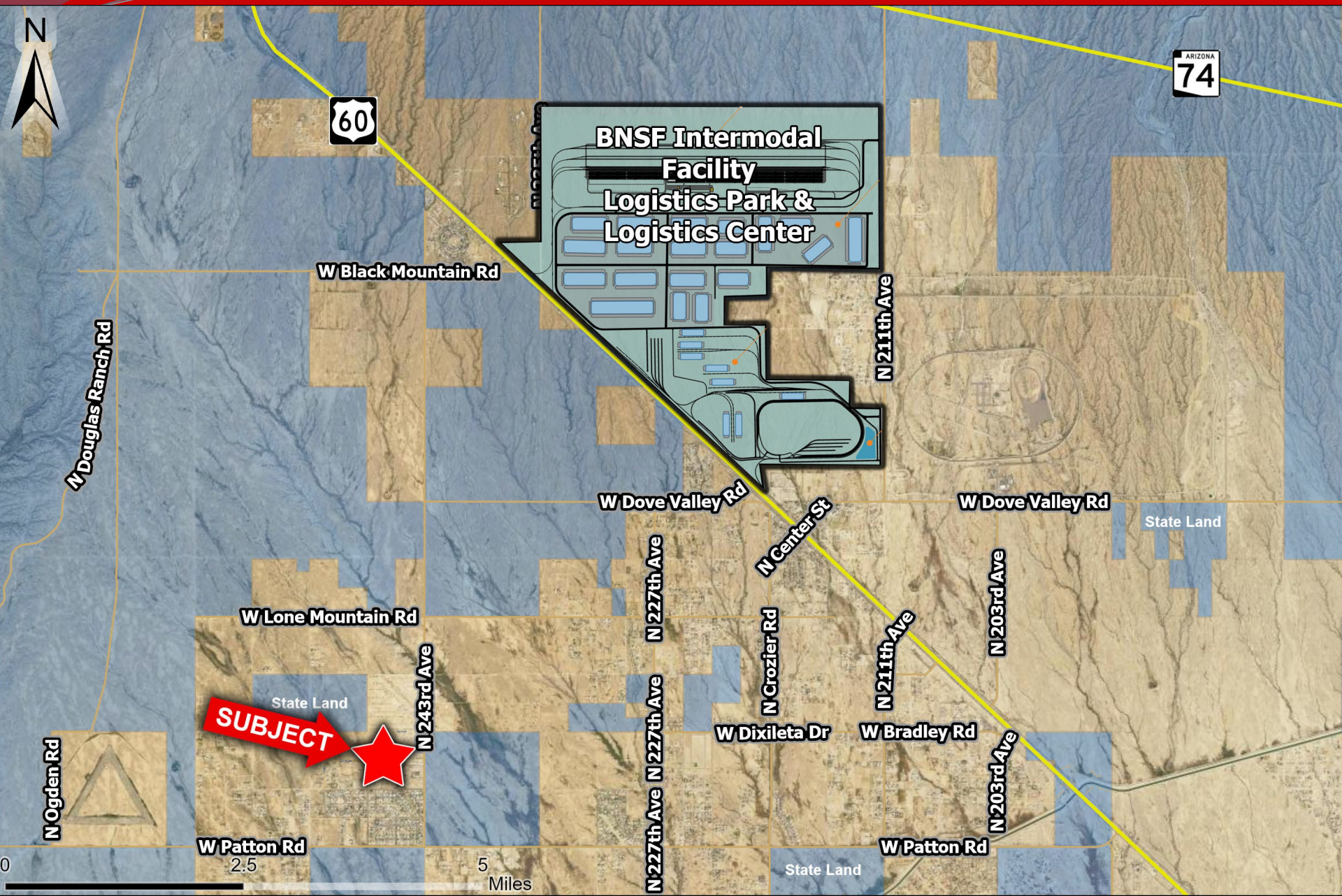




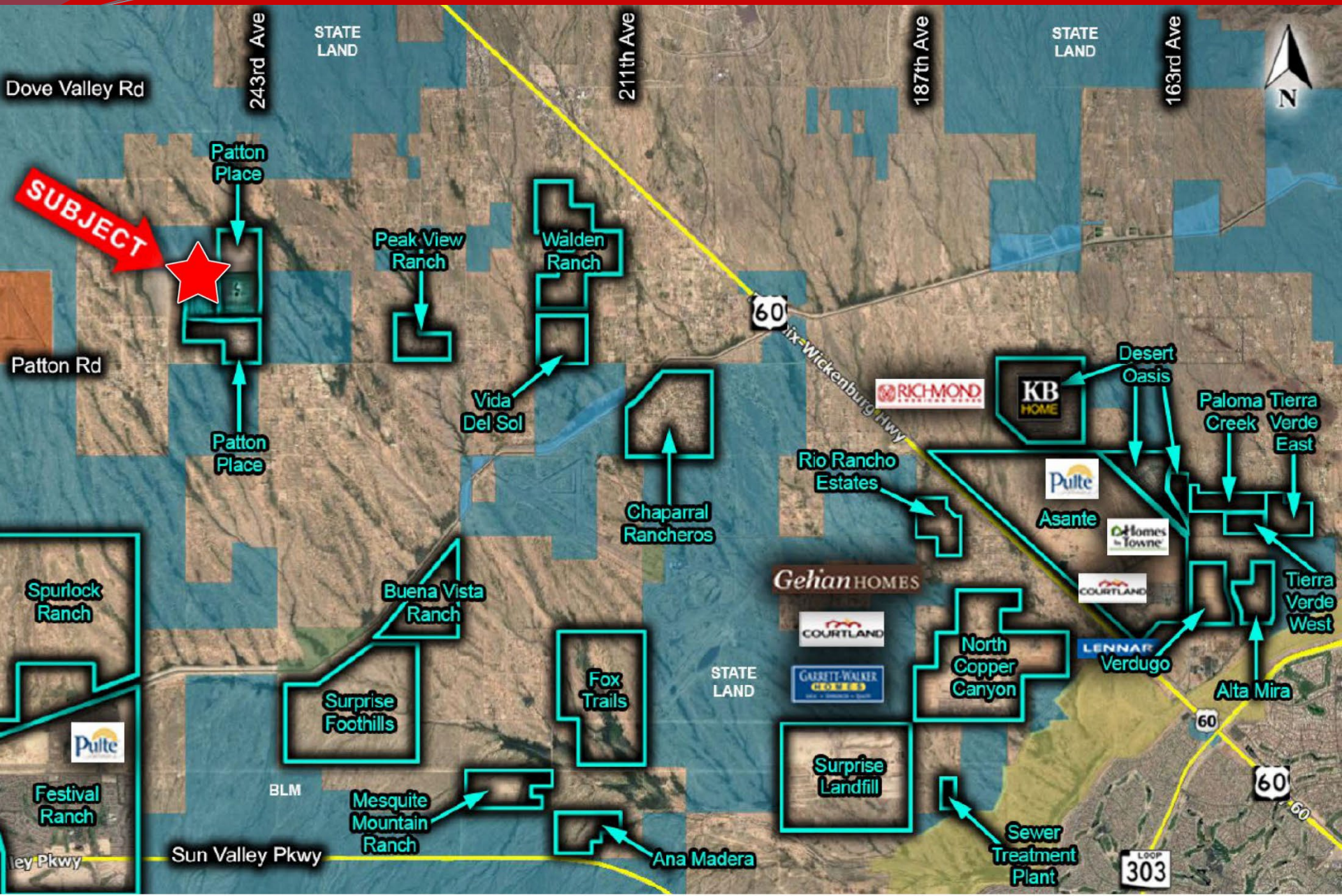














### REFERENCE DOCUMENTS

- (R1) PLAT PER BOOK 737, PAGE 25, M.C.R.
- (R2) PLAT PER BOOK 841, PAGE 27, M.C.R.
- (R3) R.O.S. PER BOOK 626, PAGE 12, M.C.R.
- (R4) R.O.S. PER BOOK 1325, PAGE 35, M.C.R.

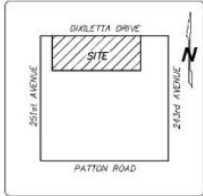
### SITE INFORMATION

**OWNER:**  
A.P.N.: 503-32-001C  
OWNER: MADONA FAMILY # LLC  
DEED: 2007-0210633, M.C.R.

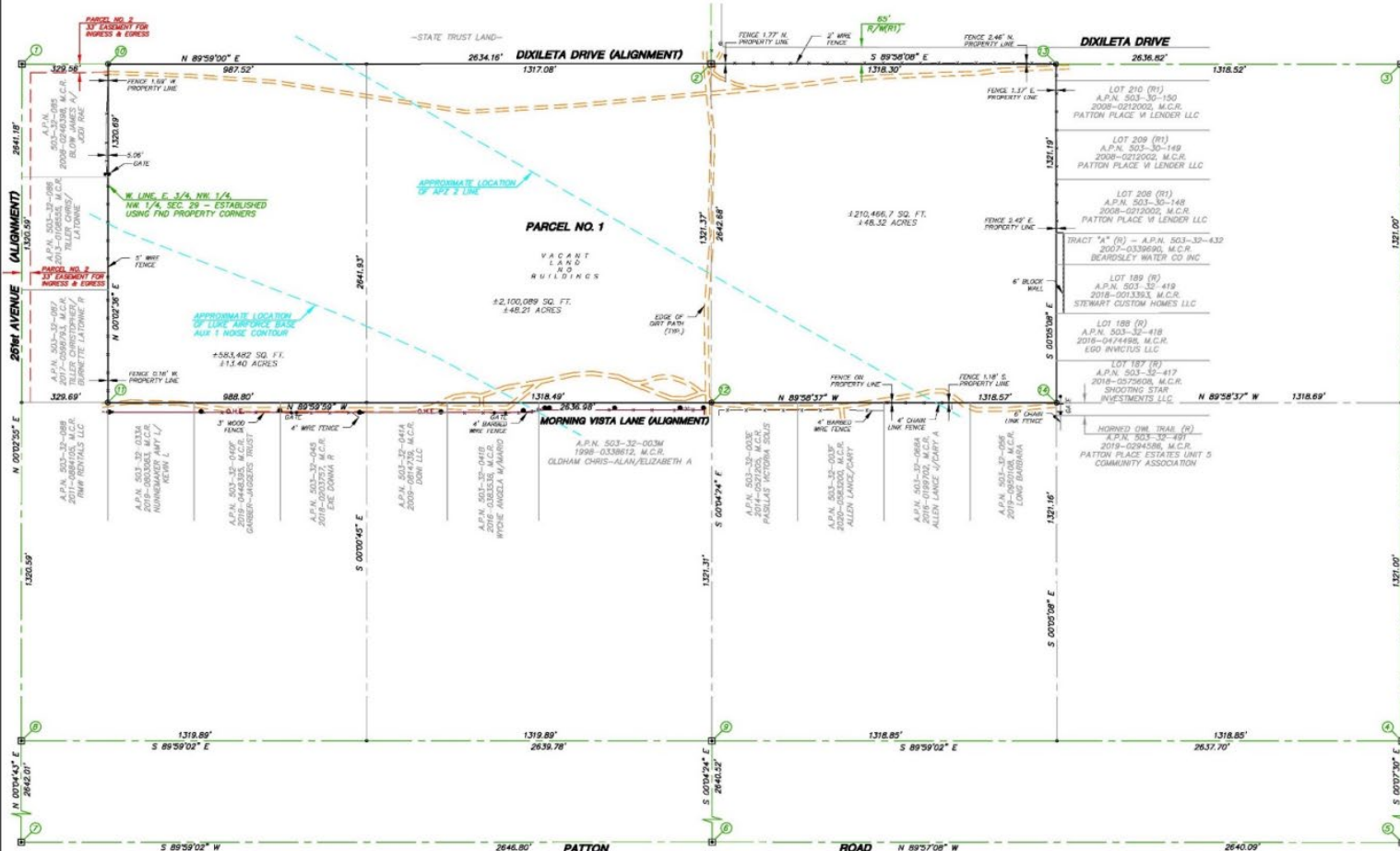
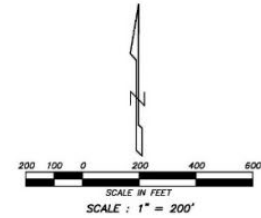
**LAND AREA:**  
109.923 ACRES – 4,786,238 SQ. FT.

### RECORD OF SURVEY

A PORTION OF THE NORTH HALF OF SECTION 29,  
TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP  
NOT TO SCALE



MONUMENT TABLE	
1	NW COR. SEC. 29 – FND BENT G.L.G. BRASS CAP
2	N 1/4 COR. SEC. 29 – FND BENT G.L.G. BRASS CAP
3	NE COR. SEC. 29 – NO MONUMENT FND OR SET – CALC'D POSITION PER (R2)
4	E 1/4 COR. SEC. 29 – FND 1/2" IRON PIPE NO. 1.50"
5	SE COR. SEC. 29 – FND BRASS CAP IN HANDHOLE
6	S 1/4 COR. SEC. 29 – FND BRASS CAP IN HANDHOLE
7	SW COR. SEC. 29 – FND BRASS CAP IN HANDHOLE
8	W 1/4 COR. SEC. 29 – NO MONUMENT FND OR SET – CALC'D POSITION PER (R2)
9	CEN. OF SEC. 29 – CALC'D POSITION PER CROSSING QUARTER CORNERS – ALSO FND BRASS CAP FLUSH, N. 75°25'30" W., 0.77'
10	FND BENT 1/2" REBAR NO. 10 – REPLACED WITH 1/2" REBAR W/CAP L.S. 31020 – ALSO FND BENT 1/2" REBAR NO. 10, S. 41°26'30" E., 0.64' AS SHOWN ON (R2)
11	FND 1/2" REBAR W/CAP L.S. 21081 PER (R2)
12	FND 1/2" REBAR W/ALLEGRE CAP – SET TAG L.S. 31020 – ALSO FND 1/2" REBAR W/ALLEGRE CAP, S. 77°48'54" W., 0.49' AS SHOWN ON (R2)
13	FND 1/2" REBAR W/CAP L.S. 31020

### LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- (See Monument Table)
- Dirt Road
- Fence
- Well
- Overhead Electric Line
- Down Guy Wire
- Guard Post or Gate Post
- Power Pole
- Power Pole W/ Underground Electric
- Water Valve
- See Reference Documents

### PARCEL DESCRIPTION

**PARCEL NO. 1**  
The Northwest quarter of the Northwest quarter of Section 29, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, EXCEPT all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in patent from United States of America.

**PARCEL NO. 2**  
The East three-quarters of the Northwest quarter of the Northwest quarter, and the Northwest quarter of the Northwest quarter of Section 29, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

**PARCEL NO. 3**  
An easement for ingress and egress over the West 33 feet of the Northwest quarter of Section 29, and over the North 33 feet of the West half of the West half of the Northwest quarter of the Northwest quarter of Section 29, all in Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

### SURVEY NOTES

- This survey and the description used are based the deed recorded in recording number 2007-0210633, M.C.R. This survey has been prepared without the benefit of a title report, and is subject to all easements of record.
- BASIS OF BEARING:** The North line of the Northwest quarter of Section 29, using a bearing of North 89 degrees 59 minutes 00 seconds East, per the Record of Survey, recorded in Book 626, Page 12, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.

### SURVEYOR'S STATEMENT

I, G. Bryan Goetzberger, hereby state that I am a registered land surveyor in the State of Arizona and that the survey shown hereon was completed under my direct supervision during the month of October, 2020, and is correct to the best of my knowledge and the monuments shown actually exist.

G. Bryan Goetzberger  
R.L.S. #31020



RECORD OF SURVEY  
24th AVENUE & DIXIE DRIVE, WITTMAN, ARIZONA

## ALLIANCE

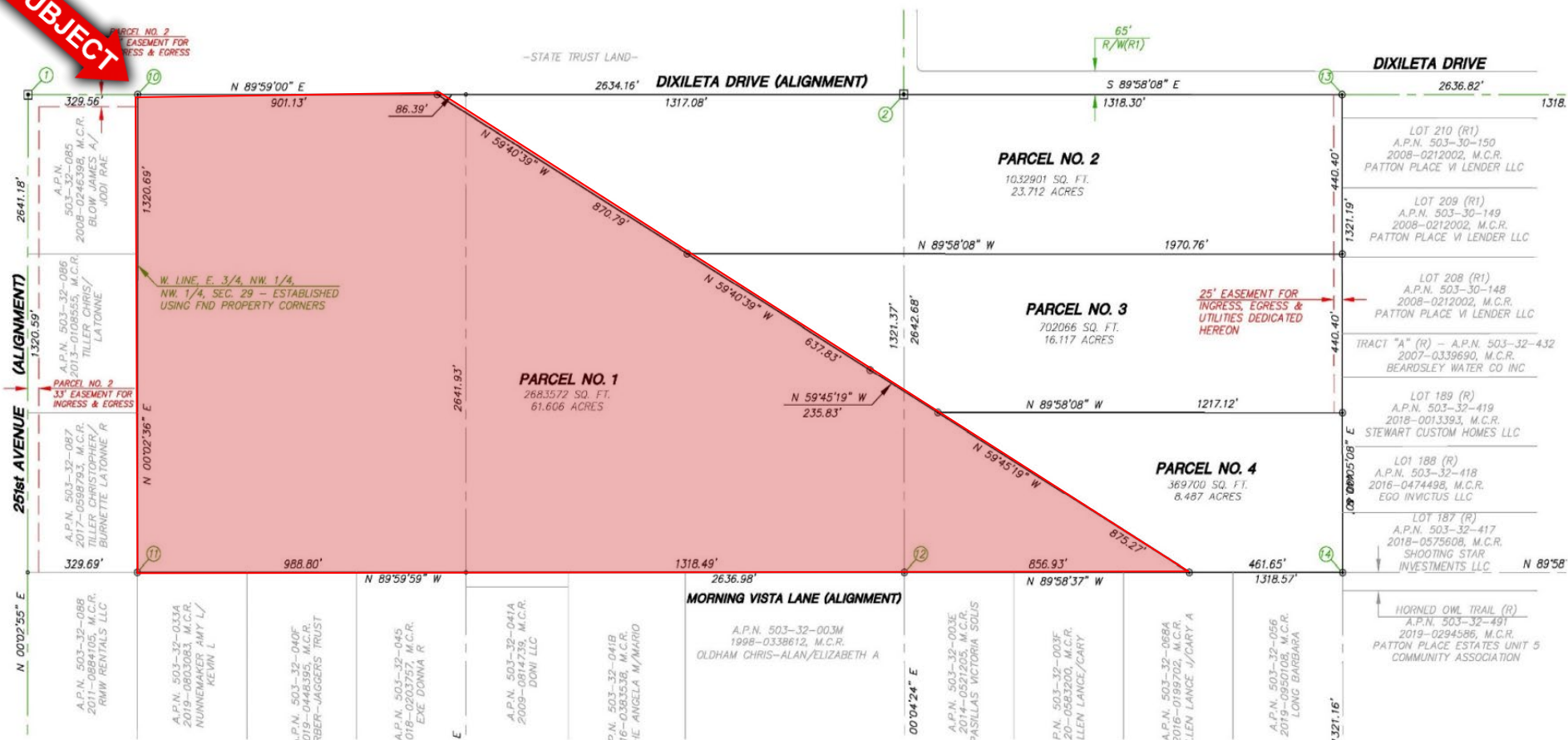
LAND SURVEYING, LLC

7000 N. 70th AVENUE, SUITE 204 PHOENIX, AZ 85020 PHONE (602) 872-2200  
www.alliancesurveying.com

SHEET: 1 OF 1 DATE: 10-13-20 JOB NO: 200970



**SUBJECT**





**Maricopa County Department of Transportation**

**PLANNING DIVISION**



Maricopa County Department of Transportation  
**Parkway Studies**

