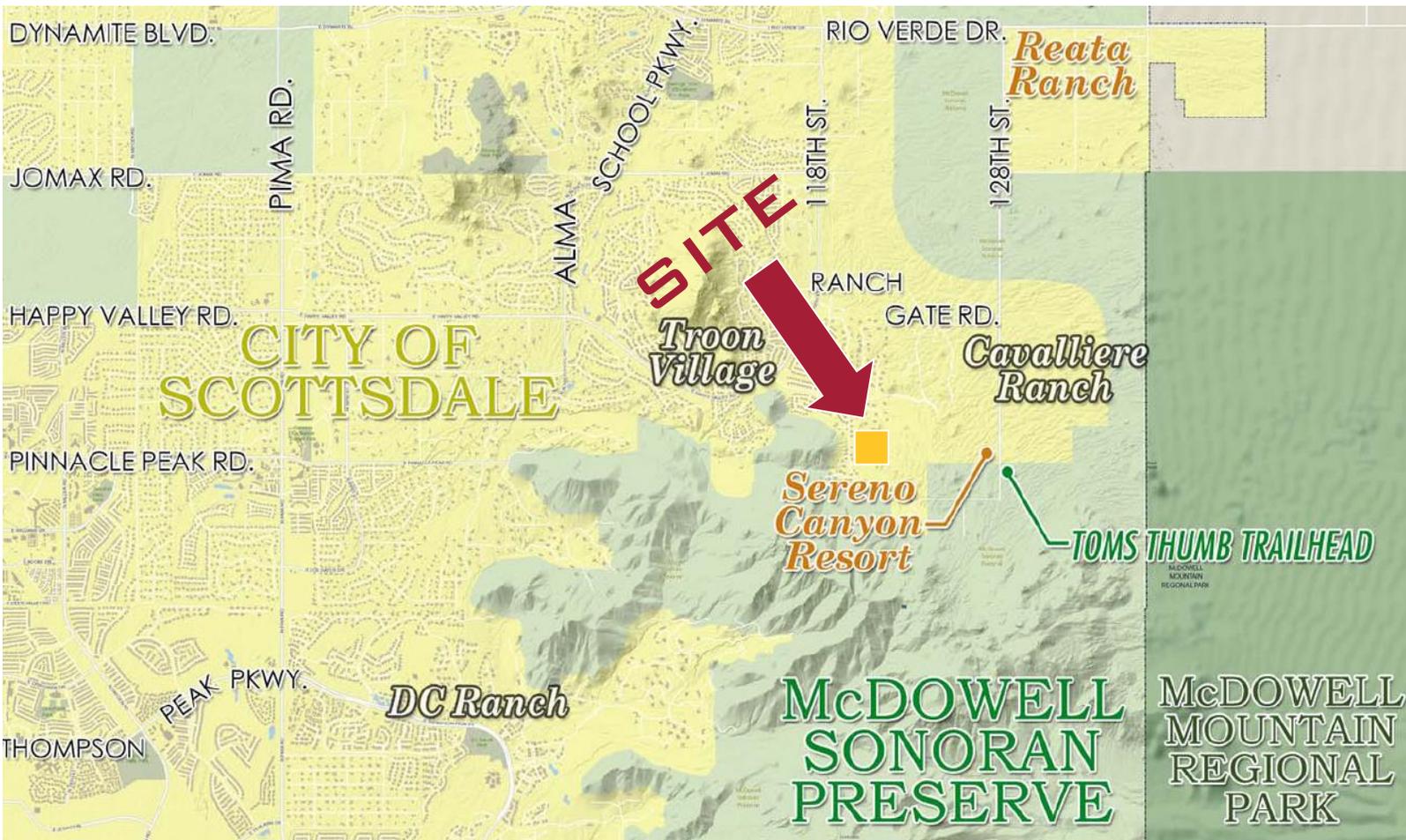


EMMERSON ENTERPRISES, Inc. Exclusively Offers

122ND ST ALIGNMENT & ALAMEDA RD.

40 acres in N. Scottsdale (Adjacent to *Sereno Canyon*)



LOCATION: Located directly west of the N. 122nd Street Alignment, roughly ¼ mile south of E. Alameda Rd. (City of Scottsdale)

ACCESS: Easements allow for access via the N. 122nd Street Alignment (immediately south of E. Alameda Rd.). Alternative access may be available.

SIZE: Pristine 40 +/- Acres

CURRENT ZONING: R1-130 ESL

PRICE: \$4,400,000

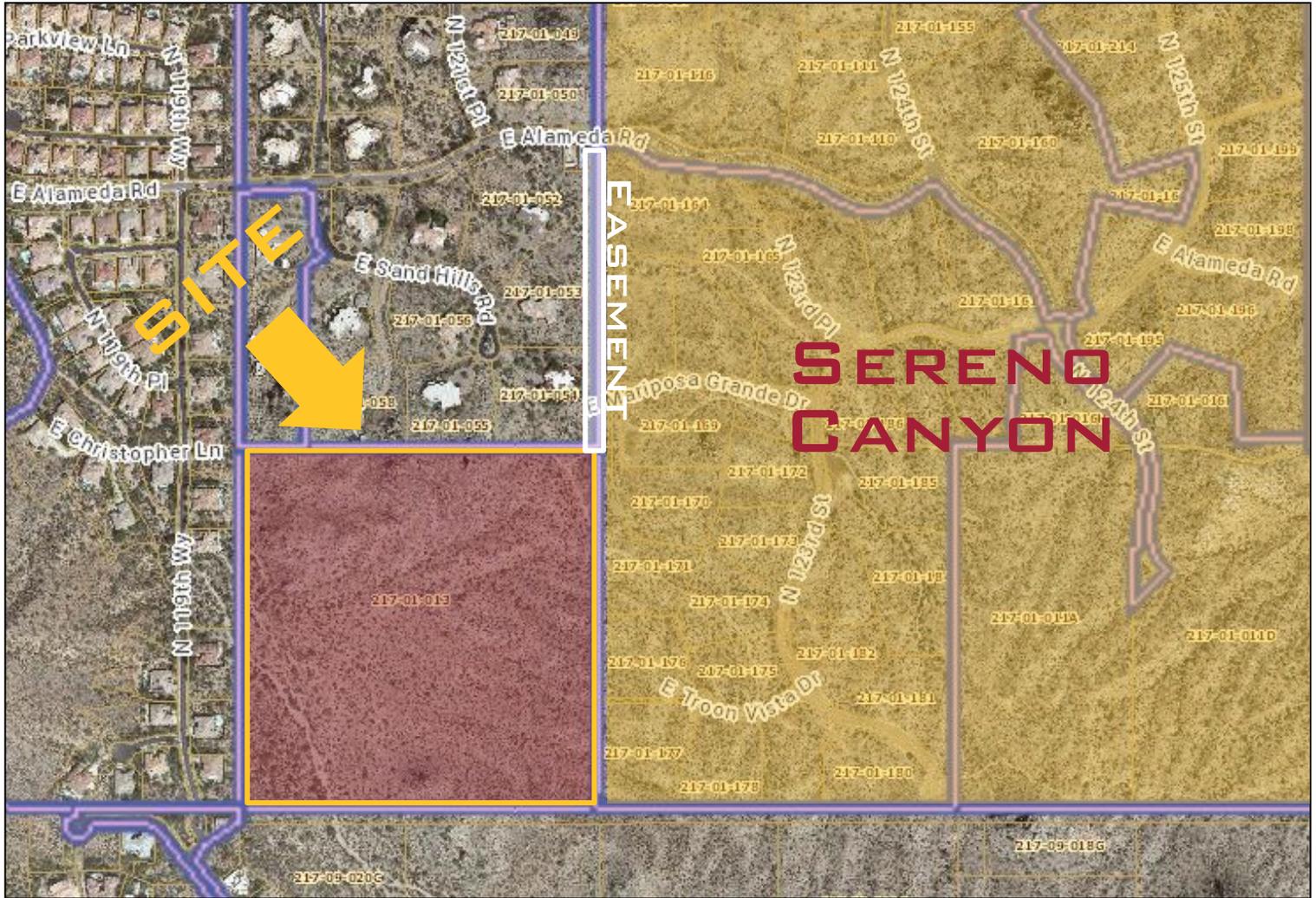
DETAILS: This 40-acre parcel is one of the premier undeveloped parcels in North Scottsdale. Nestled at the base of the McDowell Mountains, it offers breathtaking views and features stunning boulder features. The property is adjacent to Sereno Canyon, Sonoran Crest and Saguaro Canyon at Troon, and is uniquely positioned for future development.



EMMERSON ENTERPRISES
LAND INVESTMENT & BROKERAGE

122ND ST ALIGNMENT & ALAMEDA RD.

40 acres in N. Scottsdale (Adjacent to *Sereno Canyon*)



ADDITIONAL DETAILS:

ASSESSOR PARCEL NUMBER: 217-01-013

PROPERTY TAXES: Approximately \$5,300 / year

SCHOOL INFORMATION: Cave Creek Unified School District

Elementary School: Desert Sun Academy | **Middle School:** Sonoran Trails Middle School | **High School:** Cactus Shadows High School

UTILITIES: **Power:** APS | **Water:** City of Scottsdale | **Sewer:** City of Scottsdale | **Telephone:** Century Link | **Natural Gas:** Southwest Gas

DISCLAIMER: All information in this presentation is deemed to be reliable, but is not guaranteed. Buyer is advised to independently verify all information contained herein. The listing broker is also the President of CVE, Inc., the manager of the Seller.



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1 22ND ST ALIGNMENT & ALAMEDA RD. 40 acres in N. Scottsdale (Adjacent to *Sereno Canyon*)



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LAND INVESTMENT & BROKERAGE