

W RANCH
24 PLATTED & ENGINEERED LOTS in GATED COMMUNITY
144th AVE & WADDELL RD | SURPRISE, ARIZONA

LOCATION	Site is located on the North side of Waddell Rd, East of Bullard Ave at 144 th Ave alignment, Surprise, Arizona
NUMBER OF ACRES	±10.47 Gross / ±10.39 Net
NUMBER OF LOTS	24 Platted & Engineered Lots in Gated Community 70' x 122.5' 2.3 DUA
SETBACKS	3' & 10' Side Yard
APPROVED ZONING	RL-5 / R1-5 / City of Surprise
PURCHASE PRICE	\$750,000 \$31,250/Platted & Engineered Lot
SUGGESTED TERMS	Cash. 45-day Feasibility Period with a close of escrow 30-days thereafter
UTILITIES	Water City of Surprise Sewer City of Surprise Electric Arizona Public Service
CONTACT	Grant D. Helgeson, Don McCaul Westland Properties Group
COMMENTS	This unique residential infill opportunity has easy access to freeways, entertainment and employment corridors. Site has an approved unrecorded Final Plat and has been planned as a Gated Community. 2017 Annual Taxes estimated at \$13,623 as Vacant Parcels.