

**EXCLUSIVE LISTING**

**CACTUS GLENN**

**59<sup>th</sup> AVE & CACTUS RD | GLENDALE, ARIZONA**

<b>LOCATION</b>	Site is located North of the Northwest corner of 59 <sup>th</sup> Ave & Cactus Rd, Glendale, Arizona
<b>NUMBER OF ACRES</b>	±8.07 Gross / ±7.5 Net
<b>NUMBER OF LOTS</b>	34 Single Family Lots   60' x 100'   4.2 DUA
<b>SETBACKS</b>	5' & 10' Side Yard <i>(See attached Setback Exhibit for more details)</i>
<b>APPROVED ZONING</b>	R1-6 / City of Glendale
<b>SUGGESTED PRICE</b>	<b>\$1,525,000   \$44,852/Platted &amp; Engineered Lot   \$747/LFF</b>
<b>SUGGESTED TERMS</b>	Cash. 45-day Feasibility Period with a close of escrow 15 days thereafter.
<b>UTILITIES</b>	<b>Water</b> City of Glendale <b>Sewer</b> City of Glendale <b>Electric</b> Salt River Project
<b>CONTACT</b>	Grant D. Helgeson, Don McCaul Westland Properties Group
<b>COMMENTS</b>	This is a well-located single family residential infill opportunity in an established Glendale neighborhood close to shopping, transportation corridors and schools. Entellus Construction Services completed an updated Improvement Cost Estimates in December, 2018. <b>Seller providing all Zoning and Final Engineered Subdivision Plat approvals</b> for subject property in coordination with Troy Peterson of Bowman Consulting.