

# **ADOT Approved Freeway Alignment**

Land & Investments

**Pinal County, Arizona** 



- Location: W of SWC Arizona Farms Road & Felix Road, Pinal County, Arizona
- APN: 200-31-007K
- Zoning: PAD
- Size: +/- 154.913 Gross Acres
- General Plan:

Master Planned Community

#### **Utilities:**

Water- EPCOR Utilities

Sewer- FPCOR Utilities

Gas-City of Mesa

- Price: \$12,320,000 (\$80,000/ac)
- Comments: Property is located in a high growth corridor of the Southeast Valley. Property is currently being farmed. Future freeway corridor (SR-24). Excellent Investment

or 1031 Exchange.

#### Proposed Land Use Total Acres Max Density Max # Units Commercial 16 Acres

Multi-Family 16 Acres 18.0 du/ac 288 Units 108 Acres 10.0 du/ac Single Family 1,080 Units

Fire Station 5 Acres Future Right of Way 10 Acres

Total 1.368 Units

## **EXCLUSIVELY LISTED**

**Insight Land & Investments** 7400 E McDonald Dr. Ste 121 Scottsdale, Arizona 85250 602.385.1515 www.insightland.com

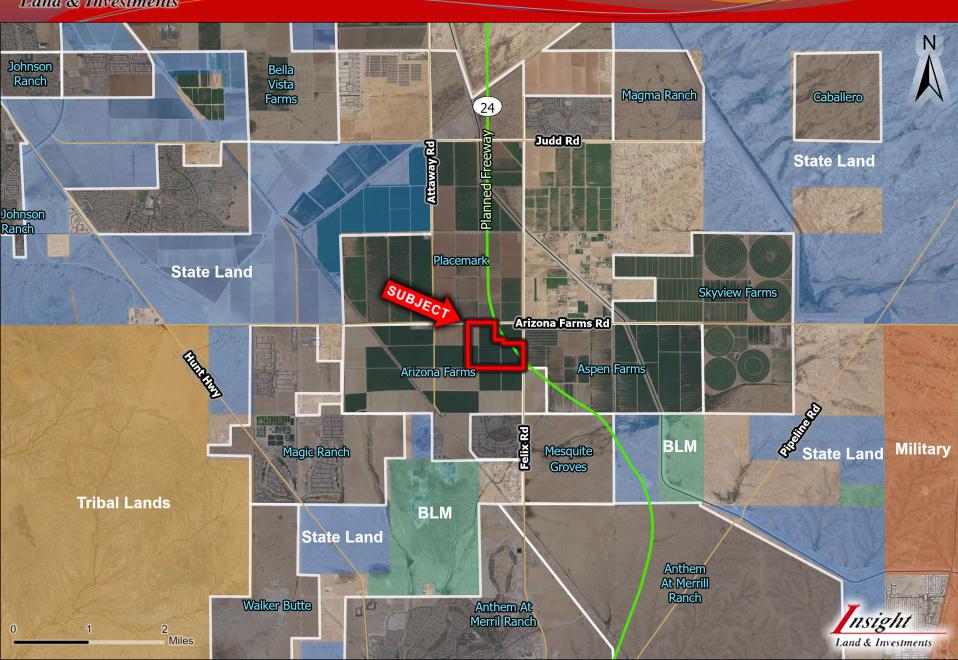
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## **Kenneth Reycraft**

Direct: 602-385-1529 kreycraft@insightland.com



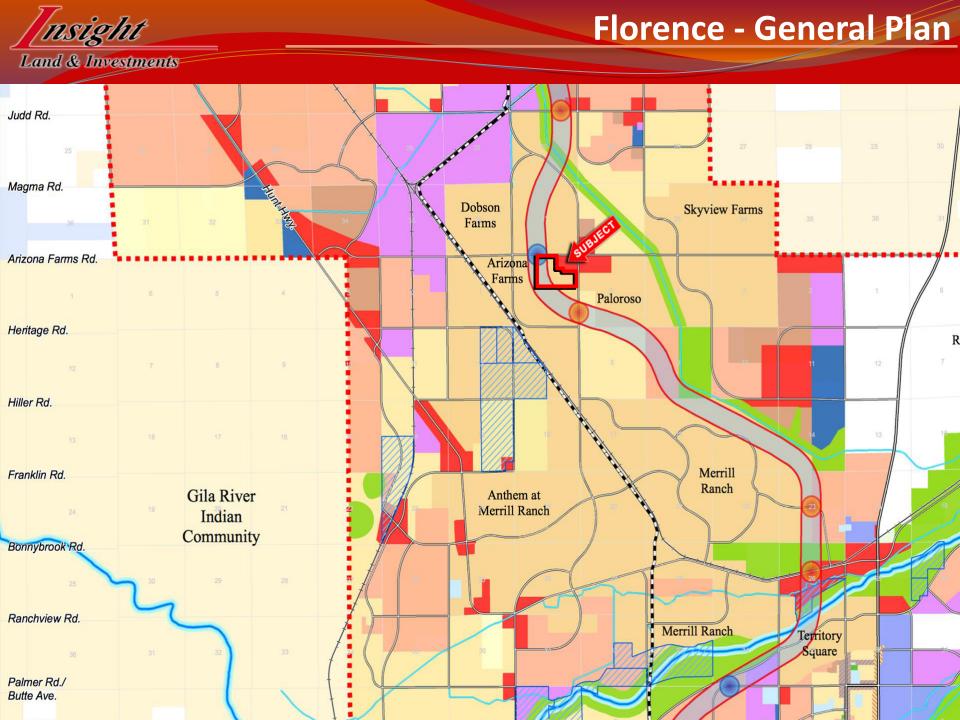
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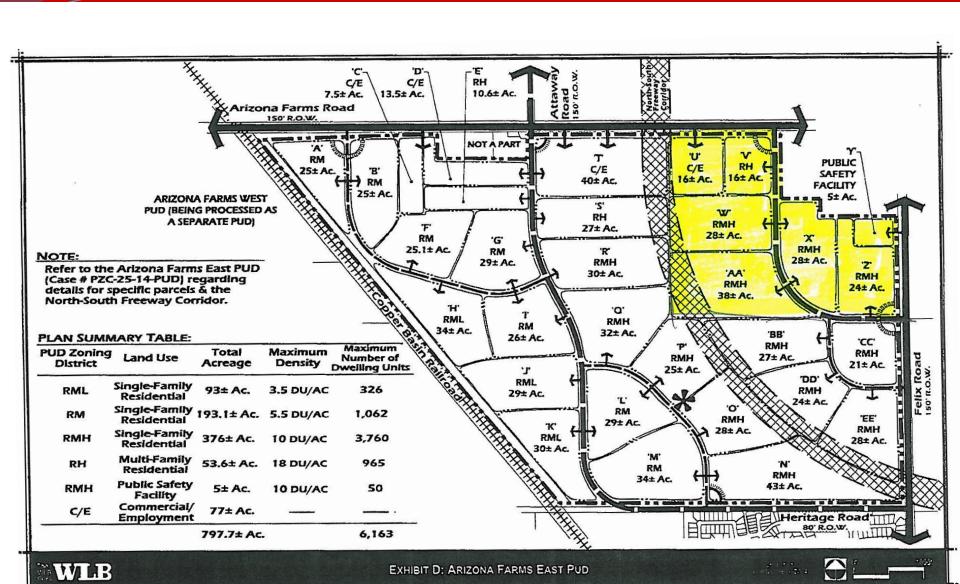


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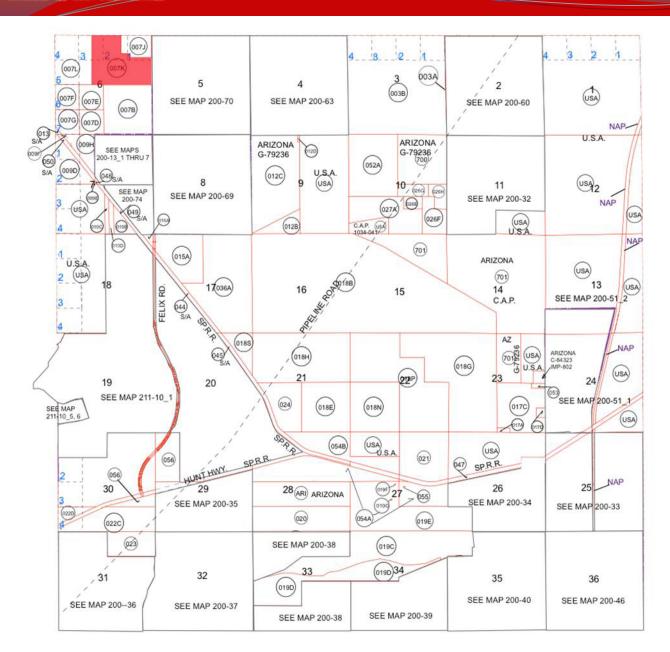








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# 200-31 T.04S. R.09E. LOCATION MAPS 11 12 13 18 14 23 26 25 33 04/17/2012 THPINAL . COUNTY wide open oppositunity **Pinal County Assessor** THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR

IMPLIED BY PINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS. INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND

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