



CITY OF PHOENIX, ARIZONA

SOUTH MOUNTAIN FOOTHILLS EAST



South Mountain
Foothills East
Looking East

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land
- Sonoran Preserve



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



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

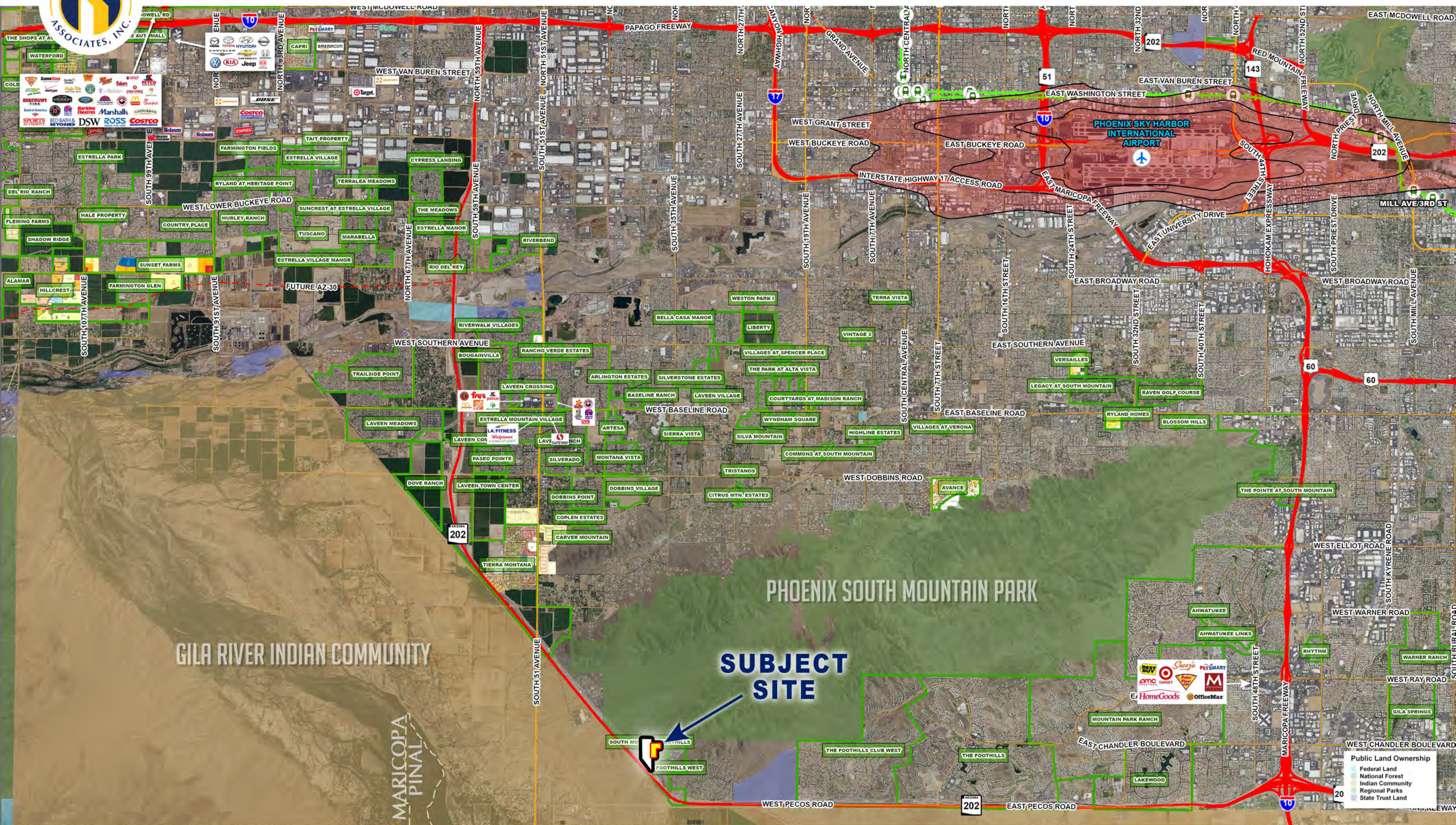
2019 Assessment: \$4,459.02

COMMENTS

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

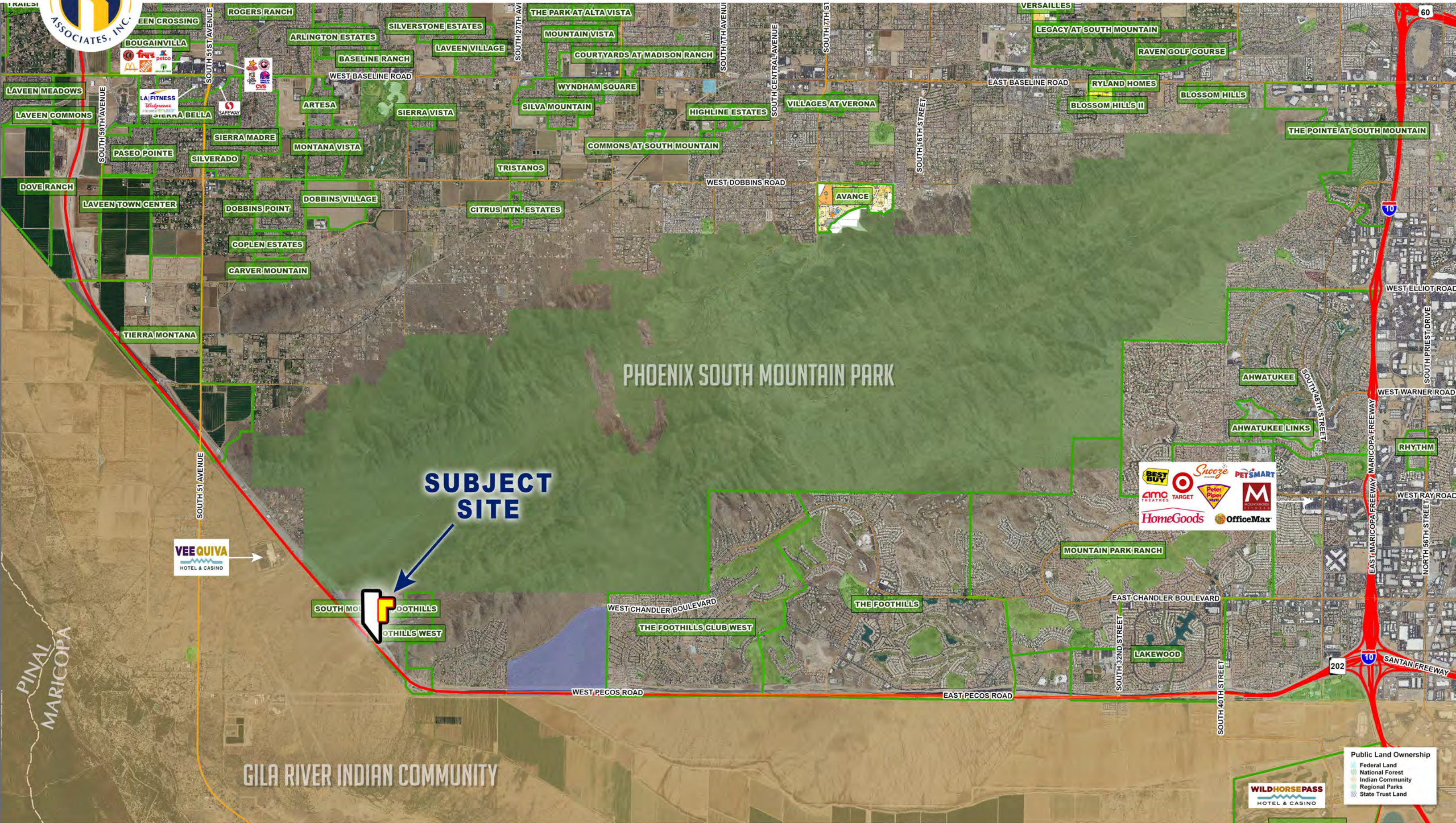


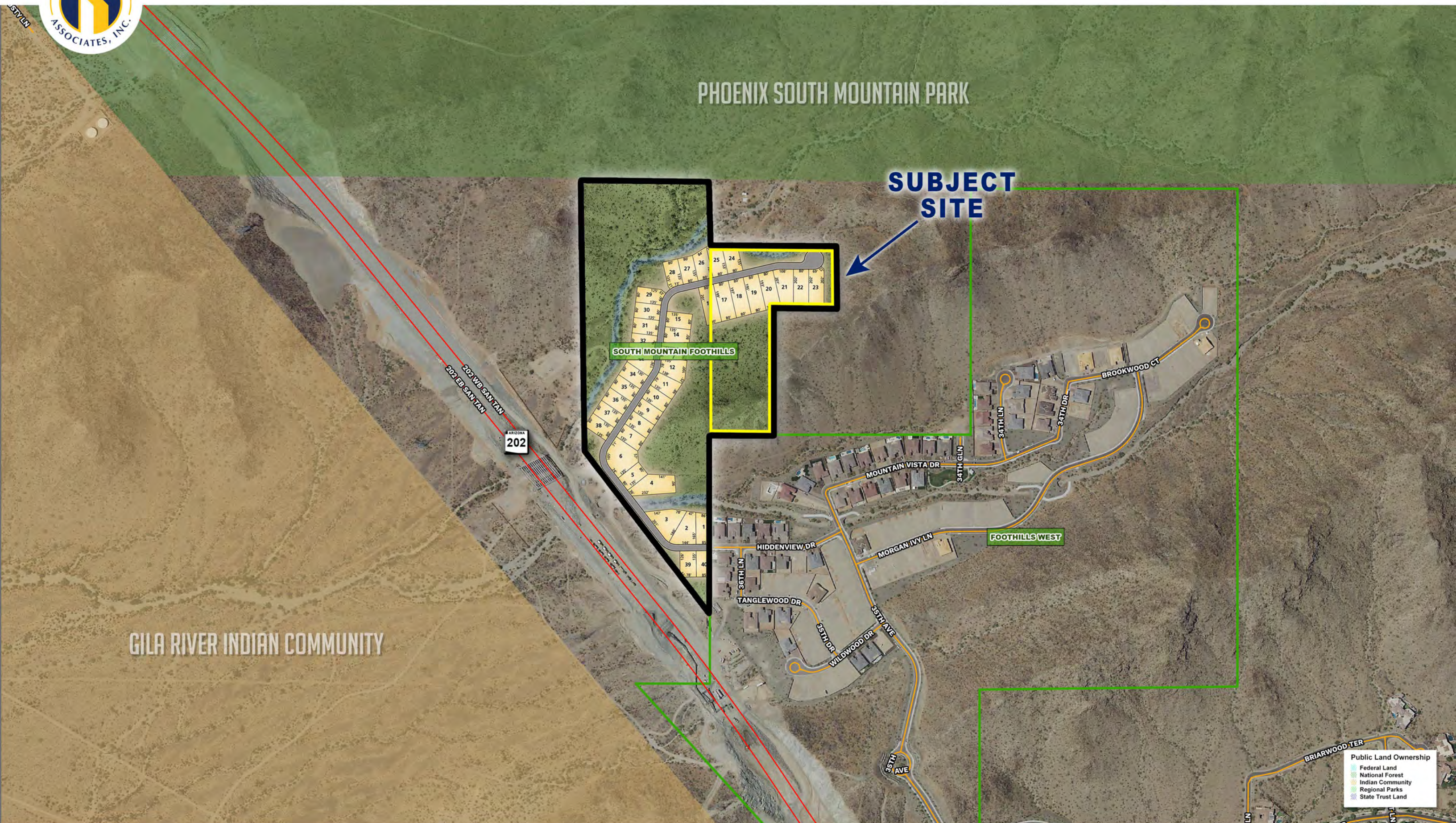
SOUTH MOUNTAIN FOOTHILLS EAST / SOUTHWEST VALLEY SUBMARKET

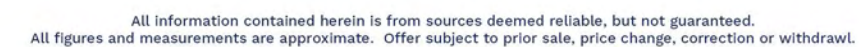


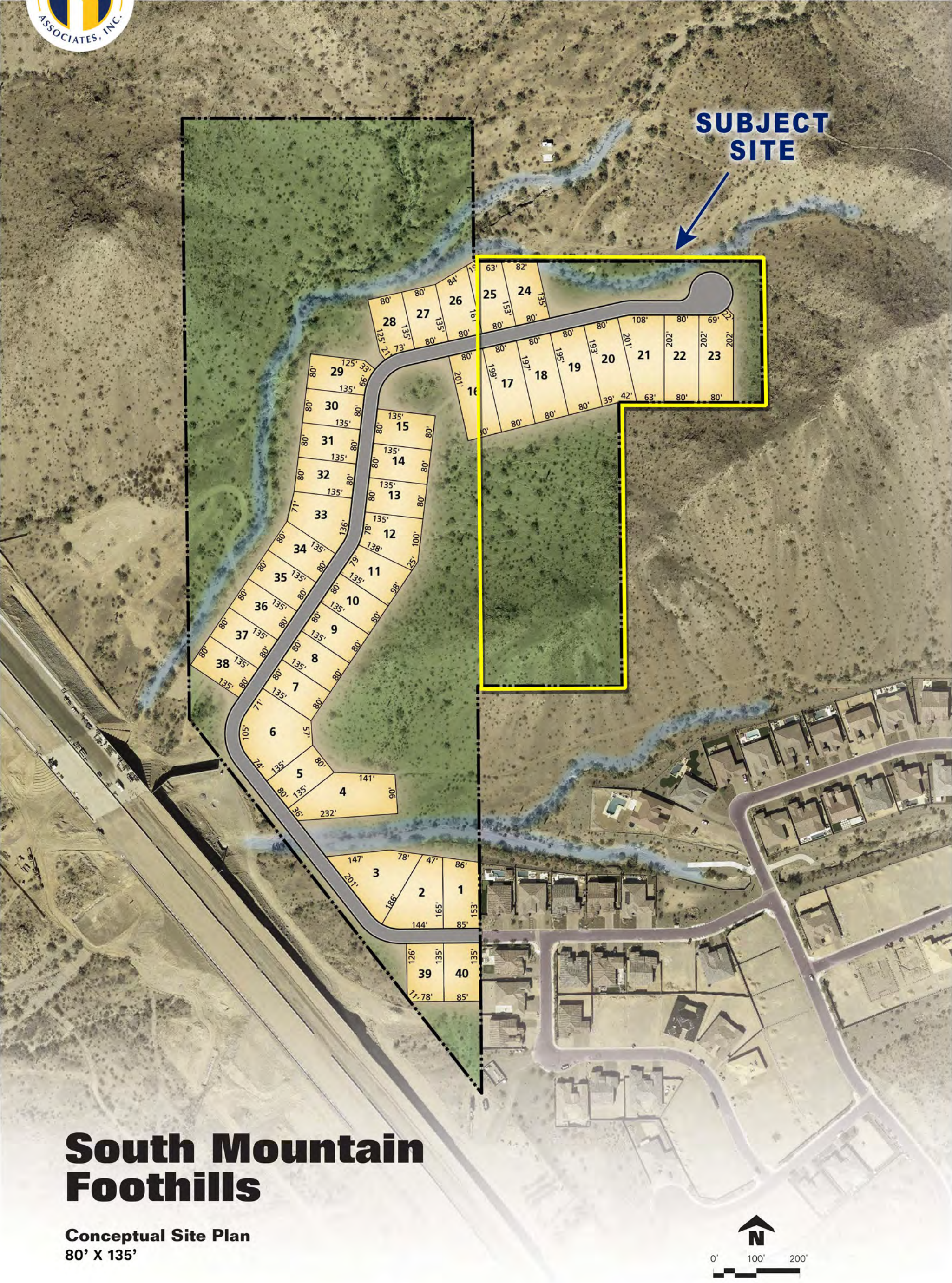


SOUTH MOUNTAIN FOOTHILLS EAST / SOUTHWEST VALLEY SUBMARKET









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.



South Mountain Foothills

Conceptual Site Plan
90' 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.