

Location :

West of Ellsworth on the north side of Brown Road.

Subject:

44.04 acres encompassing developable land and a small mountain (Raven's Roost) rising +/- 290' above the base elevation.

Buildable Portions :

Parcel 1: +/- 9 acres on the north side of Ravens Roost mountain

Parcel 2: +/- 6.6 acres along the south and eastern portion of the Mountain

Zoning:

RS-9

Minimum lot size- 9000 sf

Minimum width- 75'

Minimum depth- 100'

For development standards:

https://library.municode.com/az/mesa/codes/code_of_ordinances?nodeId=COORMEAR_TIT11ZOO_R_ART2BAZO_CH5REDI_11-5-3DESTSDI

TRACY GLASS

602-330-3201

tglass@insightland.com

Utilities :

To the site

Schools:

K-6-Zaharis Elementary

ADE school Grade: A

Red Mountain High School

ADE school Grade : B

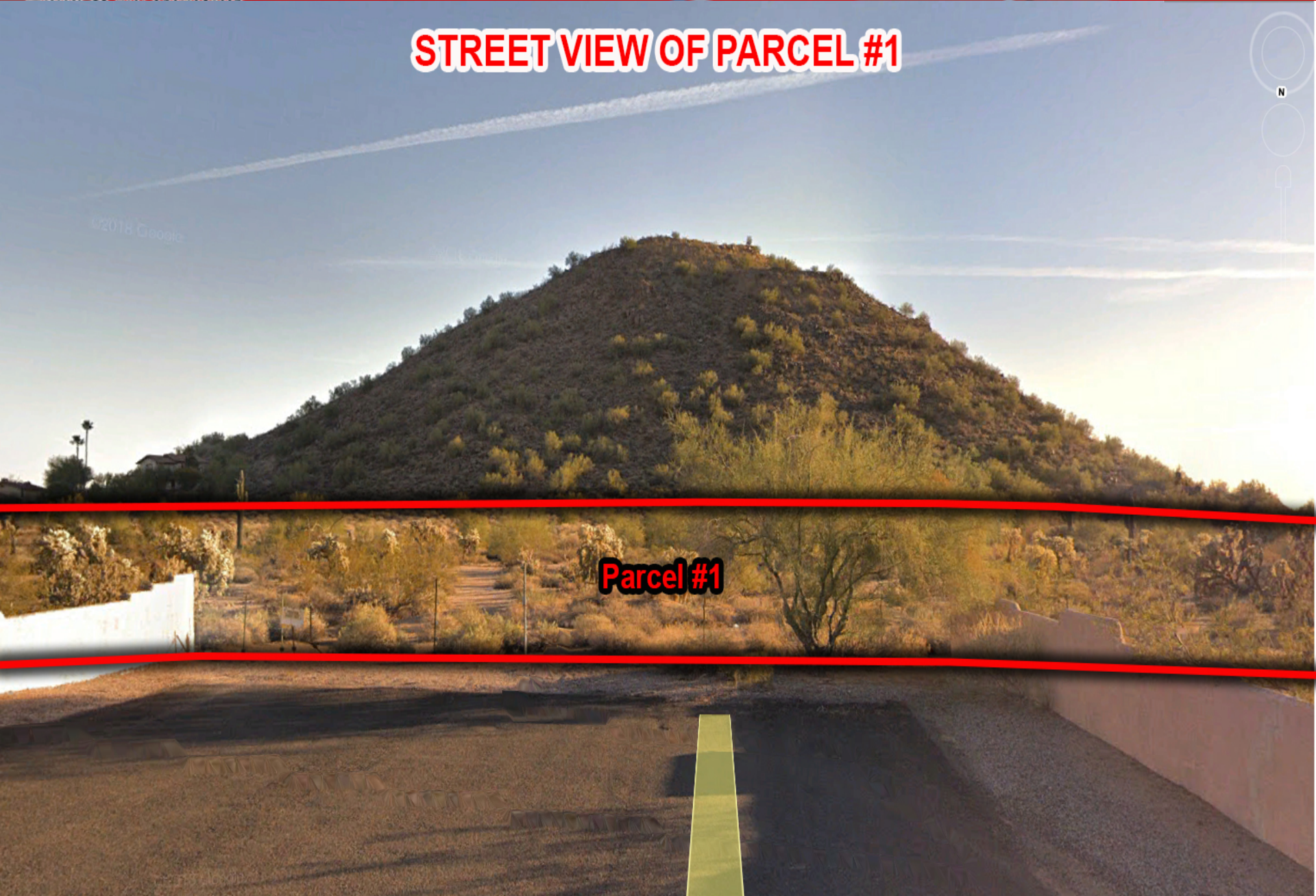
Comments:

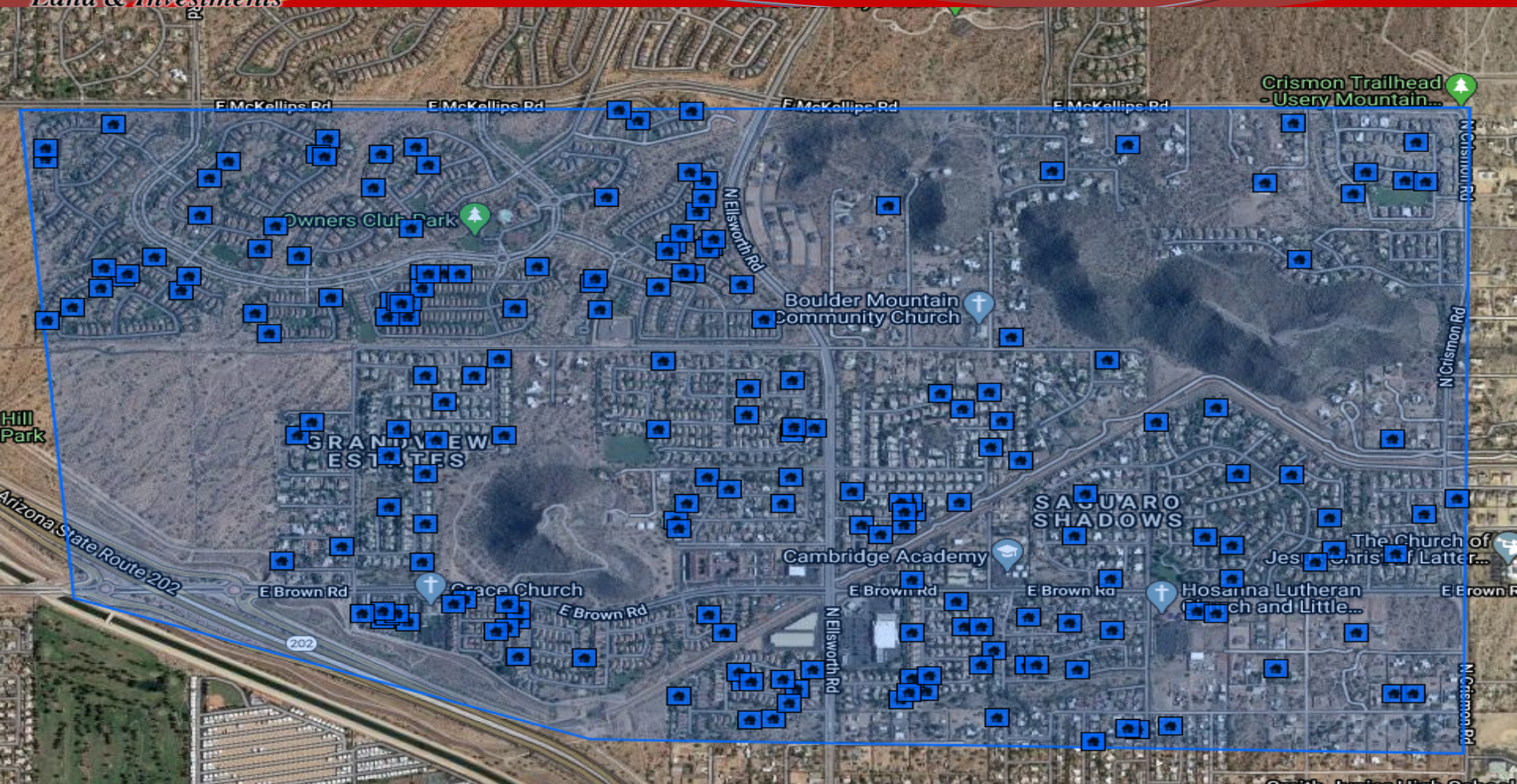
- **Affluent North Mesa submarket 1 mile from the 202 freeway onramp**
- **Available subject to zoning and site plan approval**
- **Average Home price within 1 mile is \$418k selling at \$188/sf per MLS attached**
- **Adjoins the Blandford Home's Mountain Bridge masterplan**
- **With over 2600' of frontage along Raven's Roost mountain there are significant opportunities for view premiums**

VIEW FROM THE SOUTHEAST



STREET VIEW OF PARCEL #1





Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days on Market	Cumulative Days on Market
Closed	199	83,202,466	82,125,455	Low	185,000	185,000	1,060	124.26	122.10	0	0
				Avg	418,103	412,691	2,246	188.17	185.76	64	69
				High	1,149,000	1,400,000	4,969	354.95	319.45	327	397
Overall	199	83,202,466	82,125,455	Low	185,000	185,000	1,060	124.26	122.10	0	0
				Avg	418,103	412,691	2,246	188.17	185.76	64	69
				High	1,149,000	1,400,000	4,969	354.95	319.45	327	397

Selection Criteria for Comparable Properties
Specified listings from the following search: Property type Residential; Inside the map search Polygon; Status of 'Closed'; Close of Escrow Date between '12/01/2018' and '02/7/2030'.

