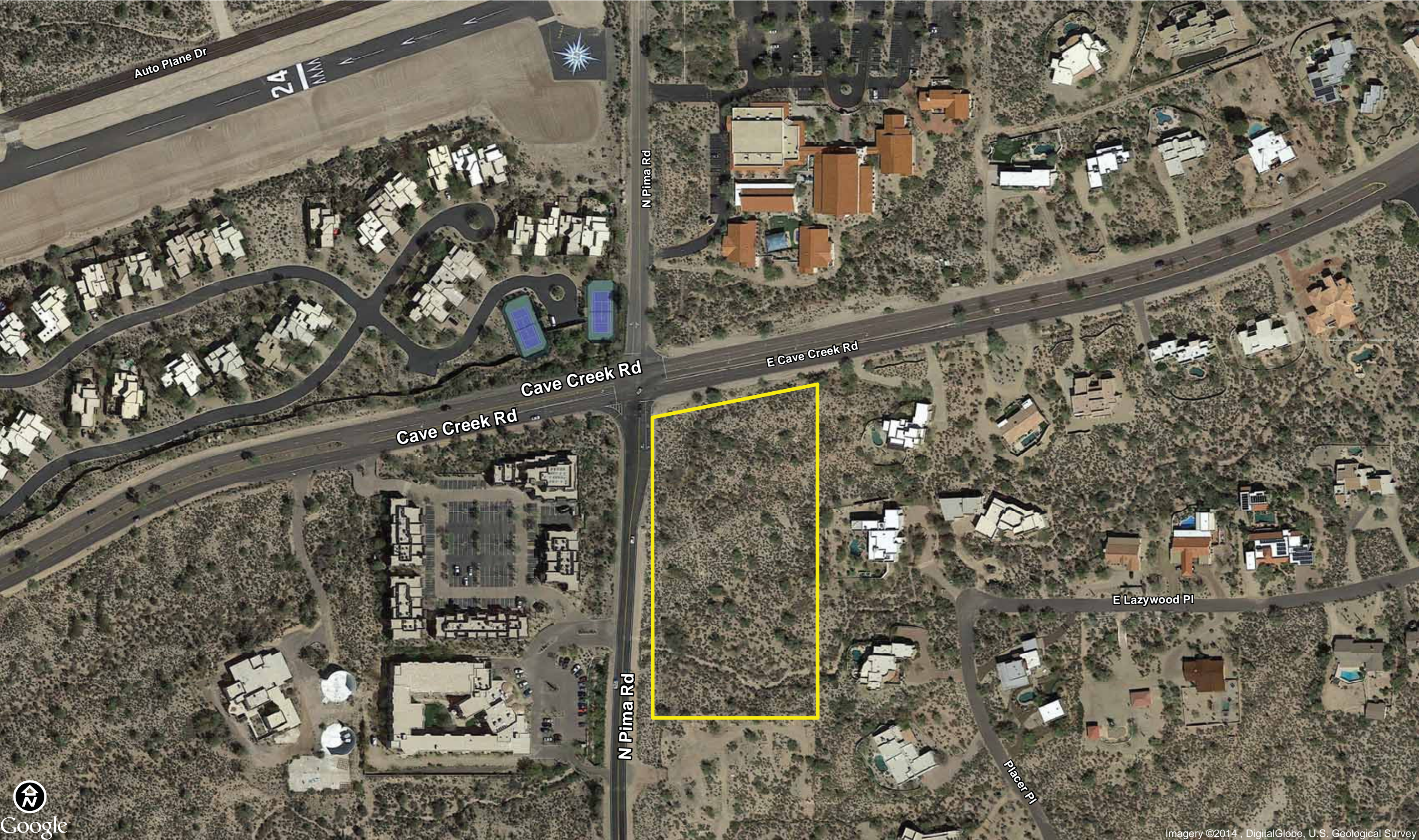


## DEVELOPMENT OPPORTUNITY CAVE CREEK RD & PIMA RD | CAREFREE, ARIZONA

<b>LOCATION</b>	Site is located at the southeast corner of Cave Creek Rd & Pima Rd, Carefree, Arizona
<b>NUMBER OF ACRES</b>	4.34
<b>CURRENT ZONING</b>	R1-35 / Town of Carefree
<b>SUGGESTED PRICE</b>	<b>Contact Brokers for Current Pricing</b>
<b>SUGGESTED TERMS</b>	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
<b>UTILITIES</b>	<b>Water</b> Town of Carefree <b>Sewer</b> Black Mountain Sewer / Liberty Utilities <b>Electric</b> Arizona Public Service
<b>CONTACT</b>	Grant D. Helgeson, Don McCaul, Brian Beard Westland Properties Group
<b>COMMENTS</b>	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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