



- **Location:** Approx. 247th Ave & Happy Valley Rd
- **Size:** 5 Acres
- **Taxes:** \$481.86 (2024)
- **Zoning:** RU-190
- **Price:** \$104,900 ~ \$20,980/acre
- **Comments:**
 - ✓ Cheap price per acre with huge upside potential.
 - ✓ Extremely flat, buildable lot.
 - ✓ Minimal holding cost, perfect for future home site or speculative investment.

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







