



- **Location:** Approx NW of NWC of Cotton Ln & Estrella Pkwy
- **APN:** 502-59-008E
- **Size:** 221,633 SF or +/- 5.08 AC
- **Zoning:** RU-43
- **Price:** \$90,000 –or– (\$17,716/acre)
- **Taxes:** \$534.96, Tax year 2022
- **Comments:**
 - Salt River bottom raw land, ideal for sand and gravel excavation.
 - Cheap price per acre with huge upside potential.

Great Investment Opportunity | Exclusively Available

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