



- **Location:** Beryl Ave west of 114<sup>th</sup> Street, Scottsdale
- **Size:** 51,000 square foot residential lot
- **Zoning:** Currently one lot with the potential for two lots (29,000 sq ft. and 22,000 sq.ft.)
- **Utilities:** To Site for one or two lots.
- **Price:** \$1,500,000
- **Comments:** Located within the highly desirable Shea Boulevard Corridor, this offering is a rare opportunity to purchase an over 1 acre parcel of vacant land for a custom residential home. For a single lot development, all off-sites are complete including a 50' cul-de-sac and a new block screen wall screening the neighborhood from 114<sup>th</sup> street. The Property has the ability to be split into two parcels (certain development costs will be associated with that split – call for further details). Property is accessed from Beryl Ave to the southwest. The immediate area has custom homes with sales in the \$3MM-\$6mm range. Site is perfect for Build to Suit or Spec build.

**Great Investment Opportunity | Exclusively Available**

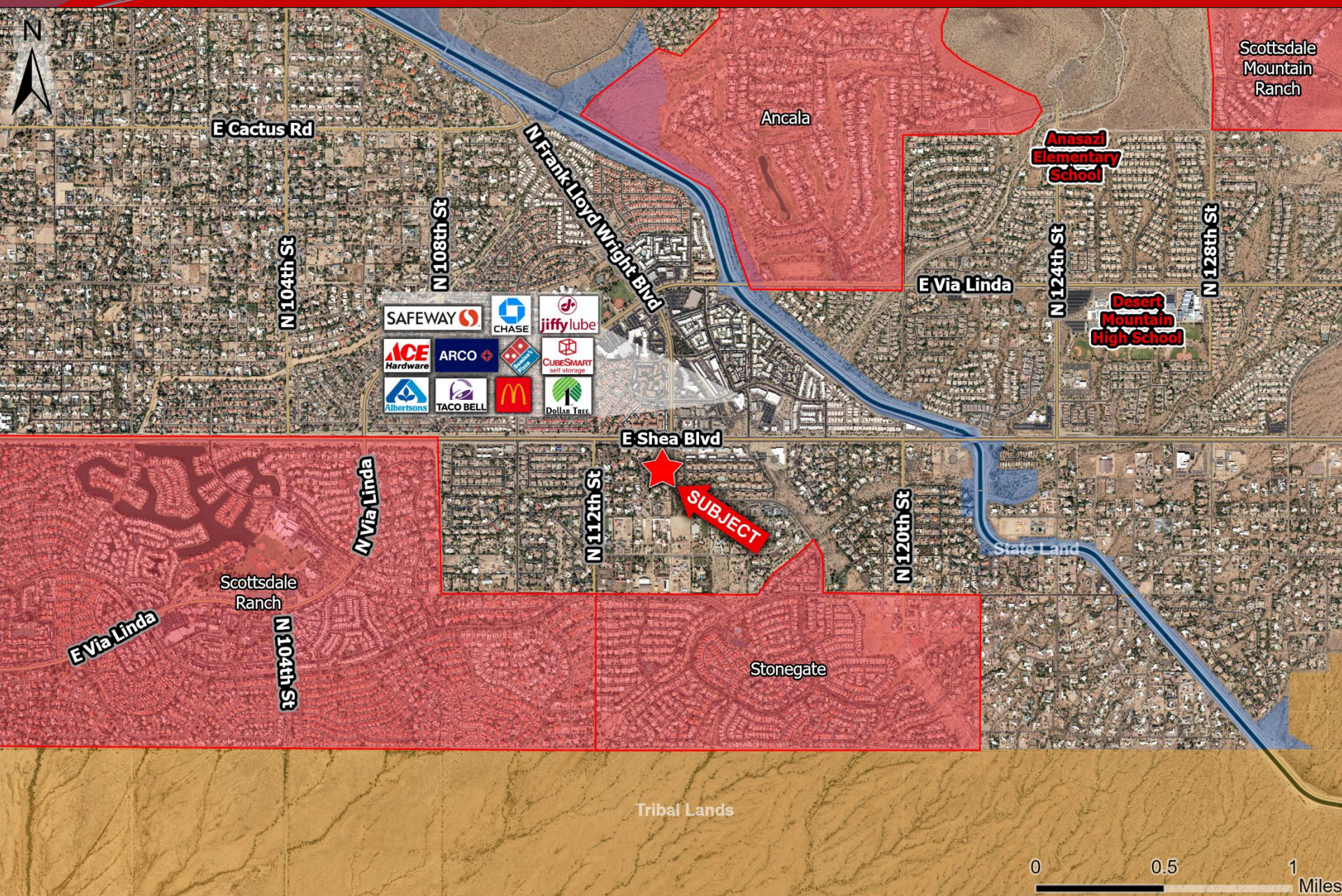
Insight Land & Investments  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
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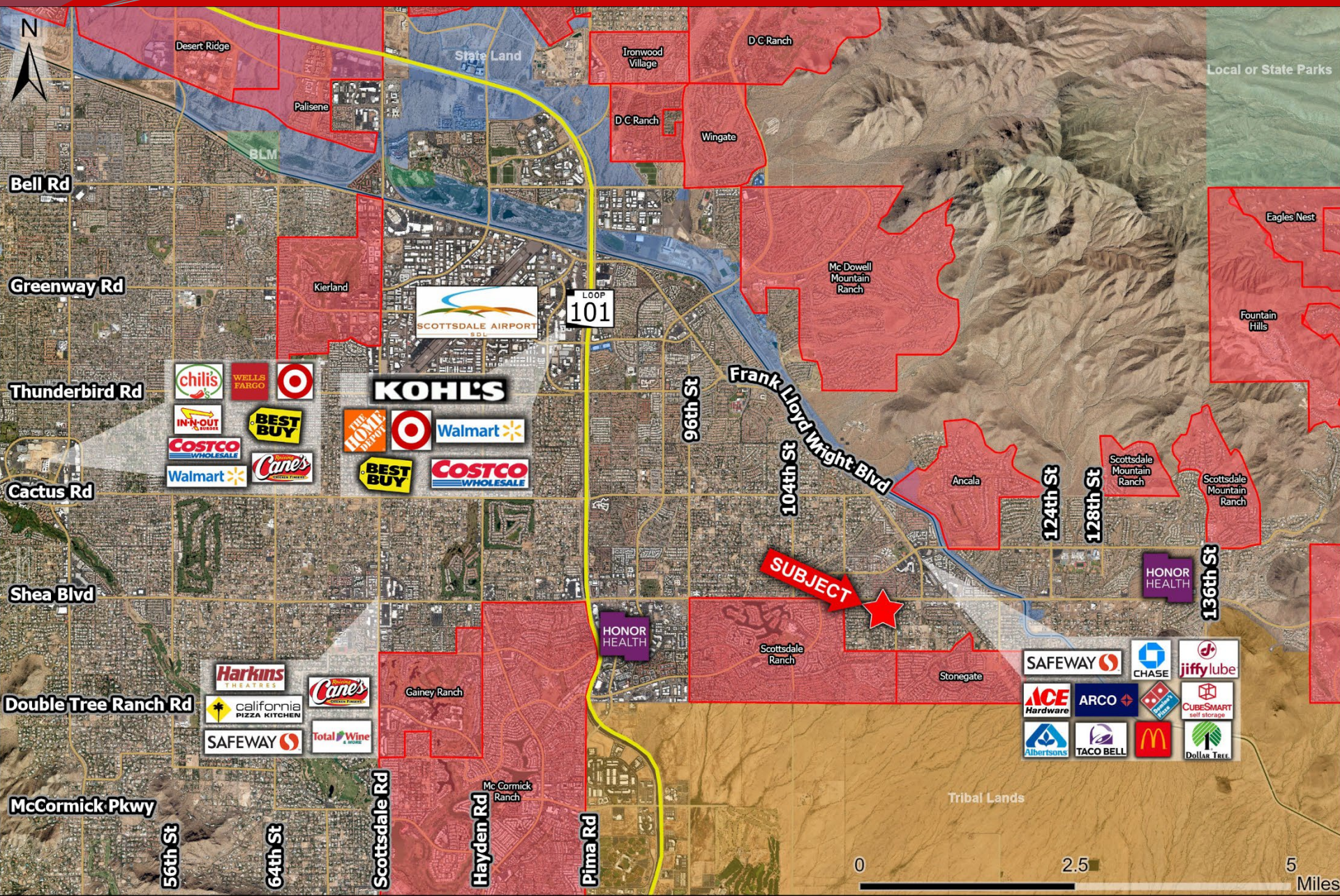
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**BRIAN STILLMAN**

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## PARENT LEGAL DESCRIPTION: (CONTINUED)

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## 300engineering

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