



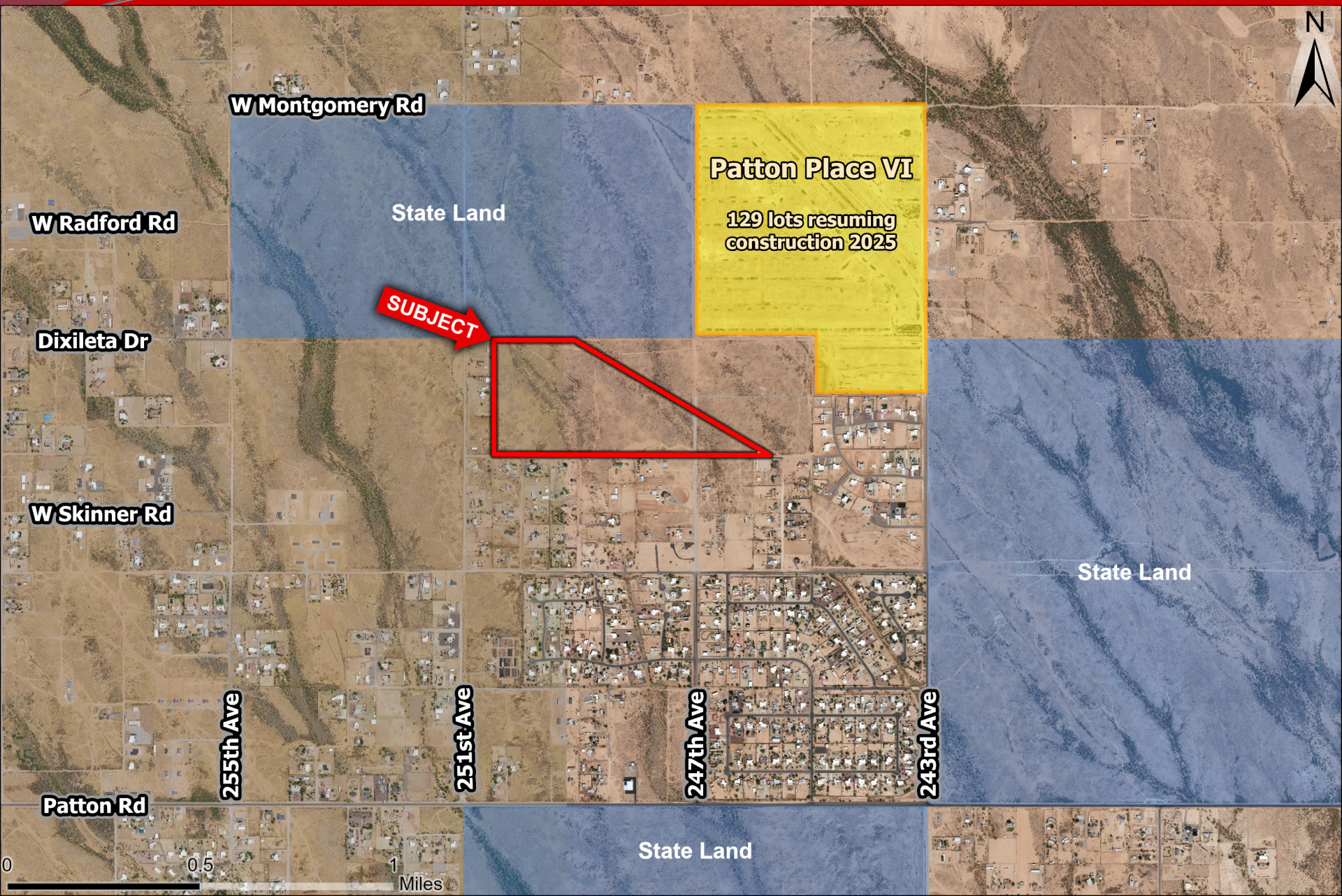
- **Location:** 247th Ave & Morning Vista Ln
- **APN:** 503-32-001V
- **Size:** +/- 61.6 Acres
- **Zoning:** RU-43
- **Price:** \$1,108,800 (\$18,000/acre)
- **Comments:**
 - Excellent infill opportunity located in the direct path of growth.
 - Ideal for Industrial and Commercial uses, with unique ability 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

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

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JOE WERNER
Direct: 602-385-0567
jwerner@insightland.com



W Montgomery Rd

Patton Place VI

129 lots resuming
construction 2025

SUBJECT

W Radford Rd

State Land

Dixileta Dr

W Skinner Rd

State Land

255th Ave

251st Ave

247th Ave

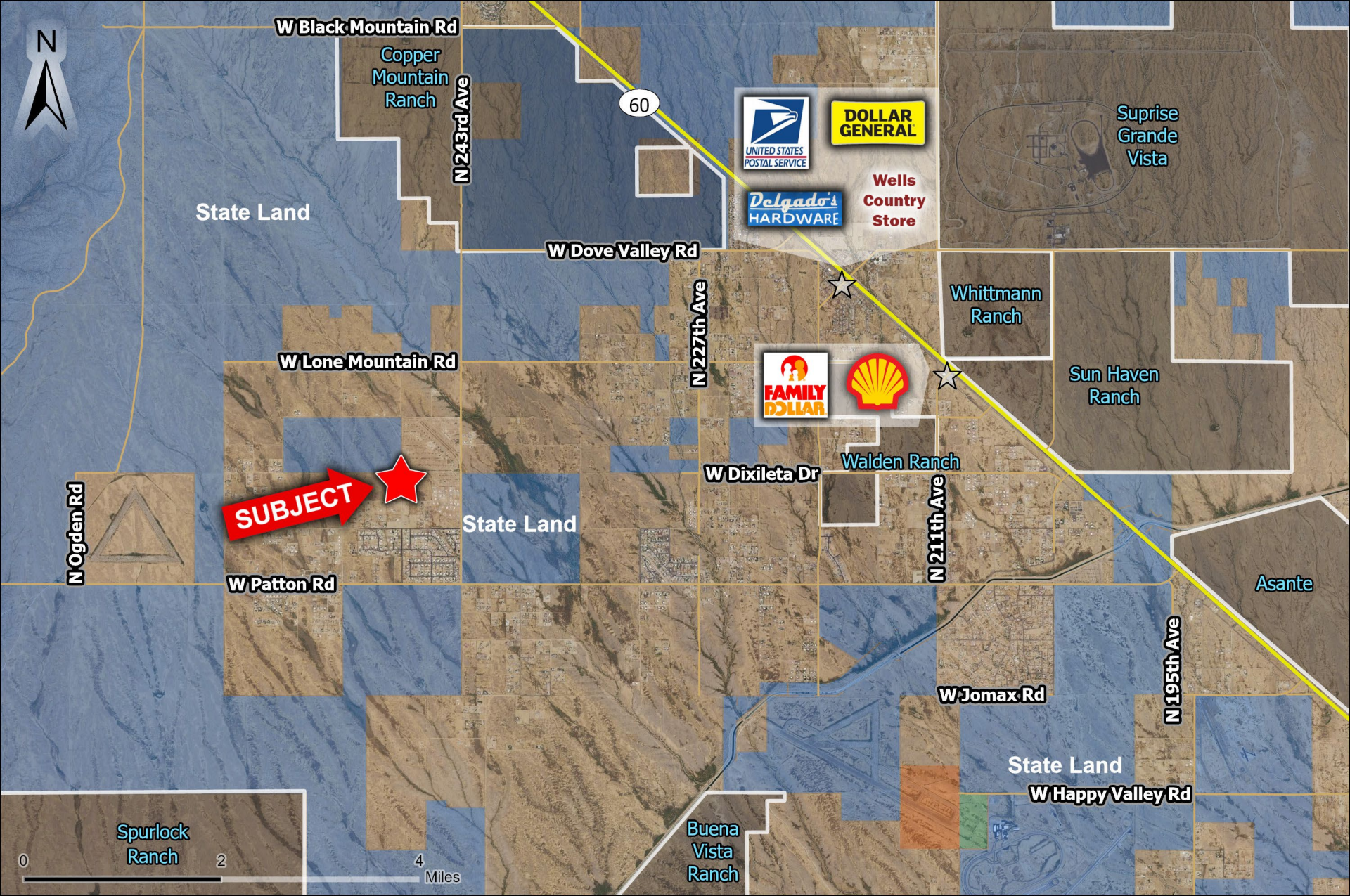
243rd Ave

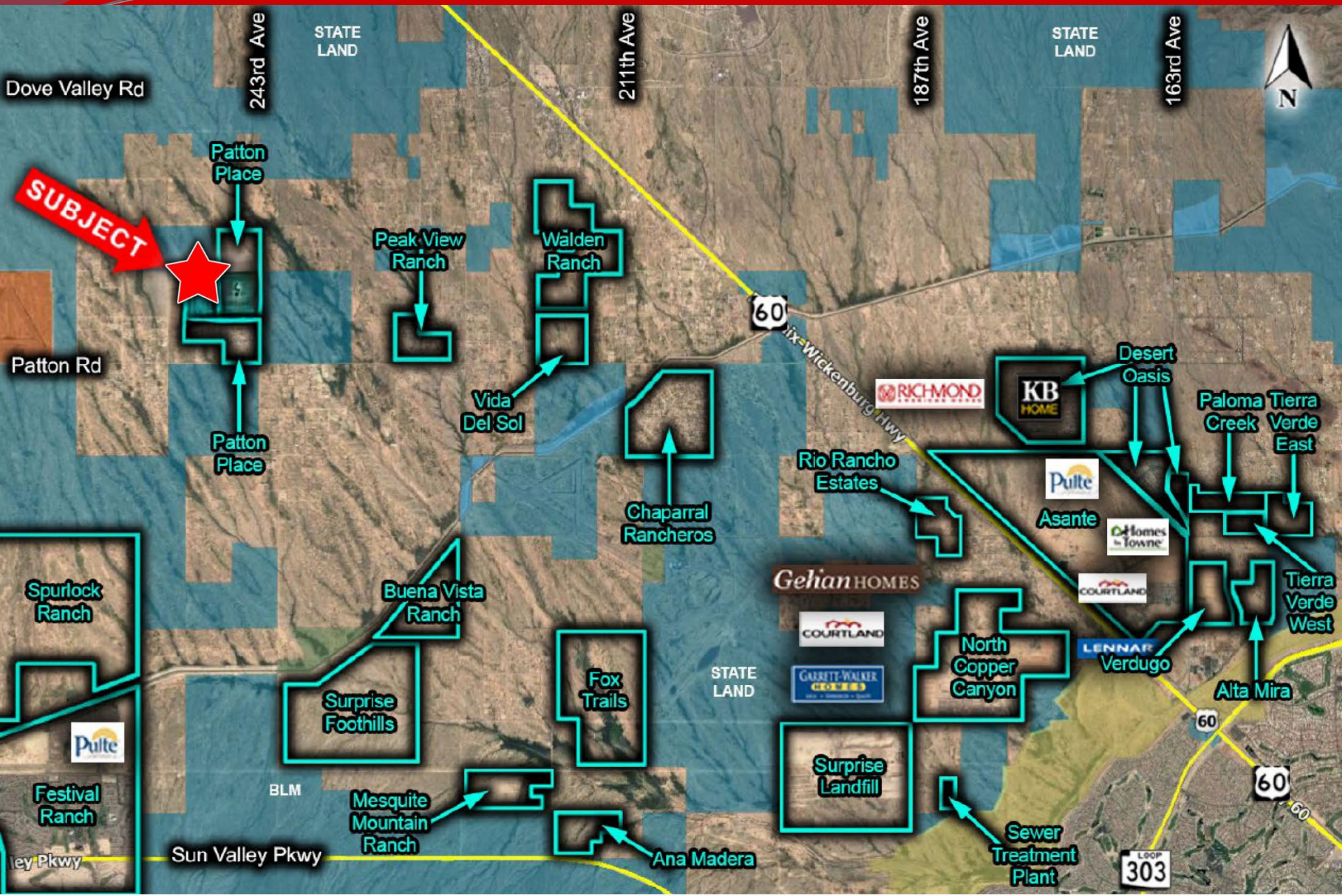
Patton Rd

State Land

0 0.5 1 Miles







REFERENCE DOCUMENTS

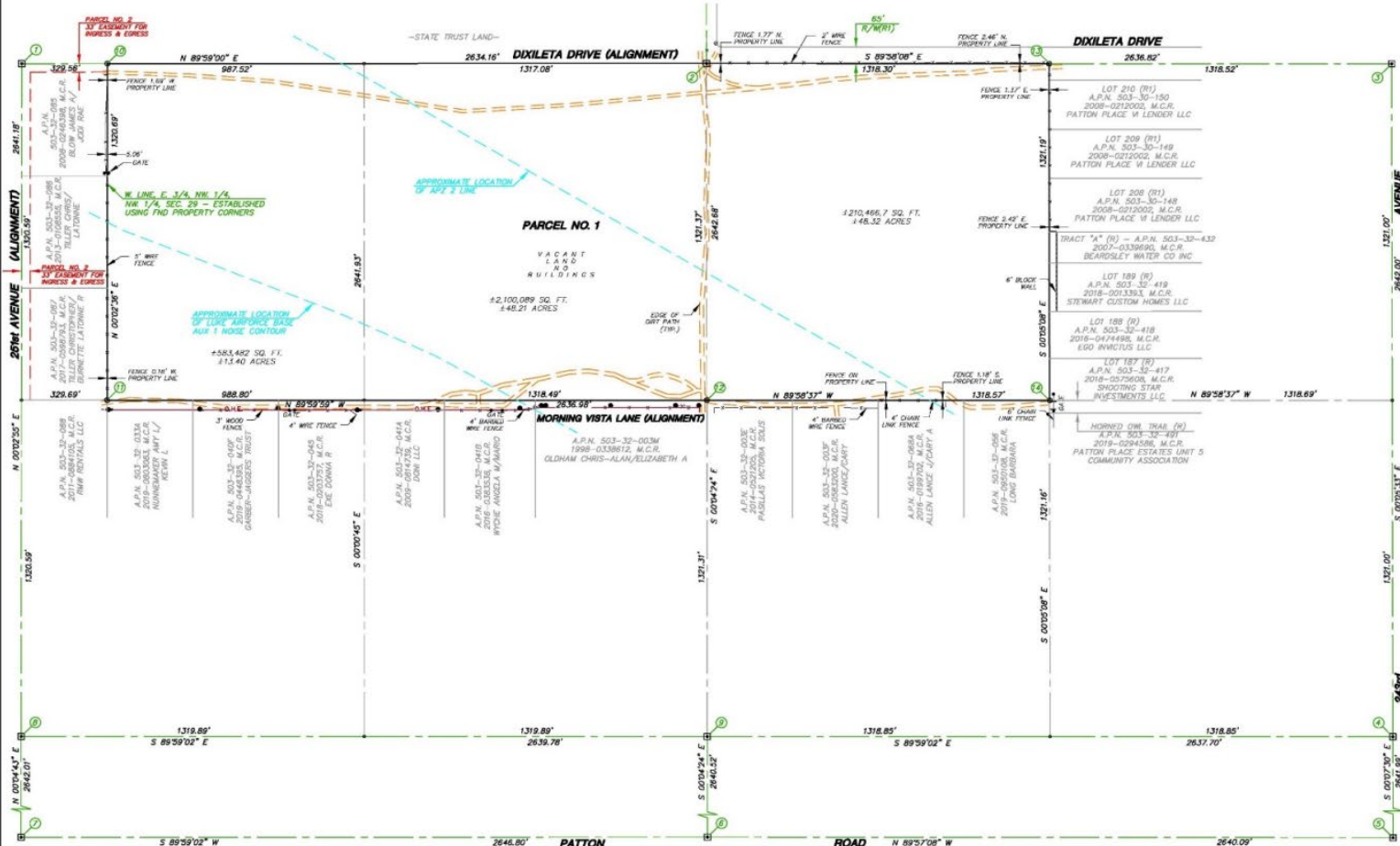
- (R) PLAT PER BOOK 737, PAGE 25, M.C.R.
- (R1) PLAT PER BOOK 841, PAGE 27, M.C.R.
- (R2) R.O.S. PER BOOK 626, PAGE 12, M.C.R.
- (R3) R.O.S. PER BOOK 1325, PAGE 35, M.C.R.

SITE INFORMATION

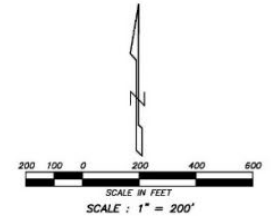
OWNER:
A.P.N.: 503-32-001C
OWNER: MADONA FAMILY #1 LLC
DEED: 2007-0210633, M.C.R.

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\"
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. 72°22'58\"
10	FND 1/2\"
11	FND 1/2\"
12	FND 1/2\"
13	FND 1/2\"
14	SET 1/2\"

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (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 fissile materials, whether or not of commercial value, as reserved in patent from United States of America.

PARCEL NO. 2
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, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SURVEY NOTES

1. 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.
2. **BASIS OF BEARING:** The North line of the Northwest quarter of Section 29, using a bearing of North 89 degrees 59 minutes 02 seconds East, per the Record of Survey, recorded in Book 626, Page 12, M.C.R.
3. 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 herein 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

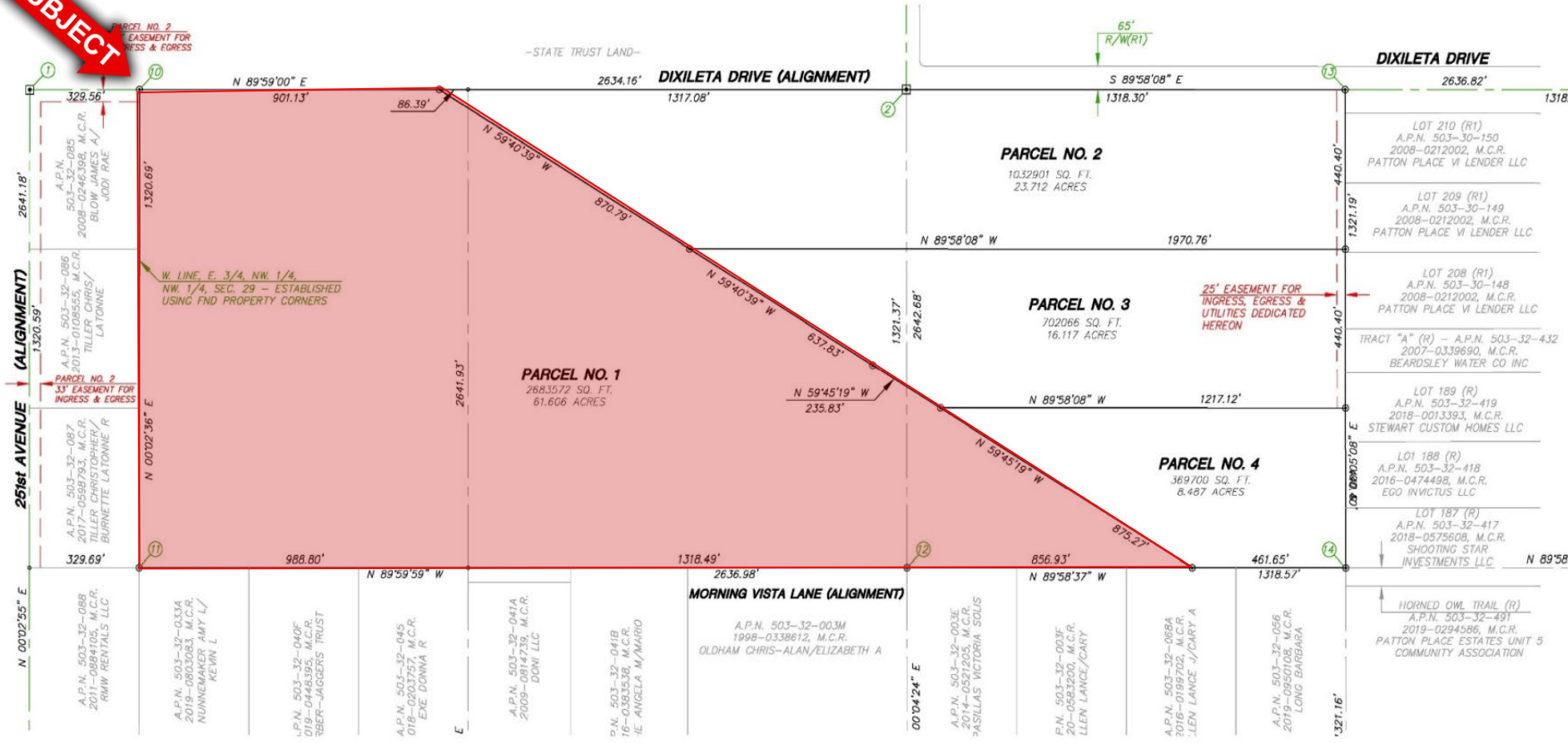


RECORD OF SURVEY
24th AVENUE & DIXILETTA DRIVE, WITTMAN, ARIZONA

ALLIANCE
LAND SURVEYING, LLC

17000 N. 70th AVENUE, SUITE 304 PHOENIX (602) 972-2200
DIXIEVILLE, AZ 85003 central@allianceland.com www.allianceland.com

SUBJECT



Maricopa County Department of Transportation

PLANNING DIVISION



Maricopa County Department of Transportation
Parkway Studies

