

EMMERSON ENTERPRISES, Inc. Exclusively Offers

WESTLAND ROAD & 84TH STREET 4 Improved Lots on 10_{+/-} acres



LOCATION: Westland Road & 84th Street along the Pima Corridor in Scottsdale, AZ

SIZE: 10_{+/-} Acres Total; Average Lot Size of 2_{+/-} Acres

PRICE: \$1,495,000 (Seller Financing Available)

DETAILS: 4 soon-to-be-finished residential lots! These generously-sized lots feature natural boulder formations and sweeping views. The site has excellent access from a marketing standpoint, with frontage on Westland Road and just 1/2 mile from Pima Road by Taylor Morrison's highly-successful Copper Sky community.

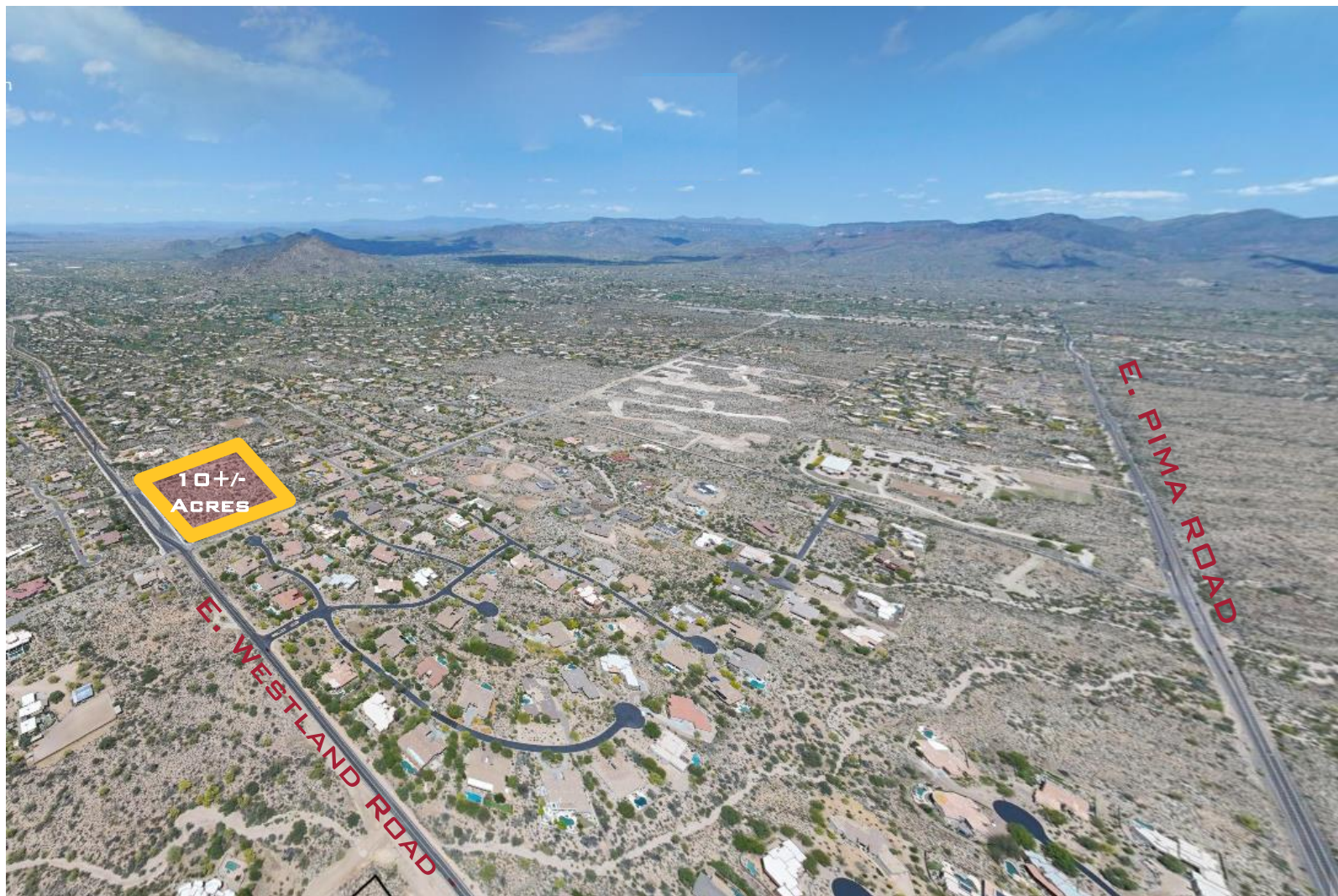
These lots are currently being re-platted, and all off-site improvements are expected to be in the ground by the Q4 2018 or Q1 2019. Pricing is based on Seller completing the off-site improvements.



EMMERSON ENTERPRISES
LAND INVESTMENT & BROKERAGE

WESTLAND ROAD & 84TH STREET

4 Improved Lots on 10+/- Acres



ADDITIONAL DETAILS:

ASSESSOR PARCEL NUMBERS (IN PROCESS OF REPLATTING TO 4):
216-47-270, -271, -272, -273, -274, -275, -276 & -277

ZONING: R1-43 ESL

PROPERTY TAXES: Approximately \$6,500 / year



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ADDITIONAL DETAILS (CONTINUED):

SCHOOL INFORMATION: Cave Creek Unified School District

Elementary School: Black Mountain Elementary | **Middle School:** Sonoran Trails Middle School | **High School:** Cactus Shadows High School

UTILITIES: **Power:** Arizona Public Service (APS) | **Water:** City of Scottsdale |

Sewer: City of Scottsdale | **Telephone:** Cox / Century Link

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.



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Subject Site

R1-43 ESL

+/- 10 Gross Acres

High Point Drive

Boulder Ridge

R1-43

Preserve Way

R1-43

84th Street
Existing 30' Half Street R.O.W.

R1-43



Westland Drive
Existing 55' Half Street R.O.W.

Westland 25
R1-43

83rd Street
Existing 20' Half Street R.O.W.

Plan Data:

Project Area: +/- 10 Gross
Existing Zoning: R1-43 ESL
Number of Lots: 4

Lot:	Lot Area:	Envelope Area:
1	57,201.59 SF (1.31 AC)	34,178 SF
2	94,022.29 SF (2.16 AC)	50,044 SF
3	140,848.29 SF (3.23 AC)	54,455 SF
4	77,283.99 SF (1.77 AC)	43,371 SF

R1-43

R1-43

Thorn Tree Drive

R1-43

Westland 25
R1-43