

Land & Investments

Wittmann, AZ



- Location: 247th Ave & Morning Vista Ln
 - APN: 503-32-001V
 - Size: 27 Acres
 - Zoning: RU-43
 - **Price:** \$594,000 ~ \$22,000 per acre
 - Comments:
- Excellent 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

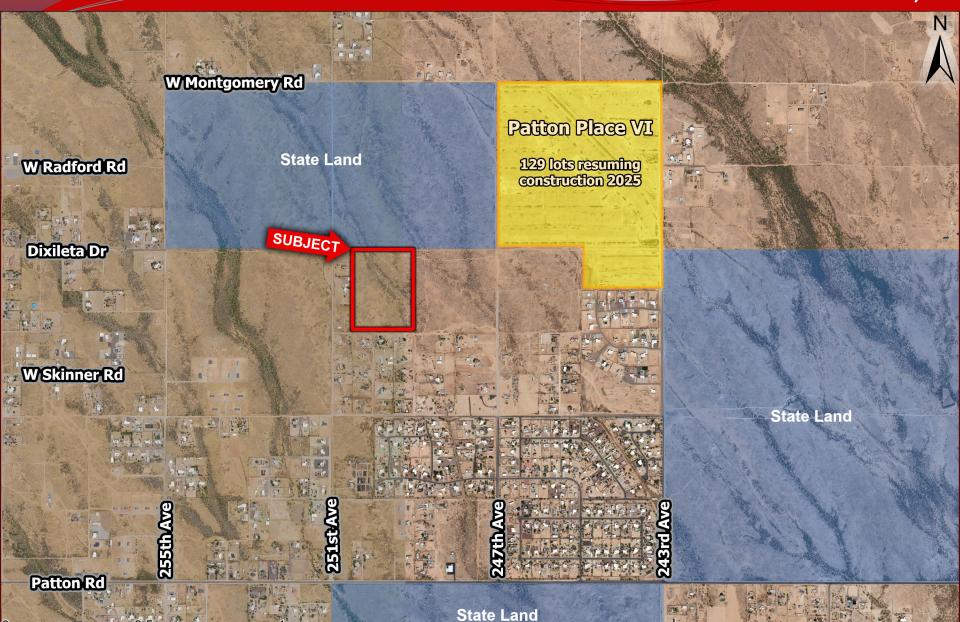
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JOE WERNER

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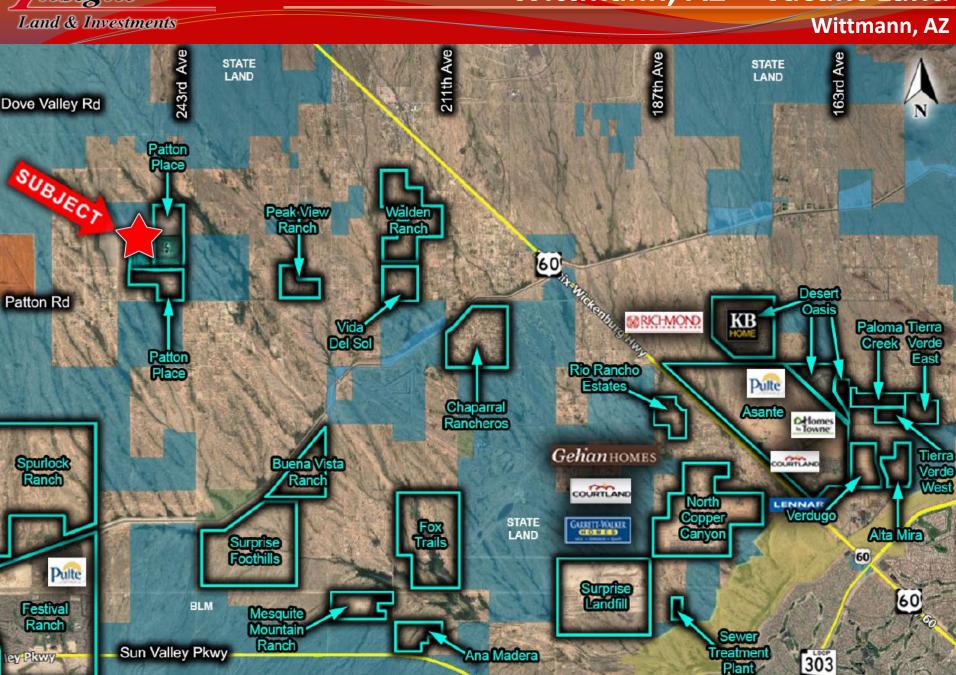




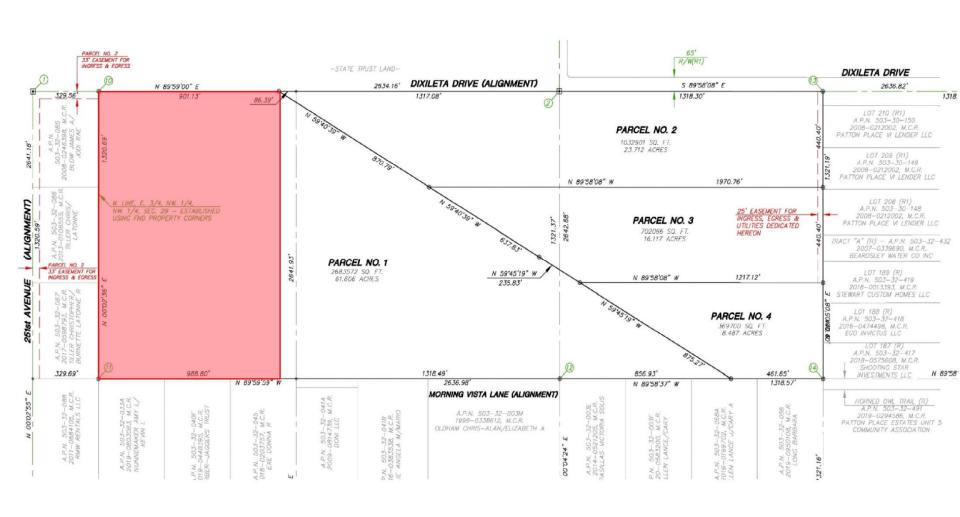
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Maricopa County Department of Transportation

PLANNING DIVISION



Maricopa County Department of Transportation

Parkway Studies

