

EXCLUSIVE LISTING

PALOMA

DOVE VALLEY RD & SCOTTSDALE RD | SCOTTSDALE, ARIZONA

LOCATION	Site is located East of the Southeast corner of Dove Valley Rd & Scottsdale Rd, Scottsdale, Arizona
NUMBER OF ACRES	±14.3
CONCEPTUAL USE	±70 Lots (Duplex Configuration) 40' x 72' 5 DUA
APPROVED ZONING	R-3 / City of Scottsdale
PURCHASE PRICE	\$11,000,000
SUGGESTED TERMS	Cash. 45-day Feasibility Period with a close of escrow upon Final Engineered Subdivision Plat approval with the City of Scottsdale
UTILITIES	Water City of Scottsdale Sewer City of Scottsdale Electric Arizona Public Service
CONTACT	Grant D. Helgeson, Don McCaul Westland Properties Group
COMMENTS	<p>This is one of the last large residential parcels along the North Scottsdale Rd corridor, close to retail, schools, churches and community amenities.</p> <p>Site has been planned for single story Duplex housing product. Approved Housing Plans (designed by Bing Hu H&S International) consisting of 4 single level floor plans (1,933 & 2,207sf) to convey with sale of property.</p> <p>2018 Annual Taxes estimated at \$5,454.</p>