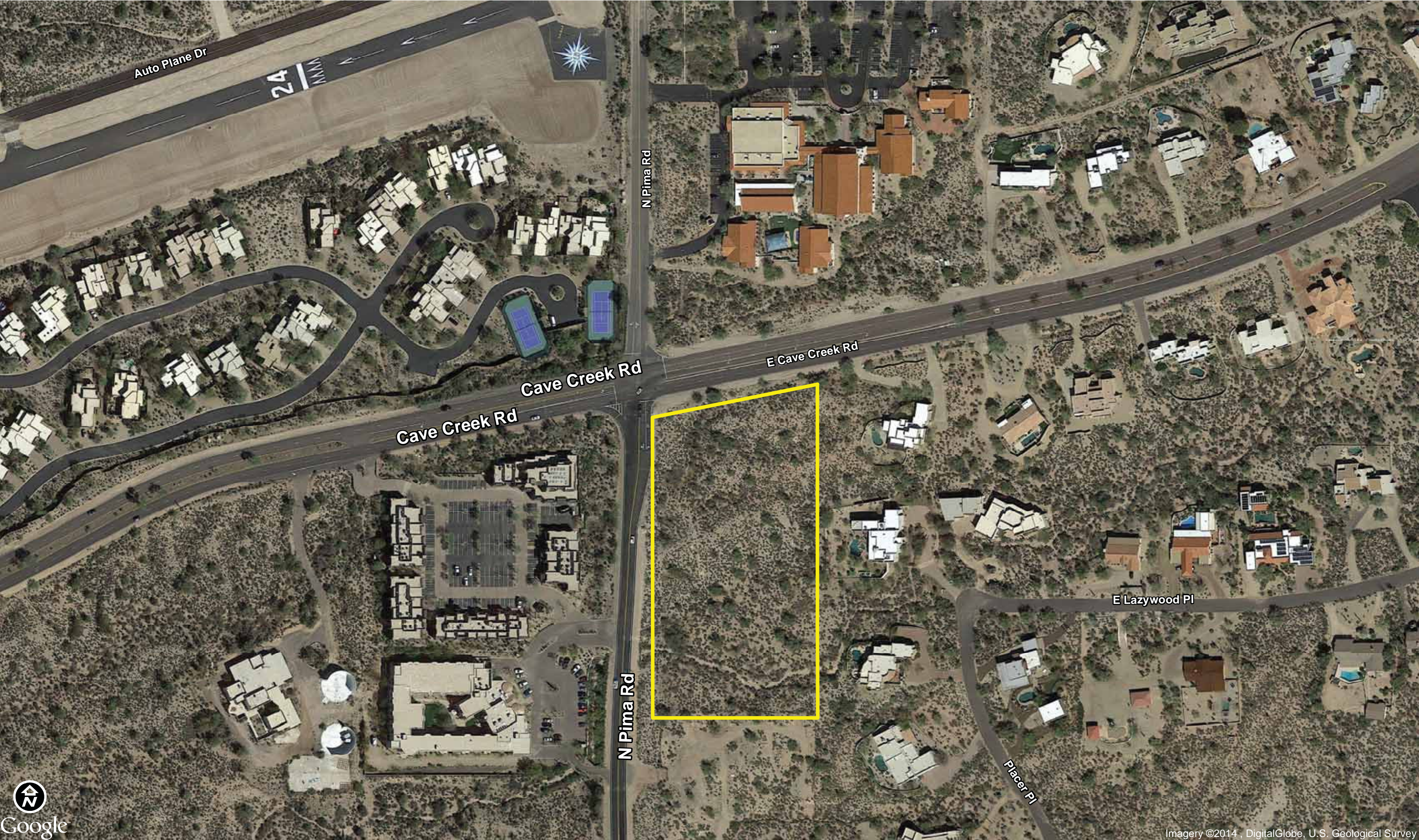


DEVELOPMENT OPPORTUNITY CAVE CREEK RD & PIMA RD | CAREFREE, ARIZONA

LOCATION	Site is located at the southeast corner of Cave Creek Rd & Pima Rd, Carefree, Arizona
NUMBER OF ACRES	4.34
CURRENT ZONING	R1-35 / Town of Carefree
SUGGESTED PRICE	Contact Brokers for Current Pricing
SUGGESTED TERMS	Cash. 45-day Feasibility Period with a close of escrow upon Final Engineered Subdivision Plat or Final Site Plan approval with the Town of Carefree
UTILITIES	Water Town of Carefree Sewer Black Mountain Sewer / Liberty Utilities Electric Arizona Public Service
CONTACT	Grant D. Helgeson, Don McCaul Westland Properties Group
COMMENTS	This is an excellent development opportunity at a major intersection and crossroads between Scottsdale & Carefree. The Town of Carefree would support a variety of uses on this site. 2016 Annual Taxes estimated at \$1,350 as Vacant Parcels.



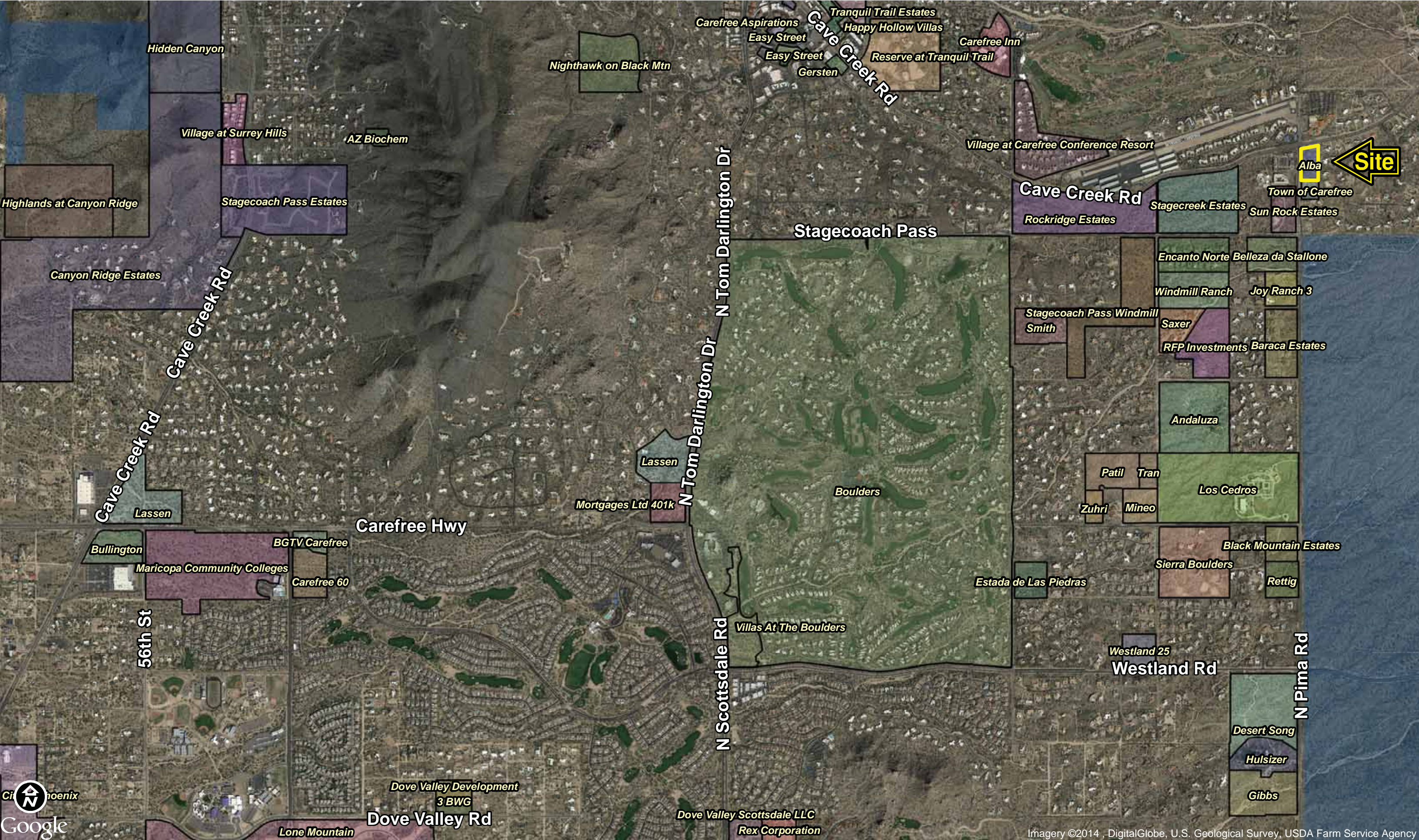
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RESIDENTIAL DEVELOPMENT OPPORTUNITY
±4.34 GROSS ACRES | ZONED R1-35
CAVE CREEK RD & PIMA RD
CAREFREE, ARIZONA

Grant D Helgeson, Designated Broker - Direct: (480) 675-5149

Don McCaul, Broker - Direct: (480) 675-5144

WPG WESTLAND PROPERTIES
GROUP
8141 E Indian Bend Rd, Ste 103 Scottsdale AZ 85250
Tel: (480) 443-8570 / Fax: (480) 443-3736
www.westland-properties.com



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