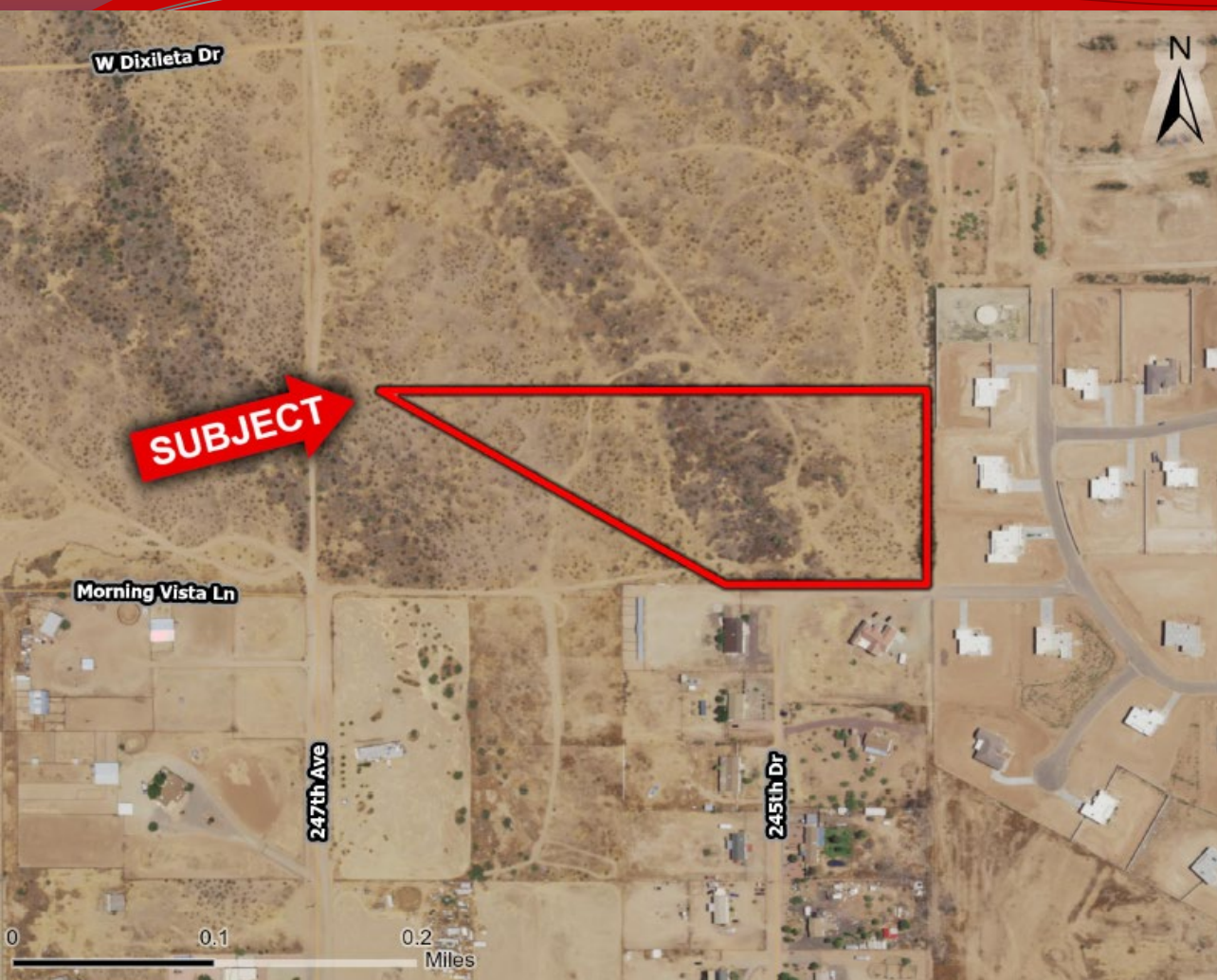




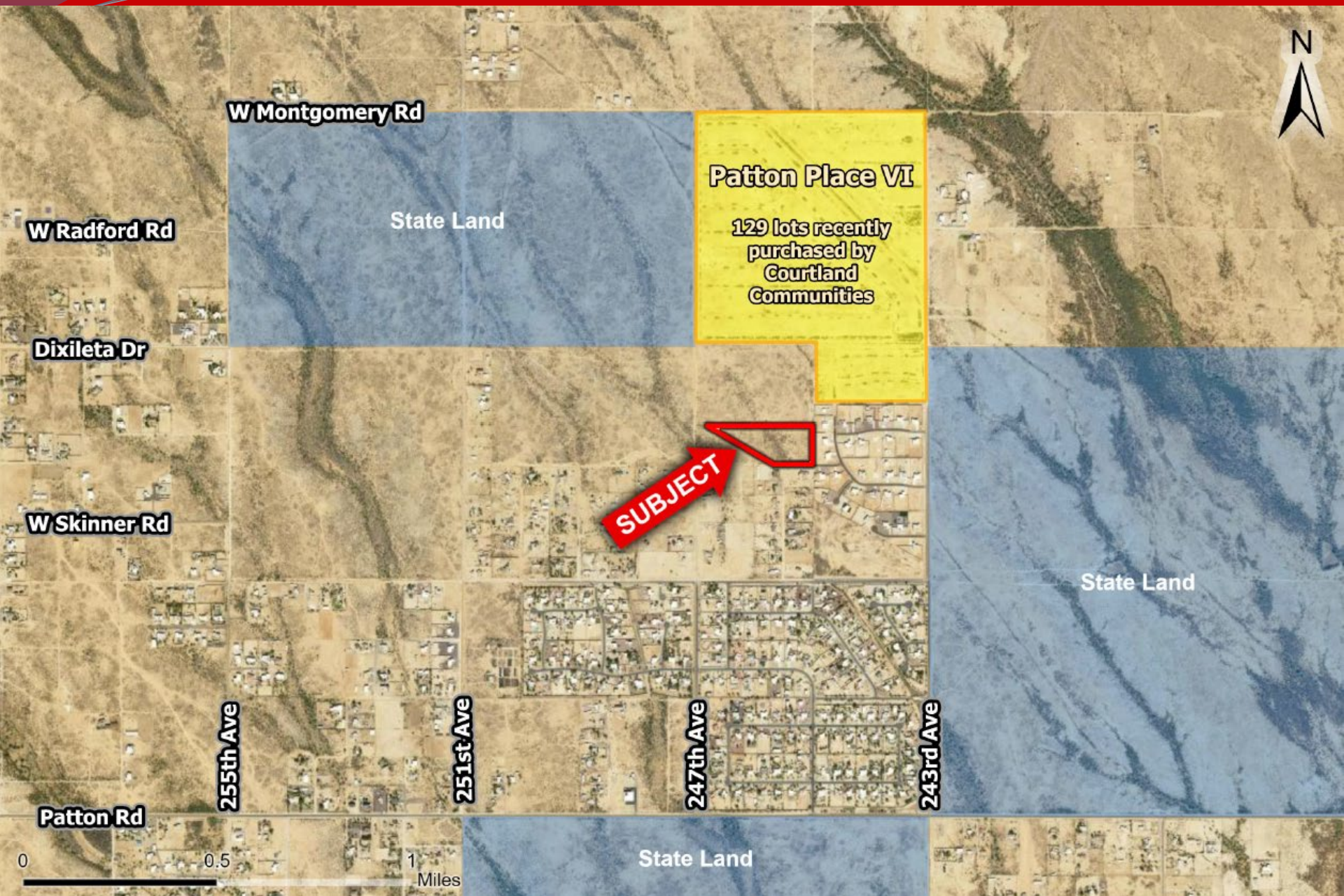
- **Location:** NWC of 245th Ave & Morning Vista Ln
- **APN:** 503-32-001G
- **Size:** +/- 8.5 Acres
- **Zoning:** RU-43
- **Price:** \$323,000 (\$38,000/acre)
- **Comments:**
 - ✓ Excellent opportunity located in the direct path of growth.
 - ✓ Situated just off Patton Road, this site benefits from easy accessibility as well as privacy.
 - ✓ 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.

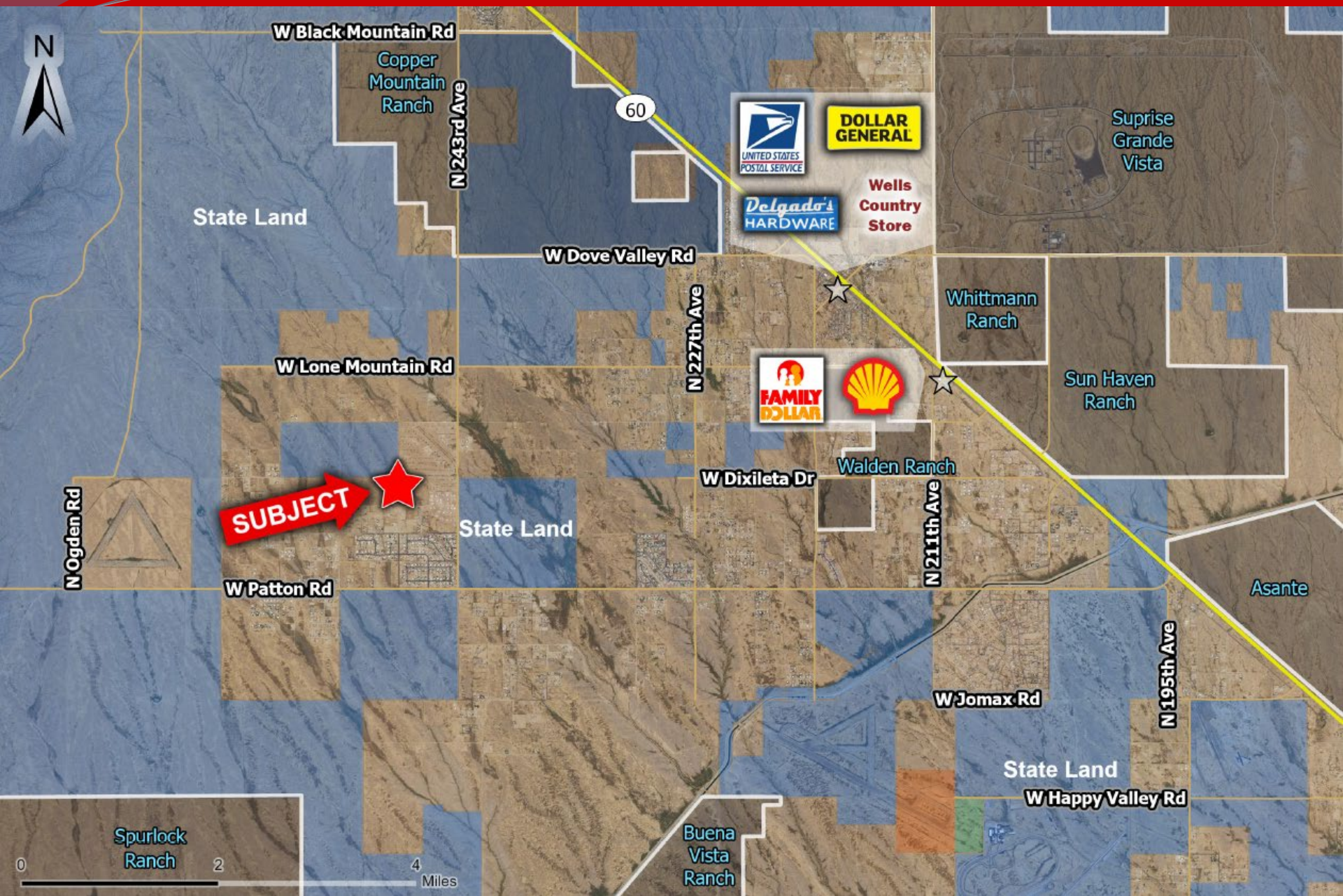
Great Investment Opportunity | Exclusively Available

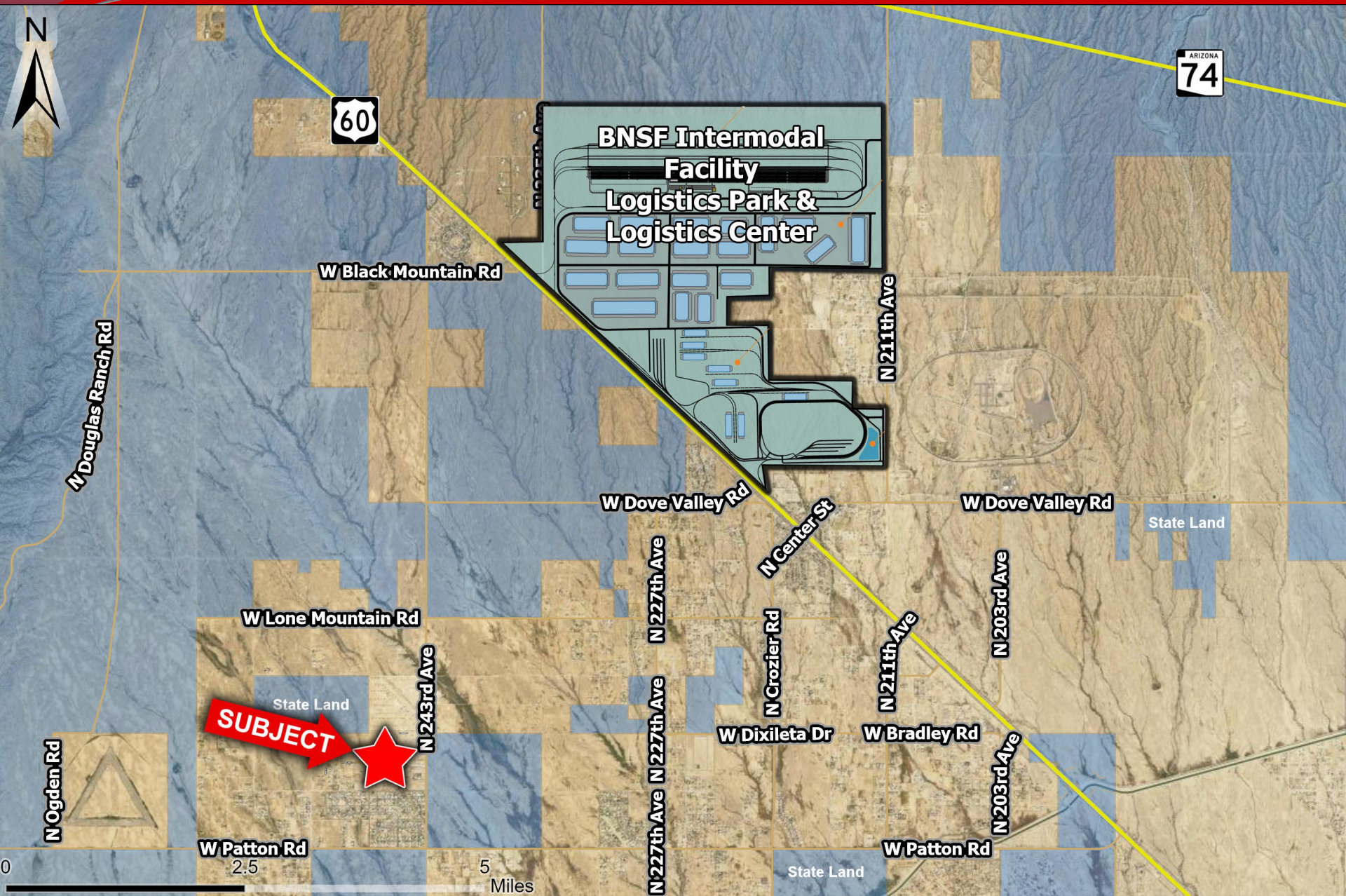
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

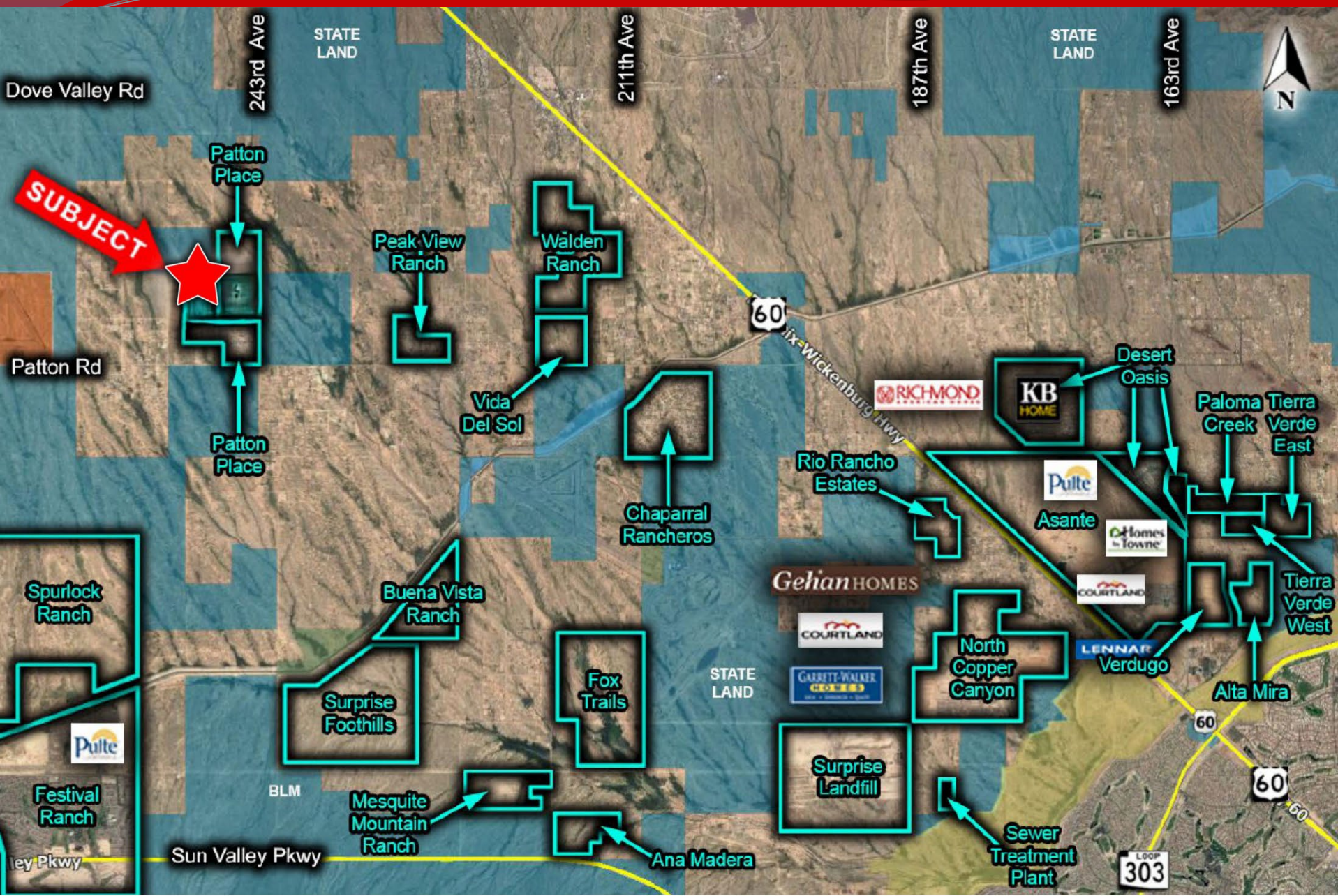
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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

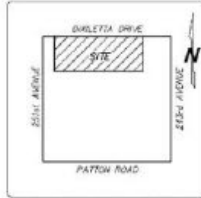




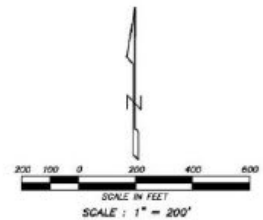




A PORTION OF THE NORTH HALF OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NOT TO SCALE



MONUMENT TABLE	
1	NW COR SEC 29 - FND RENT G.L.O. BRASS CAP N 1/4 COR SEC 29 - FND RENT G.L.O. BRASS CAP
2	NE COR SEC 29 - NO MONUMENT FND OR SET - CAL'S POSITION FOR (P2)
3	E 1/4 COR SEC 29 - FND 1/2" BRASS CAP IN HANDHOLE WELLER THE SURFACE AS SHOWN ON (P2 & 3)
4	SE COR SEC 29 - FND BRASS CAP IN HANDHOLE
5	S 1/4 COR SEC 29 - FND BRASS CAP IN HANDHOLE
6	SW COR SEC 29 - FND BRASS CAP IN HANDHOLE
7	N 1/4 COR SEC 29 - NO MONUMENT FND OR SET - CAL'S POSITION FOR (P2)
8	CEN. OF SEC 29 - CALCD POSITION FND OFFSHORE QUARTER CORNERS - ALSO FND BRASS CAP FLUSH TO SURFACE
9	FND 1/2" REBAR NO. 1 - SET CAP N.E. 31.000
10	FND 1/2" REBAR NO. 2 - REBAR CEN. 1/4 - REBAR CEN. 1/4 REBAR W/CAJAL N.E. 31.000 ALSO FND 1/2" REBAR N.E. 31.000 N.E. 31.000 ALSO SETTING 24 (P2)
11	FND 1/2" REBAR W/CAJAL N.E. 31.001 PULP (P2)
12	FND 1/2" REBAR W/ALLEYWAY CAP - SET TAG N.E. 31.000 - ALSO FND 1/2" REBAR W/ALLEYWAY CAP N 1/4 COR SEC 29 AS SHOWN ON (P2)
13	FND 1/2" REBAR W/CAJAL N.E. 31.000

 Property Corner (See Monument Table)
 Property Line
 End Survey Monument (See Monument Table)
 (See Monument Table)
 Dirt Road
 Fence
 Abut
 Overhead Electric Line
 Down Guy Wire
 Guard Post or Gate Post
 Power Pole
 Power Pole N/ Underground
 Water
 See Reference Documents

C. Bryan Gatzertberger
R.I.S. #31020



RECORD OF SURVEY
243rd AVENUE & DIXLETTA DRIVE, WITTMAN, ARIZONA



ALLIANCE
LAND SURVEYING, LLC

SHEET: 1 of 1	DATE: 10-13-20	JOB NO: 200670
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Maricopa County Department of Transportation

PLANNING DIVISION



Maricopa County Department of Transportation
Parkway Studies

