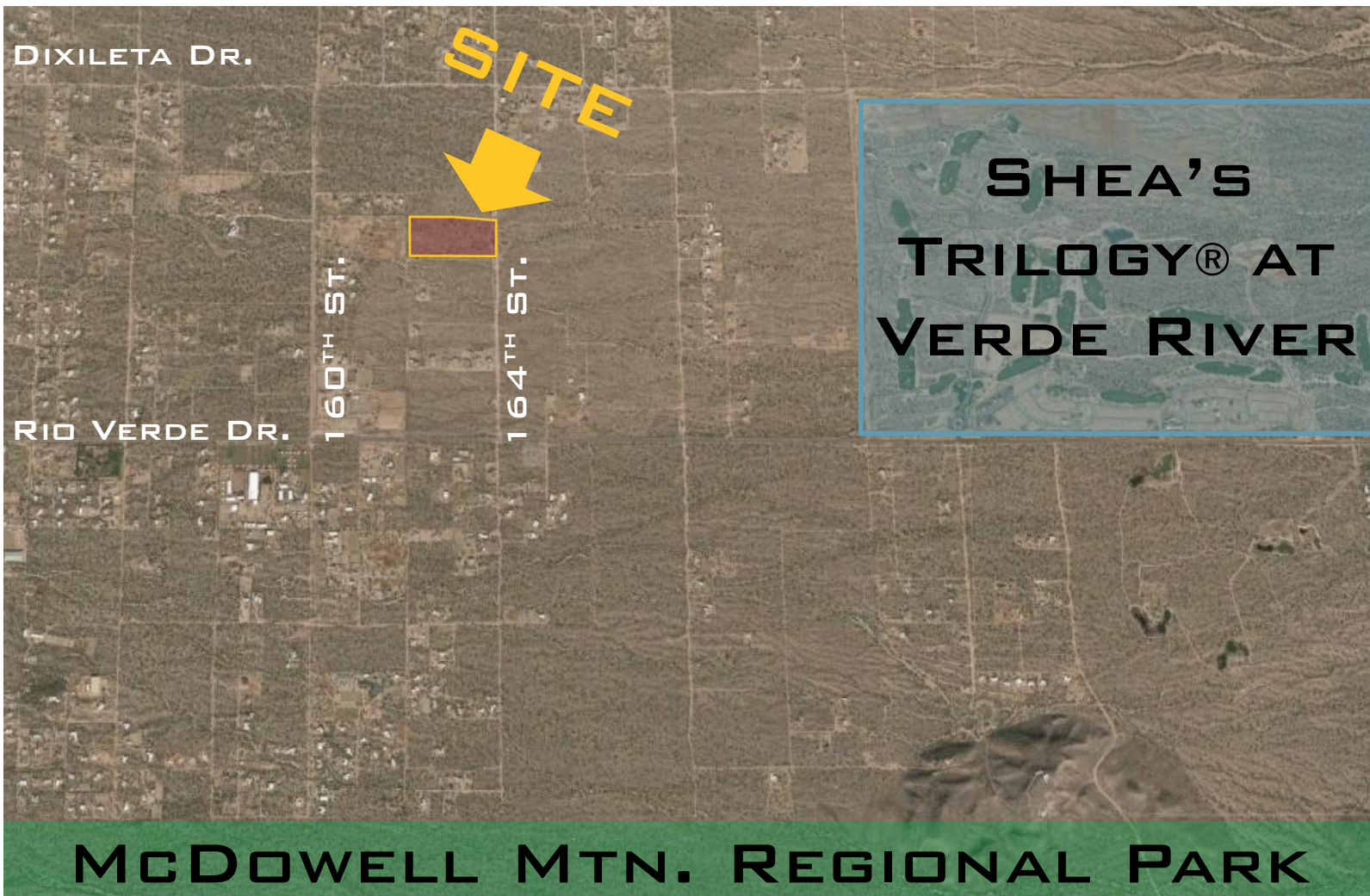


EMMERSON ENTERPRISES, Inc. Exclusively Offers

NEAR 164TH STREET & DIXILETA DRIVE 17 +/- acres in Rio Verde Foothills



LOCATION: N. 164th St. south of E. Dixileta Dr. in Rio Verde Foothills (Maricopa County)

SIZE: 17 +/- Acres

PRICE: \$850,000

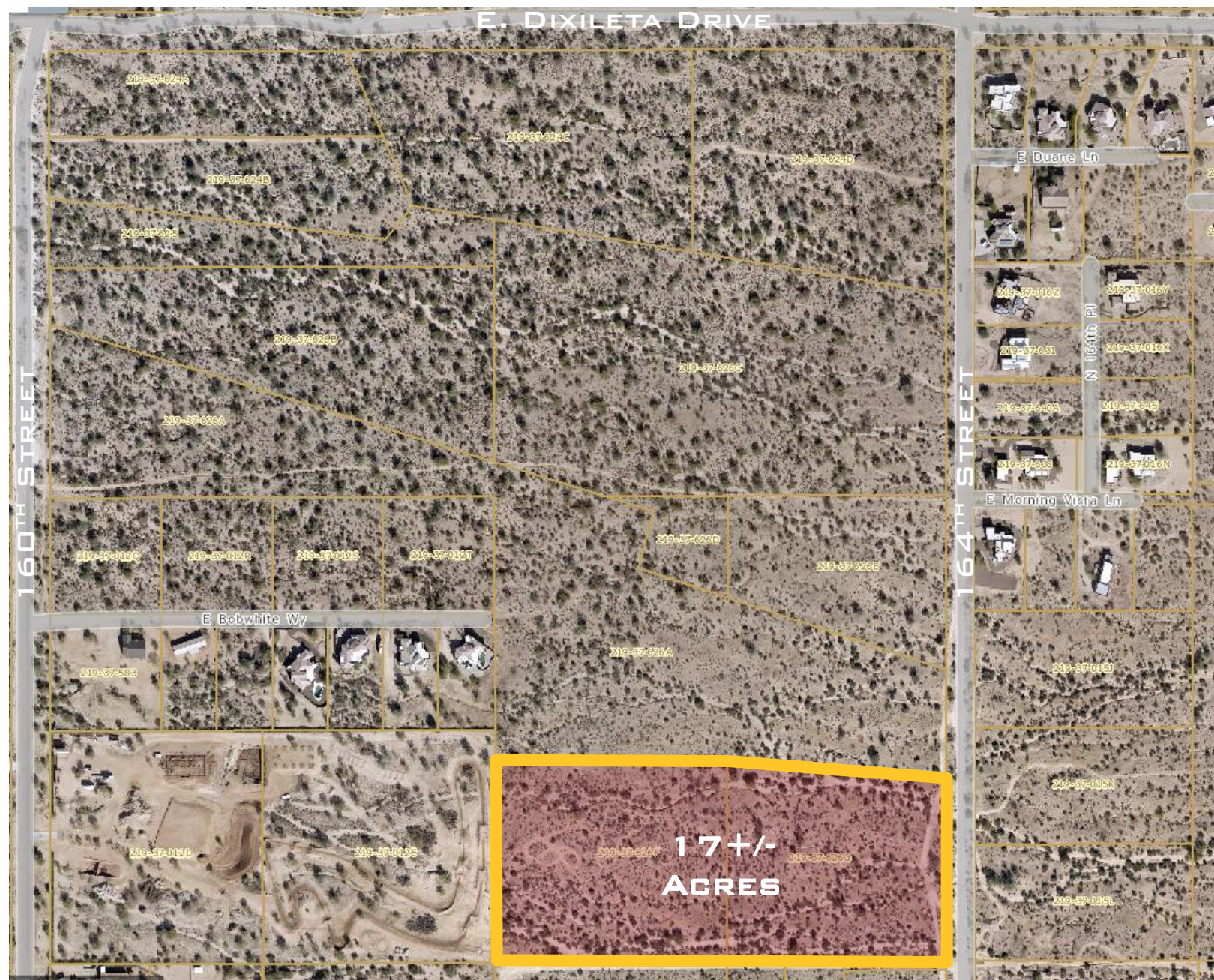
DETAILS: This 17 +/- acre assemblage is located near several spectacular horse ranches and high-producing wells! Incredible Four Peaks views! Additionally, this property has an APPROVED ANALYSIS OF ASSURED WATER SUPPLY (AAWS) with the AZ Dept. of Water Resources for up to 12 residential lots (initially planned together with neighboring properties for 54 total lots). This certification demonstrates a 100-year water supply and is necessary prior to pursuing a preliminary plat.



EMMERSON ENTERPRISES
LAND INVESTMENT & BROKERAGE

NEAR 164TH STREET & DIXILETA DRIVE

17+/- acres in Rio Verde Foothills



ADDITIONAL DETAILS:

ASSESSOR PARCEL NUMBERS: 219-37-626F&G

ZONING: RU-43

PROPERTY TAXES: Approximately \$2,200 / year



EMMERSON ENTERPRISES
LAND INVESTMENT & BROKERAGE

NEAR 164TH STREET & DIXILETA DRIVE

17+/- acres in Rio Verde Foothills

ADDITIONAL DETAILS (CONTINUED):

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:** Salt River Project (SRP) | **Water:** Rio Verde Water (Hauled) | **Sewer:** Septic | **Telephone:** Rural Network Services

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 one of the Sellers.

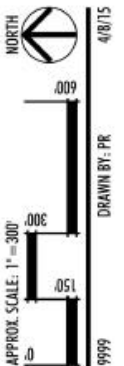


EMMERSON ENTERPRISES
LAND INVESTMENT & BROKERAGE



SITE DATA
 SINGLE FAMILY RESIDENTIAL
 ACRES: 62.6 AC.
 NON-RESIDENTIAL ACRES:
 ROW: 7.3 AC.
 NON-RES. TRACTS: 1.8 AC.
 TOTAL PROJECT
 ACREAGE: 71.7 AC.

NOTE: THIS PLAN IS CONCEPTUAL AND IS SUBJECT TO DETAILED SITE PLANNING, ENGINEERING AND COUNTY REVIEW.



9999 DRAWN BY: PR 4/015

DIXILETA RANCH

CONCEPTUAL SITE PLAN

LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south oak avenue • tempe, arizona 85281 • 480.994.0994

PRELIMINARY NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT VIA URBAN DESIGN STUDIO, L.L.C.
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose outlined for which it is prepared. No use of any information in this document without written authorization and approval by VIA Urban Design Studio, L.L.C. shall be without liability to VIA Urban Design Studio, L.L.C.