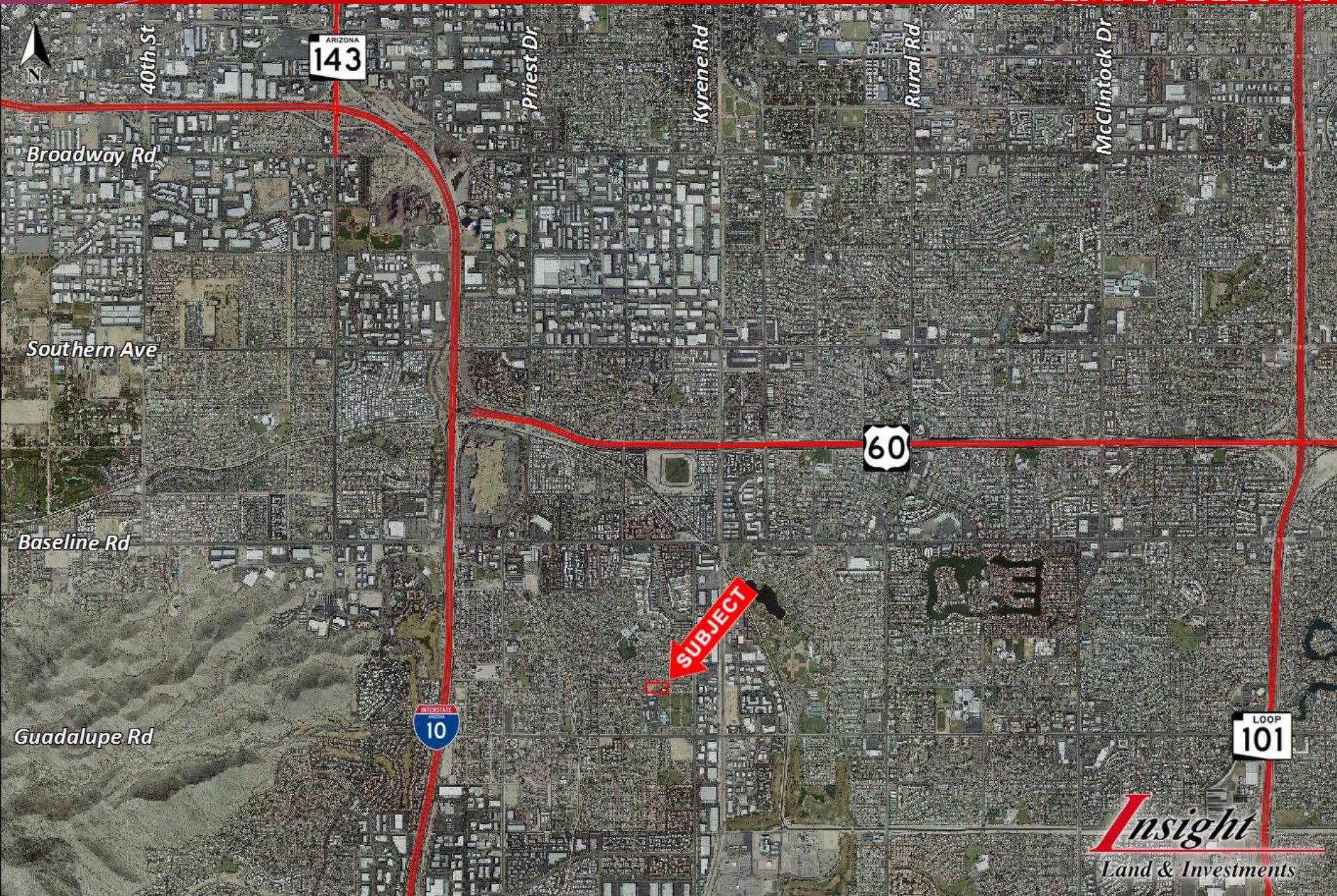
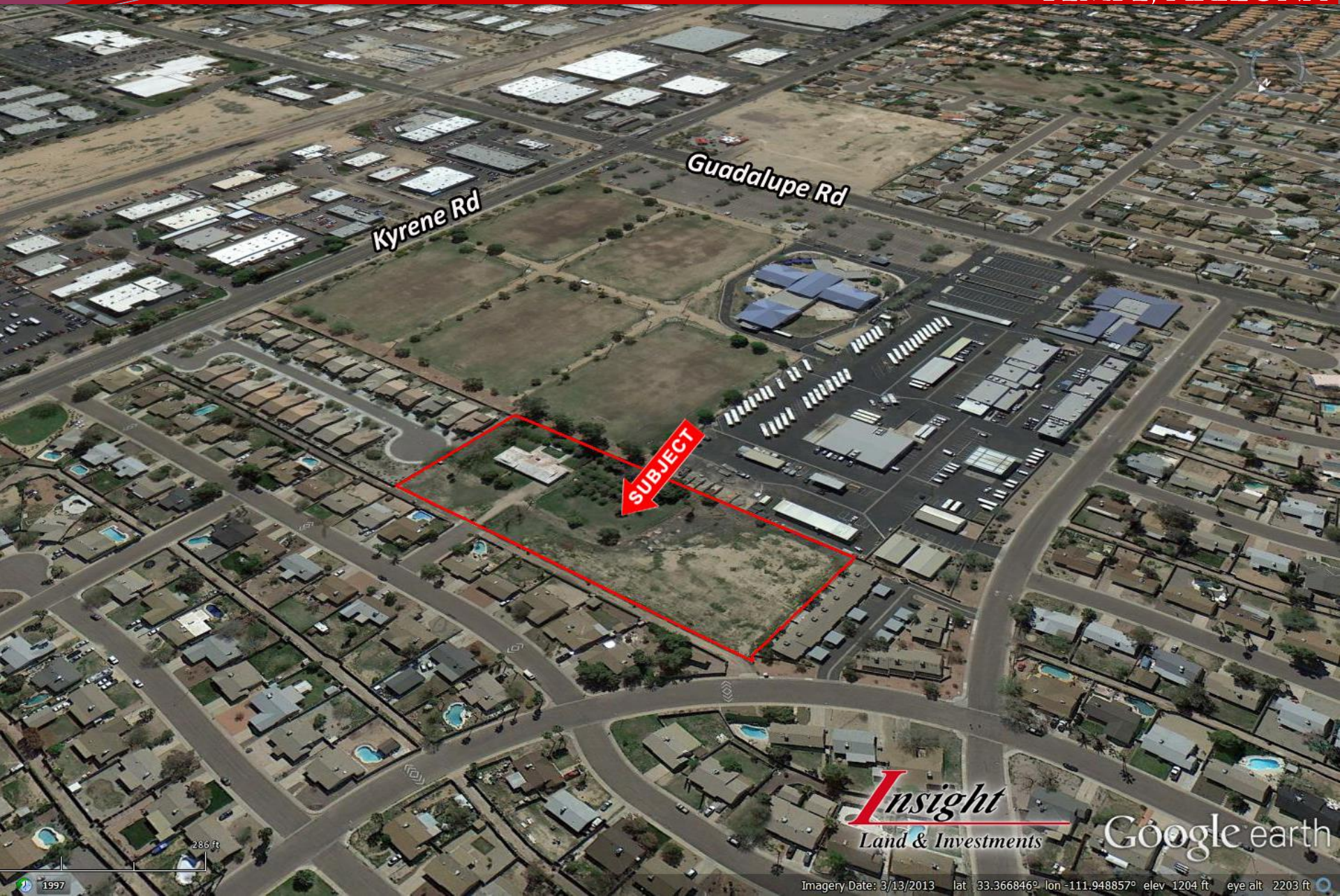


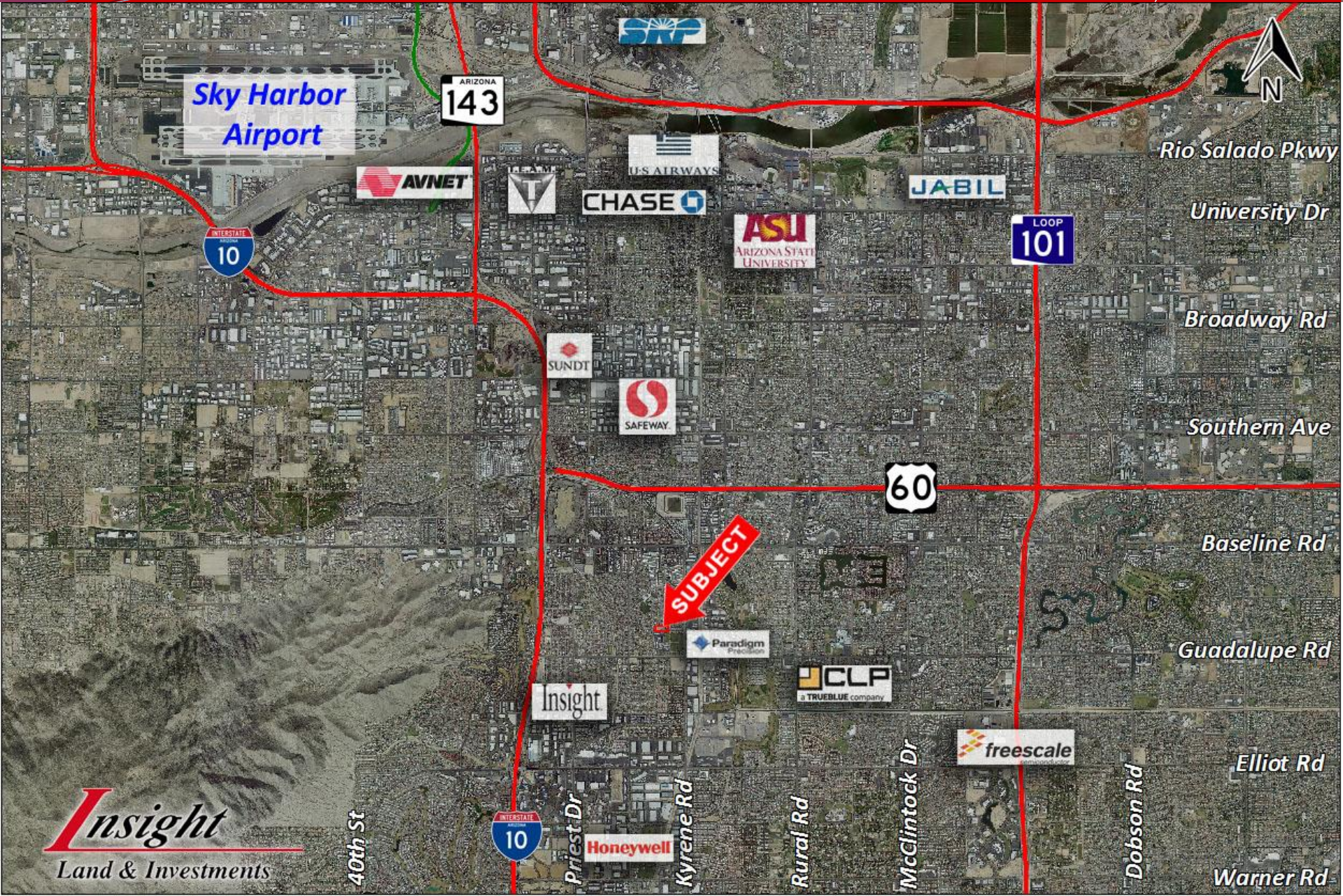
- ❑ **Location:** North and West of the Northwest corner of Kyrene Rd. and Guadalupe Rd. in Tempe, Arizona.
- ❑ **Size:** +/- 3.63 Acres
- ❑ **Zoning:** R3- Pre Plat approved for 39 Townhome units
- ❑ **Pricing:** \$1,365,000 (\$35,000/Lot)
- ❑ **Utilities:** All utilities to site
- ❑ **Comments:**
 - Prime infill site located in the heart of Tempe. There is limited comparable inventory remaining within a 7-mile radius for future residential development. Property is located within a close proximity to Arizona State University, Phoenix Sky Harbor Airport, and several large employers including Insight, Honeywell, and Freescale Semiconductors.
 - Bowman Consulting did the rezone and all entitlements. Final plat can be completed in approximately 8 weeks. Seller has due diligence package including ALTA, phase 1, phase 2, soils report, Belfiore market study, pre-plat. Plans will convey with the property upon buyer's request.

TEMPE INFILL RESIDENTIAL LAND

TEMPE, AZ





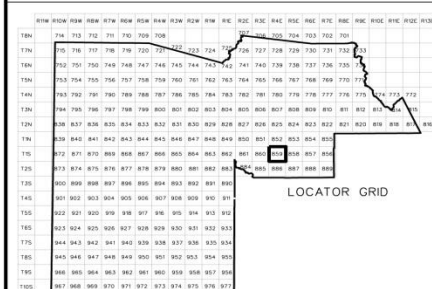




MARICOPA COUNTY
OFFICIAL PARCEL MAP
STATE OF ARIZONA

PT. SECTION 04 T01S R04E

MAP ID # 859 - 04 - 04 - 01



SECTION

06	05	04	03	02	01
07	08	09	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36



ASSESSOR BOOKS & MAPS WITHIN THIS AREA
BOOK: 381 MAP: 82

SUBDIVISIONS

PEPPERWOOD UNIT 4
MCR 195-28, 1979 SUB
PEPPERWOOD UNIT 7
MCR 206-48, 1980 SUB
MCKEY PLACE TOWNHOUSES AND
MCR 266-37, 1984 SUB
ESTATES AT PEPPERWOOD
MCR 381-41, 1995 SUB
SPRING MEADOWS
MCR 634-10, 2004 SUB

SCALE: 1" = 100'



06-30-2008

MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. JEFFERSON ST.
PHOENIX, AZ 85003
WWW.MARICOPA.GOV/ASSESSOR

LEGEND:

- Subdivision Boundary Line
- Subdivision Boundary Corner
- Street Centerline
- Street Corner Marker
- Indicates change in original boundary
- Parcel Boundary Line
- Parcel Number
- Parcel Boundary "N"

REVISION INFORMATION IS LOCATED ON A SEPARATE DOCUMENT

Disclaimer - Indemnification
Requester/Purchaser understands and agrees that Maricopa County does not guarantee the accuracy of the data and information contained in this map and does not warrant or represent that the information is reliable for any purpose other than that for which it was prepared and is not intended to be used as a survey product.



39 Lot Plan



WILSON TOWNHOMES 6101 SOUTH WILSON
SITE PLAN