

- **APN:** 503-32-001G
- **Size:** +/- 8.5 acres – 61.6 acres
- **Zoning:** RU-43
- **Taxes:** \$24.88 (2024) *Grazing lease in place*
- **Price:** Available All or Part
 - Parcel #1: \$1,400,000 (\$22,727/ac)
 - Parcel #2: SOLD
 - Parcel #3: SOLD
 - Parcel #4: SOLD
- **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 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

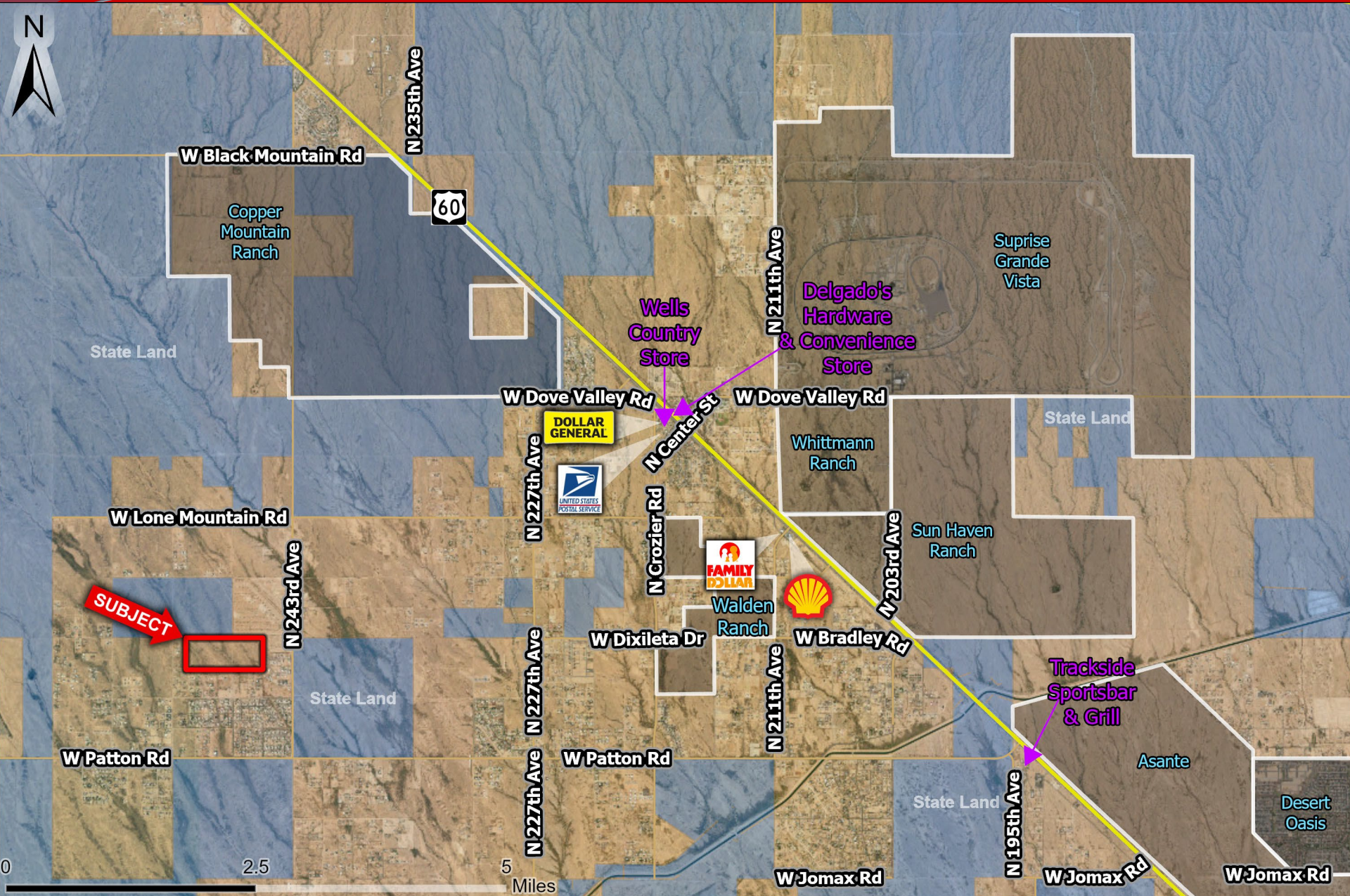
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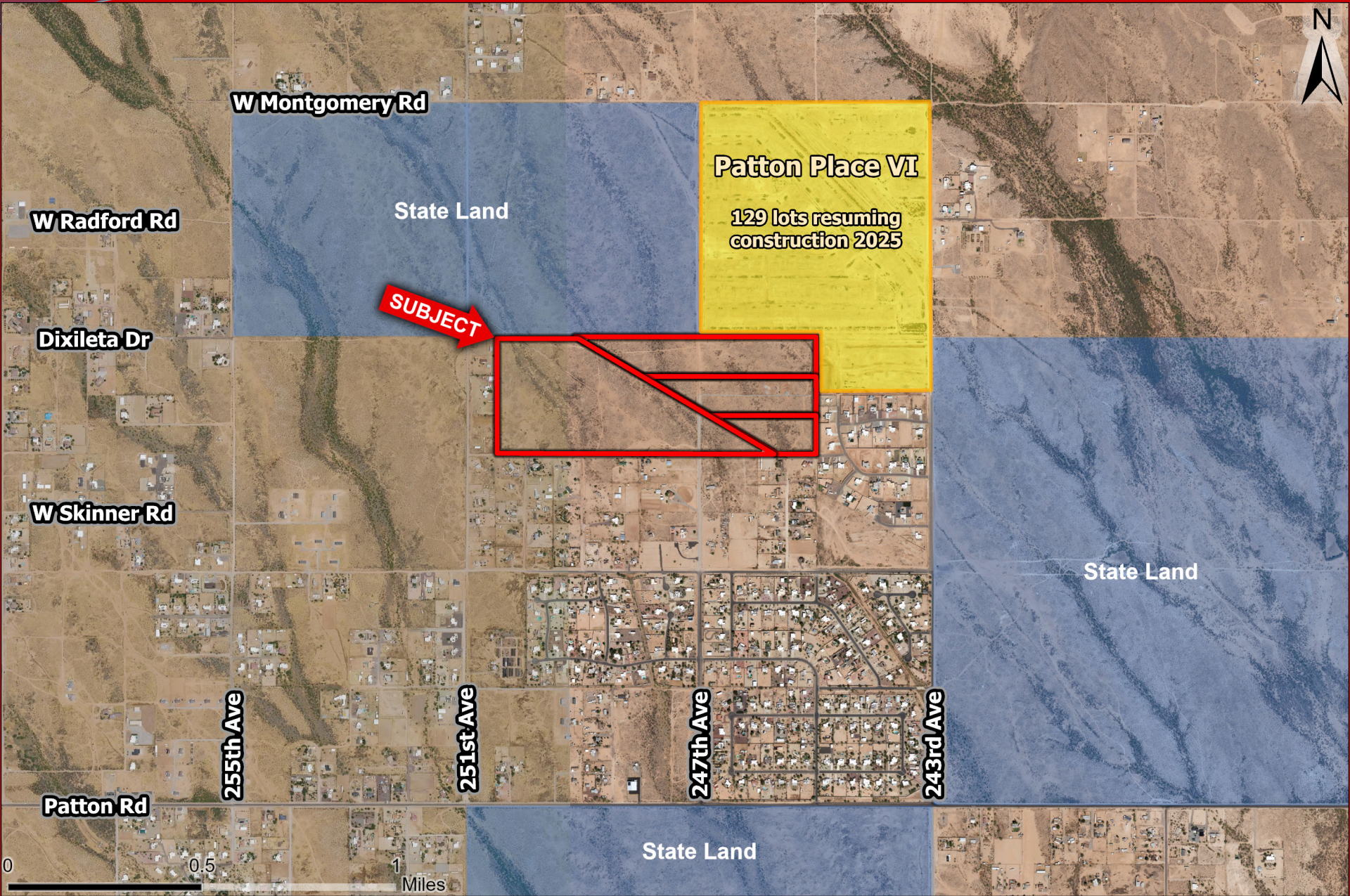
JOE WERNER

Direct: 602-385-0567

jwerner@insightland.com







W Montgomery Rd

Patton Place VI

129 lots resuming
construction 2025

SUBJECT

State Land

State Land

State Land

W Radford Rd

Dixileta Dr

W Skinner Rd

Patton Rd

255th Ave

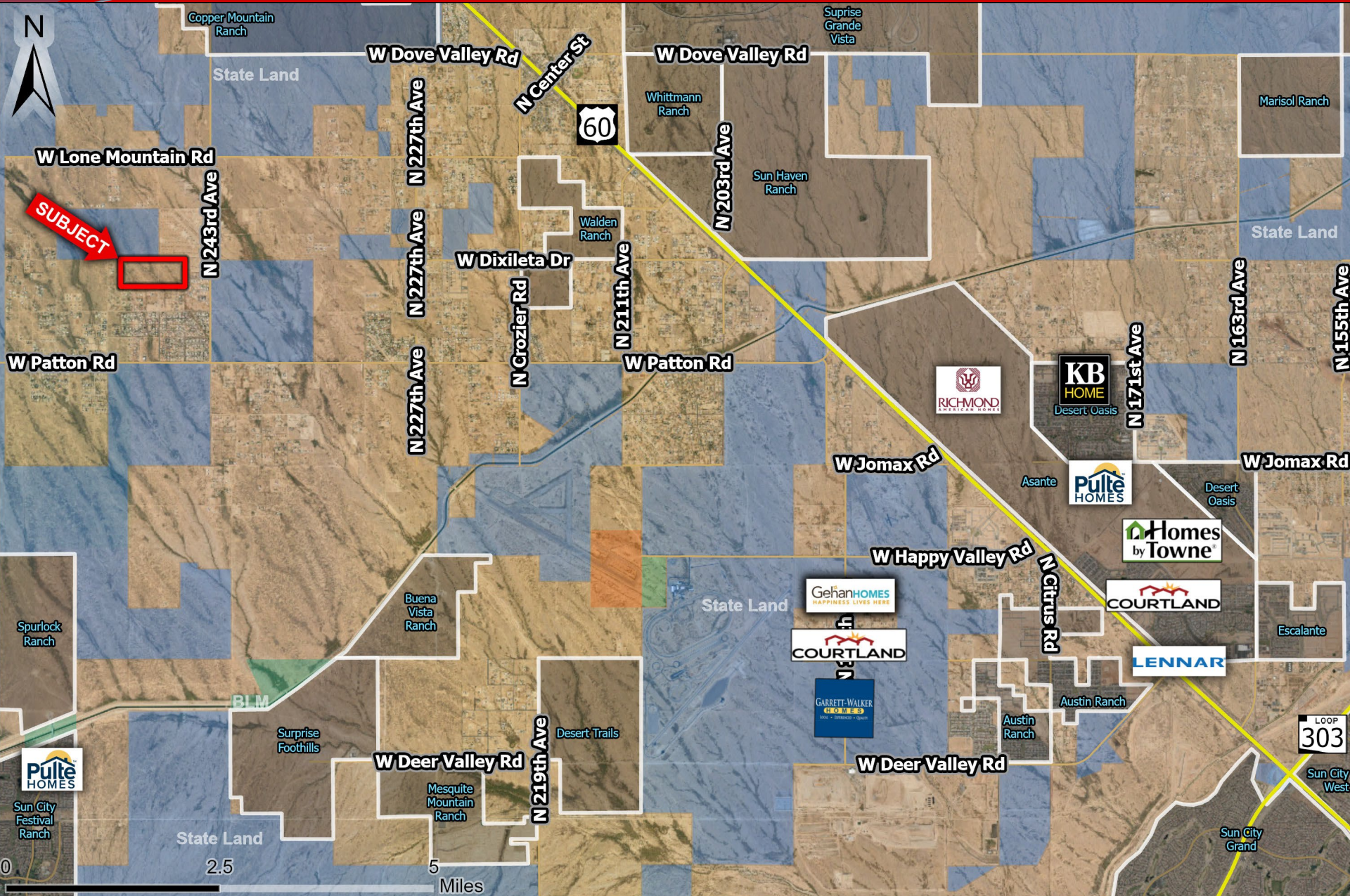
251st Ave

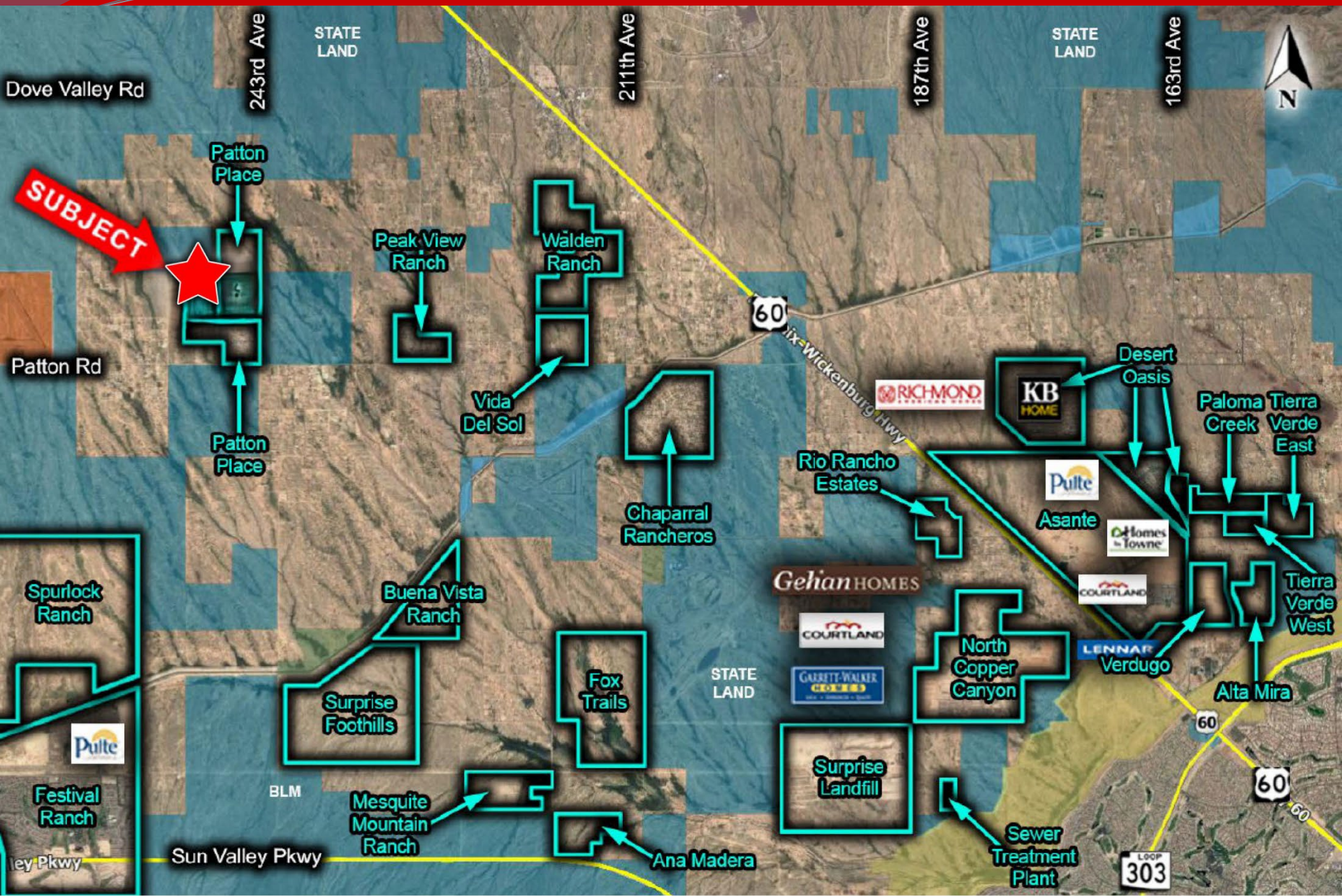
247th Ave

243rd Ave

0 0.5 1 Miles









Maricopa County Department of Transportation

PLANNING DIVISION



Maricopa County Department of Transportation

Parkway Studies

