

±40 ACRES JUST WEST OF VISTANCIA

PEORIA, ARIZONA

LOCATION Property is located north of Jomax Road and west of 131st Avenue (Dysart Road) in Peoria, Arizona.

SIZE ±40 acres

PRICE \$125,000 / acre

GENERAL PLAN Residential/Low (2-5 du/ac)

UTILITIES

Water: City of Peoria

Sewer: City of Peoria (Existing 21" Sewer line adjacent to property)

Electric: APS

Phone: Qwest

Gas: Southwest Gas Company

SCHOOL DISTRICT Peoria Unified School District #11

COMMENTS

- Property is located west of the highly successful Vistancia masterplanned community. "Traditional" homes are being sold within 11 active subdivisions with a Base Home Price Range of \$211,950 - \$530,990 and 290 Net Sales in the past 12 months.
- Property is also located 1/4 mile west of the "Age Targeted" Trilogy at Vistancia community. Shea Homes has 330 sales since their Grand Opening in October 2014, with a Base Home price Range of \$261,900 - \$563,400.
- Seller will allow time for Zoning and Platting

Subject

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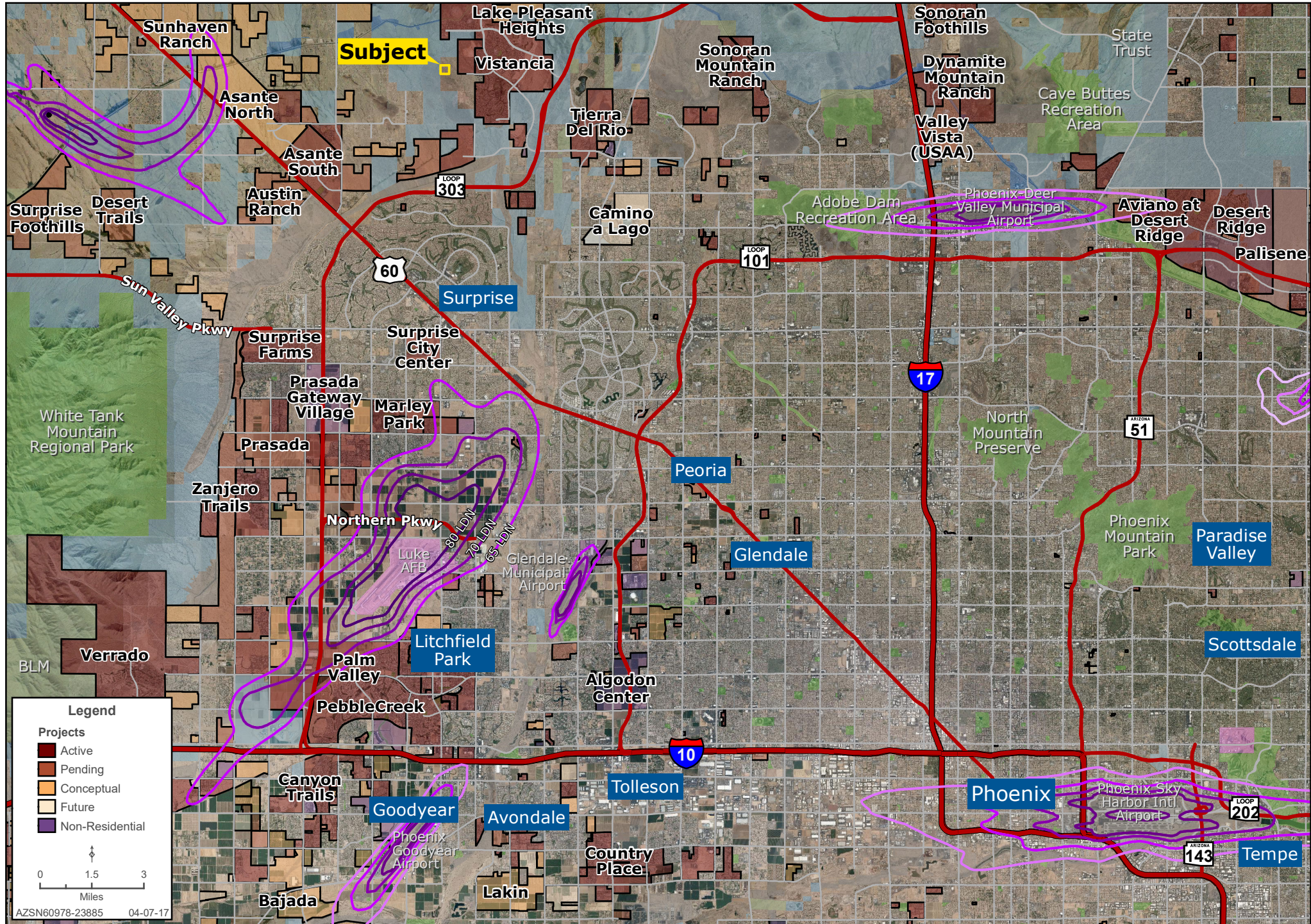
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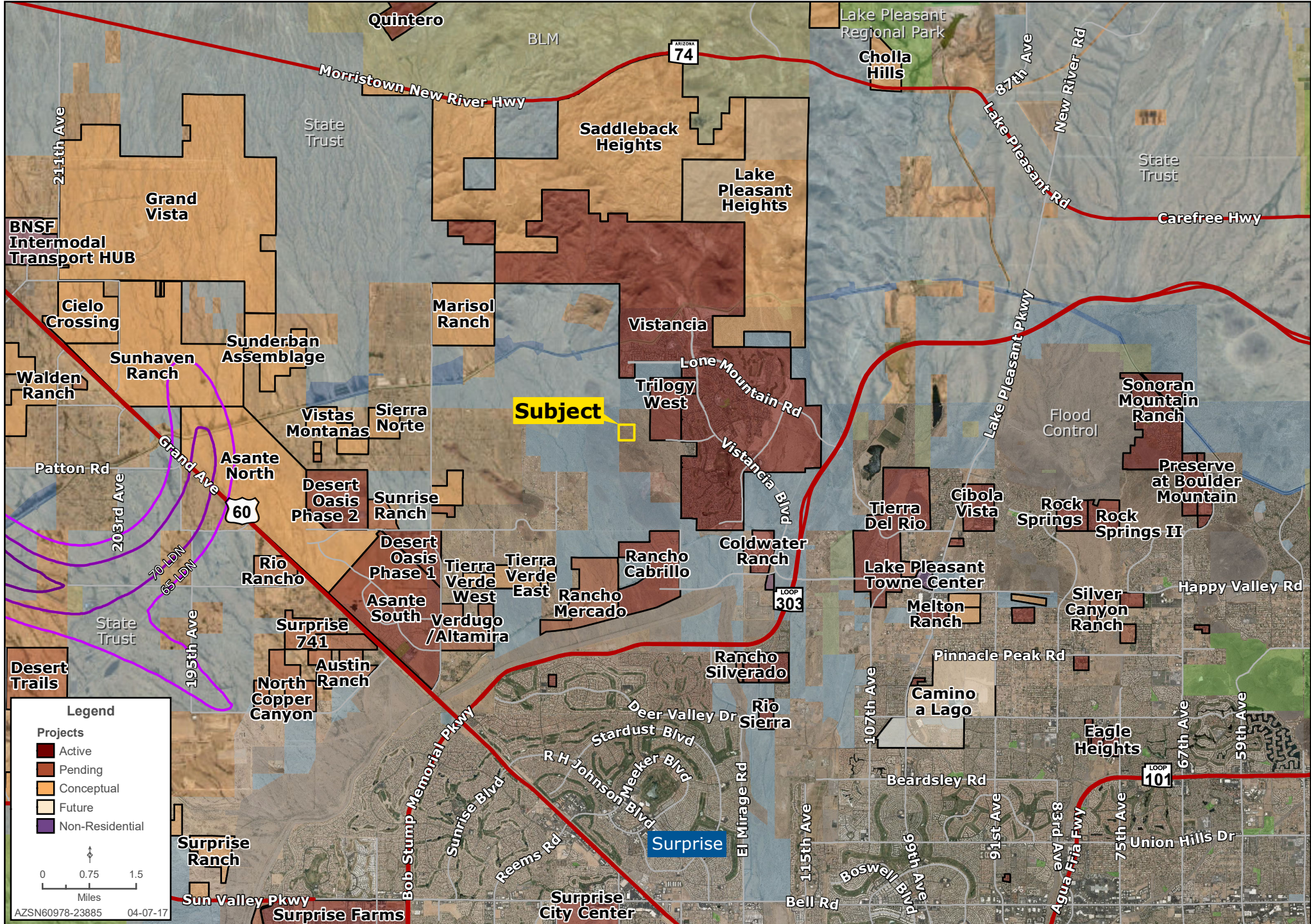
REGIONAL MAP

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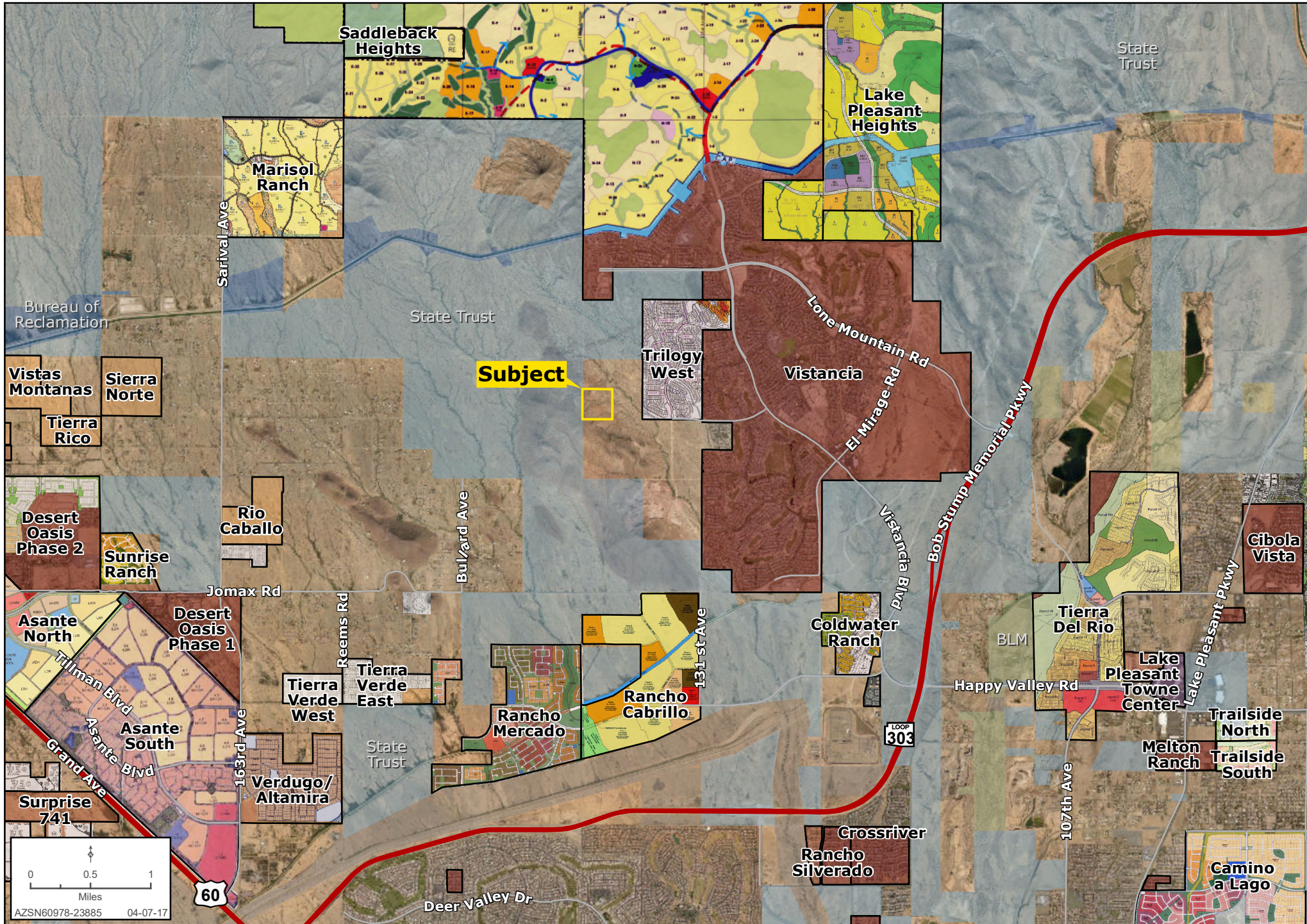
SURROUNDING DEVELOPMENT MAP

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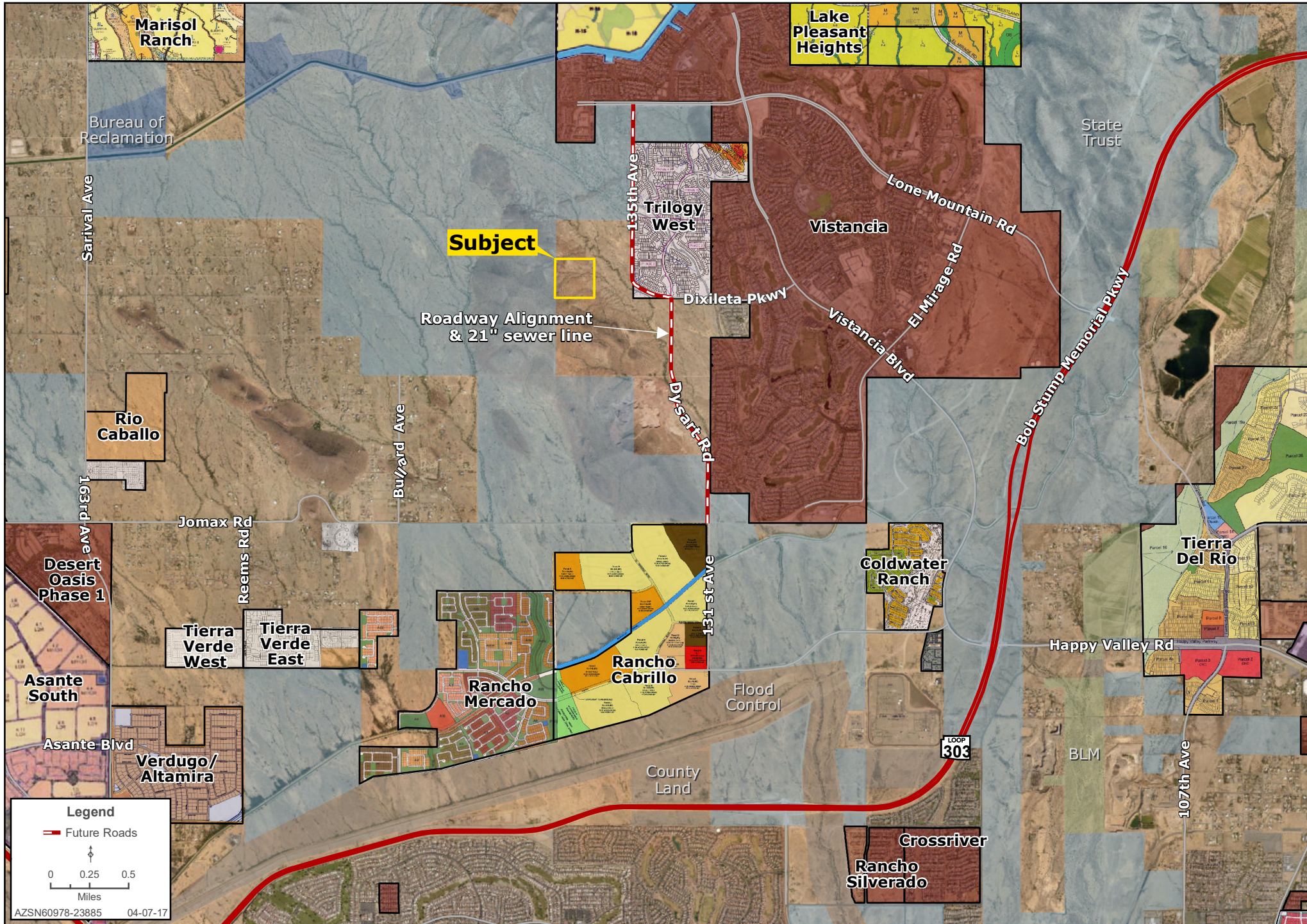
SURROUNDING AREA MAP

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TRANSPORTATION MAP

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AERIAL MAP

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PROPERTY DETAIL MAP

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CONCEPTUAL SITE PLAN

