

# CITY OF PHOENIX, ARIZONA SOUTH MOUNTAIN FOOTHILLS EAST

PHOENIX SOUTH Mountain Park



South Mountan Foothills East Looking East Public Land Ownership Federal Land National Forest Indian Community Regional Parks State Trust Land Sonoran Preserve

GILA RIVER

PECOS ROAD



202

ASTL

35TH AVENUE



# CITY OF PHOENIX, ARIZONA

# SOUTH MOUNTAIN FOOTHILLS EAST

### LOCATION

Located east of Loop 202 and north of Pecos Road in the City of Phoenix, Arizona.

### SIZE

±10 Acres Enclosed are conceptual site plans for 80' x 135' lots and 90' x 135' lots.

#### ASSESSOR PARCEL NUMBER

300-04-015W

**PRICE** \$1,180,000 (\$118,000 per Acre)

## **TERMS** Cash

**ZONING** RE-35 | City of Phoenix

## UTILITIES

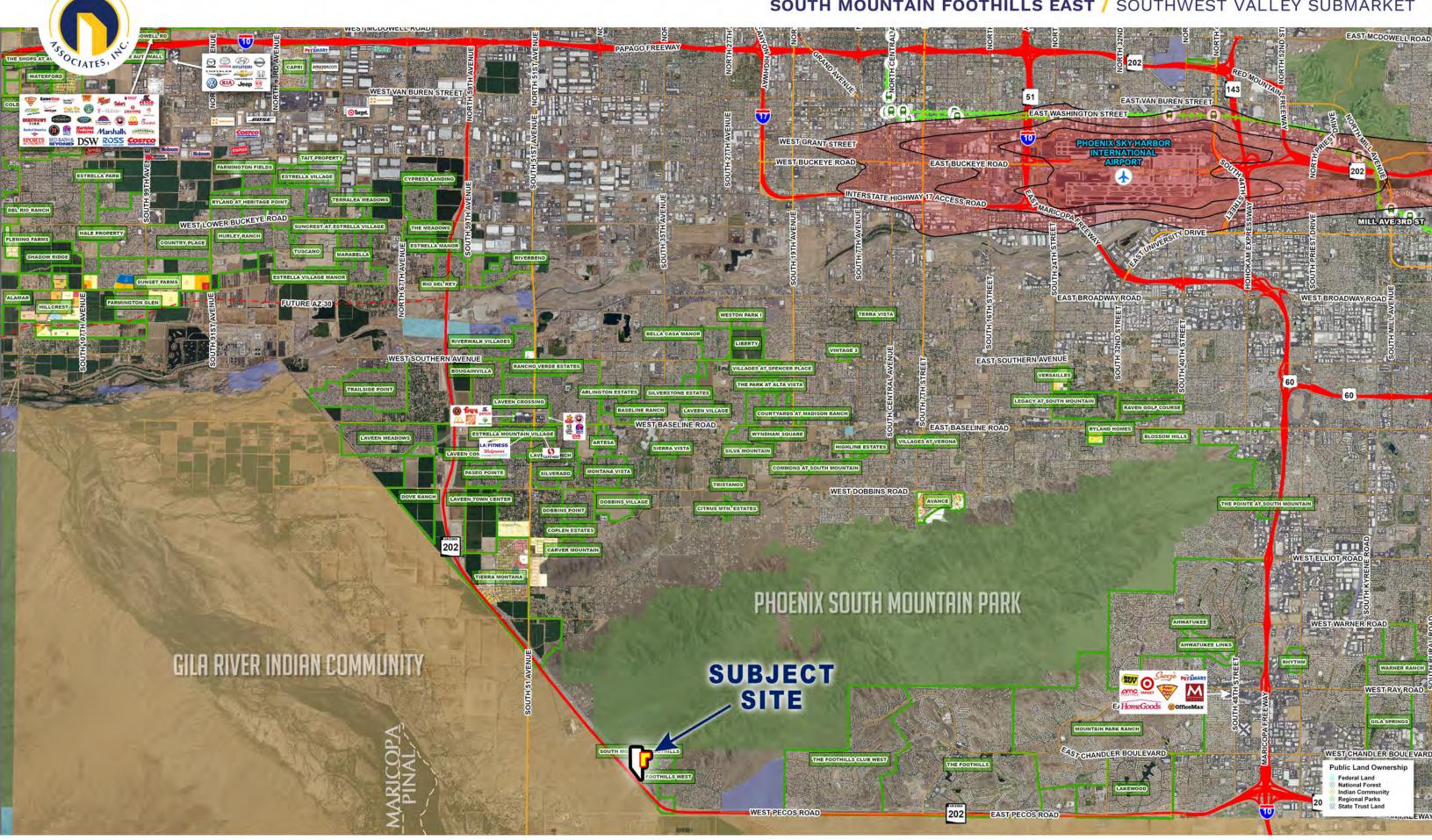
Water: City of Phoenix Sewer: City of Phoenix Electric: APS Police: City of Phoenix Fire: City of Phoenix Telephone: CenturyLink

PROPERTY TAXES 2019 Assessment: \$4,459.02

#### COMMENTS

- Seller will sell subject to rezoning and final plat.
- Lot premiums shall be split 50/50.

# SOUTH MOUNTAIN FOOTHILLS EAST / SOUTHWEST VALLEY SUBMARKET

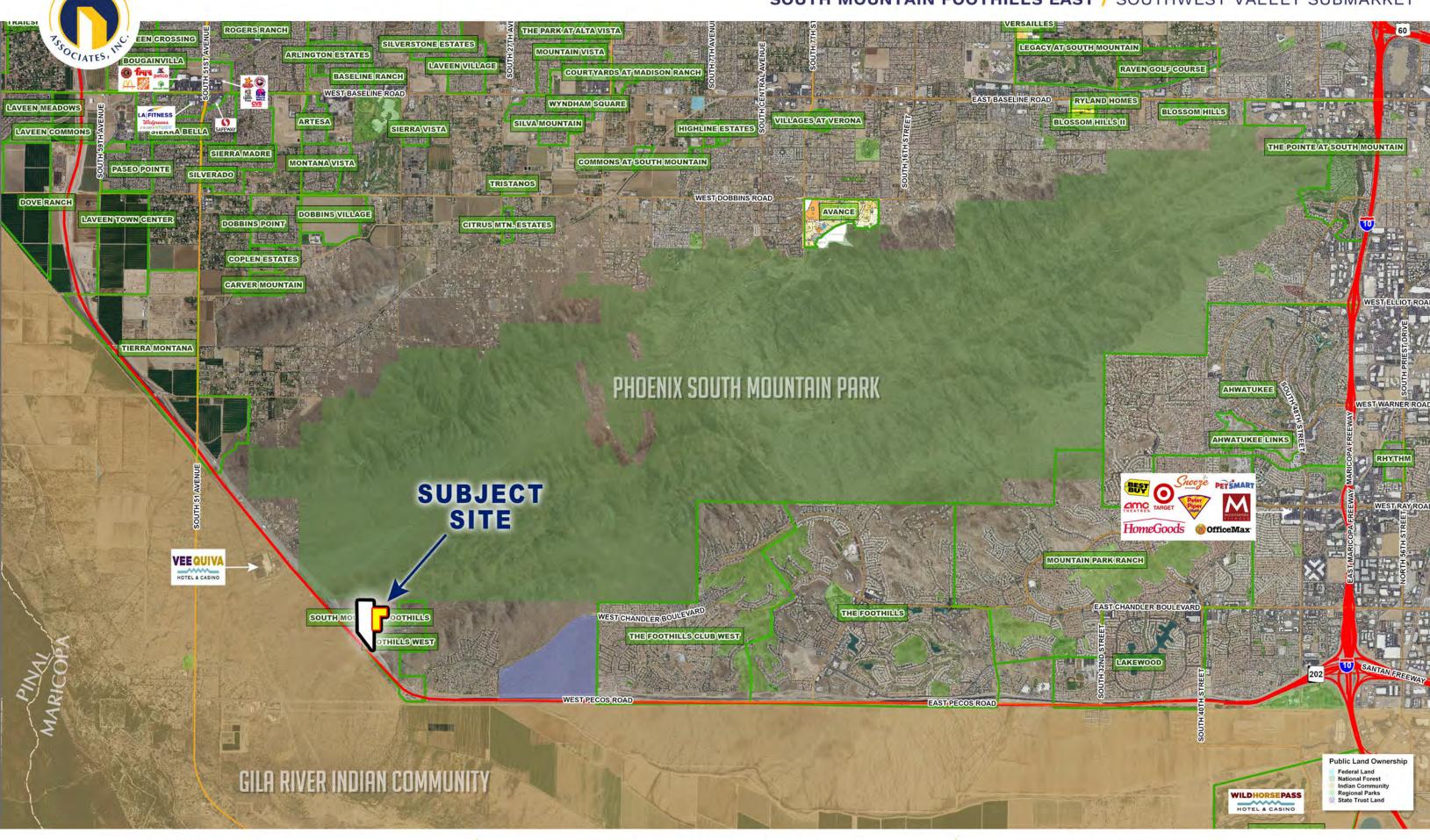


PHONE 480.367.0700 / FAX 480.367.8341 www.NathanLandAZ.com

NATHAN

7600 East Doubletree Ranch Road, Suite 150 Scottsdale, AZ 85258

# SOUTH MOUNTAIN FOOTHILLS EAST / SOUTHWEST VALLEY SUBMARKET



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# SOUTH MOUNTAIN FOOTHILLS EAST / LOOP 202, WEST OF 35TH AVENUE



SUBJECT SITE



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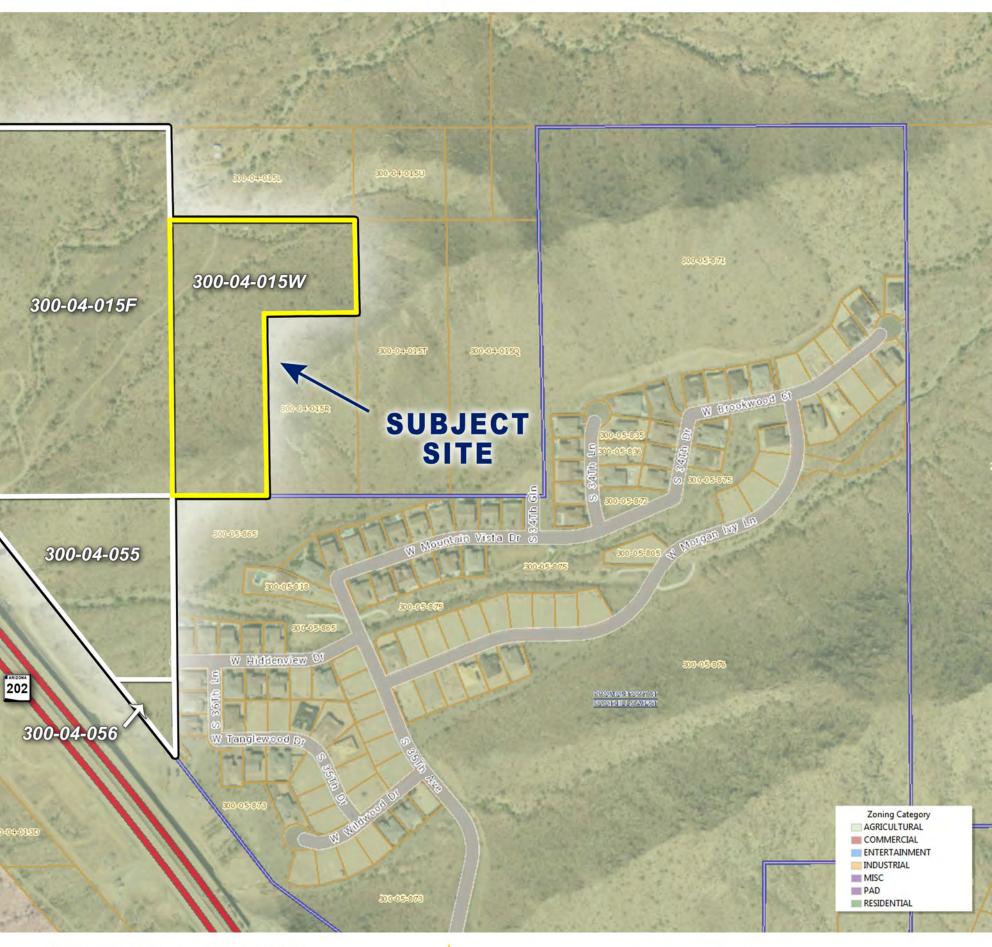
ATHAN

7600 East Doubletree Ranch Road, Suite 150 Scottsdale, AZ 85258



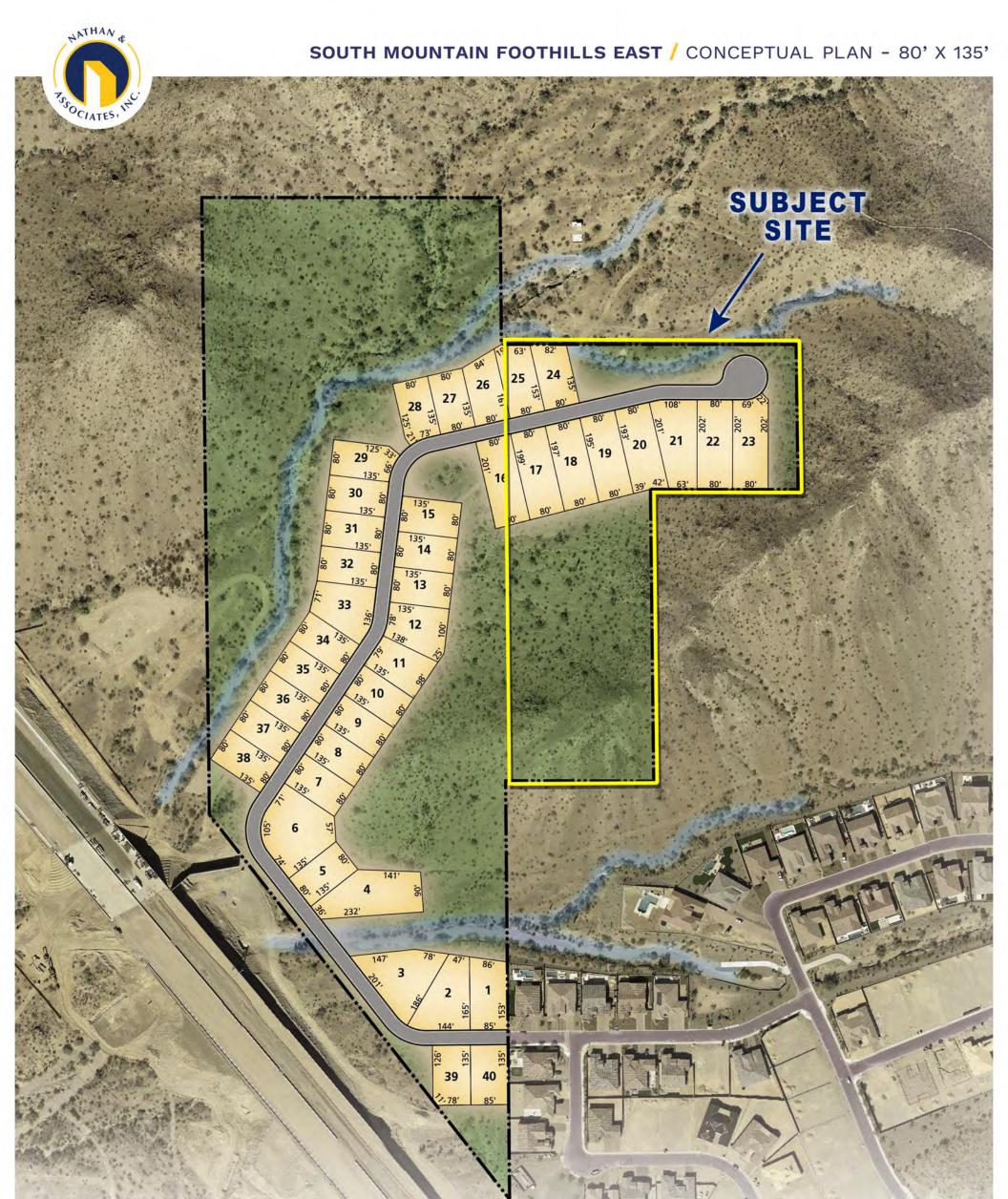
# **SOUTH MOUNTAIN FOOTHILLS EAST /** ASSESSOR PARCEL MAP





Gila River Indian Res.

GILA RIVER INDIAN COMMU

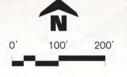


# South Mountain Foothills

Conceptual Site Plan 80' X 135'

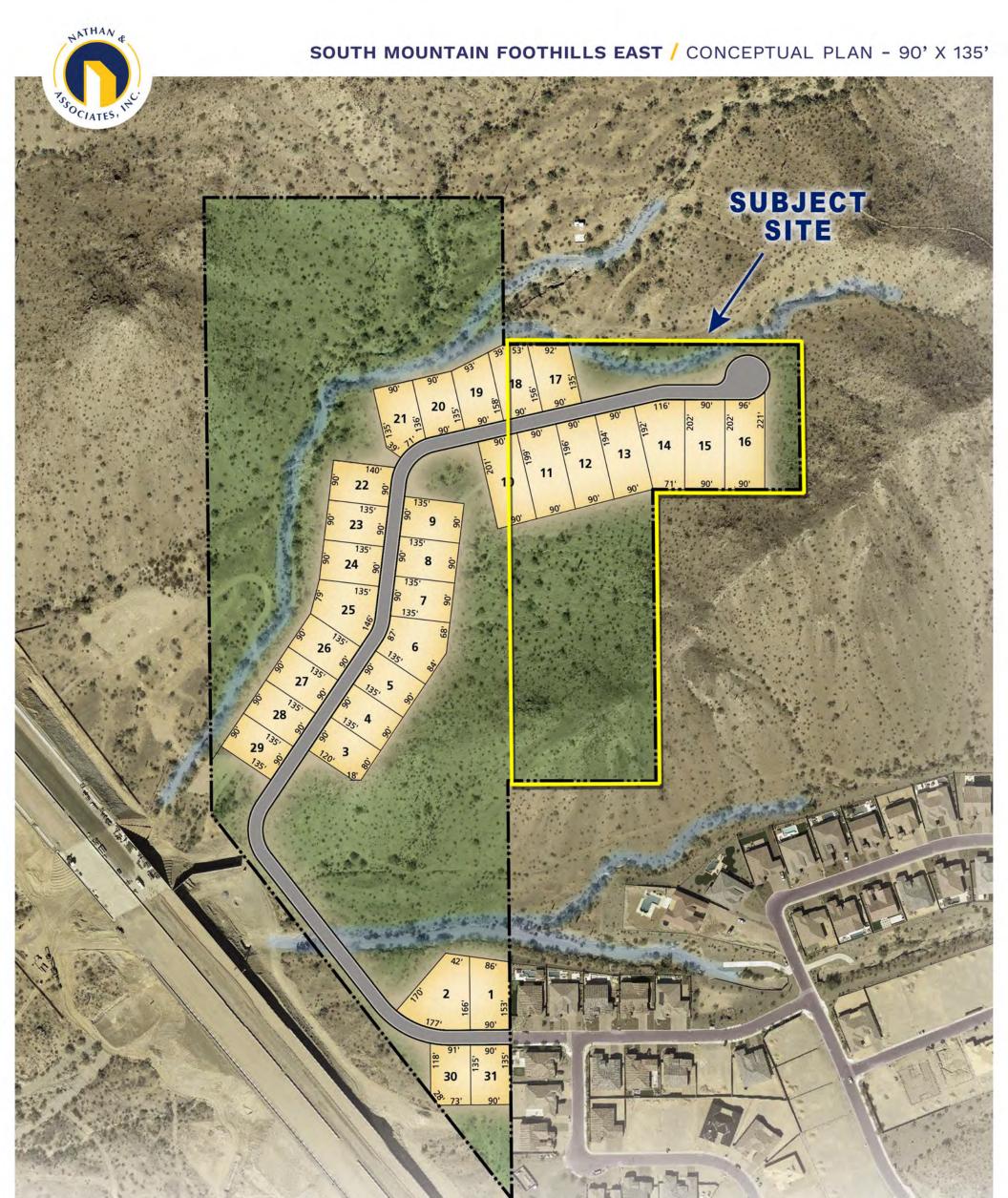
#### NOTE:

- This plan is for conceptual use only
- · Concept plan will require slope analysis to ensure feasibility.
- Grading & Drainage analysis has not been performed.
- Additional design changes may be required based on further analysis.



2 June 2020 N:\050001\graphics\exhibits\SouthMountainSite Plan expanded.indd

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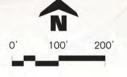


# South Mountain Foothills

Conceptual Site Plan 90' X 135'

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2 June 2020

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