

EXCLUSIVE LISTING
RESIDENTIAL DEVELOPMENT OPPORTUNITY
136th ST & VIA LINDA | SCOTTSDALE, ARIZONA

LOCATION	Site is located at the Southwest corner of 136 th St & Via Linda, Scottsdale, Arizona
NUMBER OF ACRES	±8.5 Gross / ±5.5 Net Usable*
CONCEPTUAL USE	21 Single Family Lots 52' x 120' 2.47 DUA**
CURRENT ZONING	C-O ESL, C-1 ESL / City of Scottsdale (See attached Aerial for Zoning Boundaries)
SUGGESTED PRICE	Market Price. Contact Brokers for more details.
SUGGESTED TERMS	Cash. 60-day Feasibility Period with a close of escrow 60-days following Rezoning and Site Plan 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	This is an excellent, well-located East Shea Corridor infill parcel adjacent to the Mayo Clinic with Mountain and City Light views. Site is close to schools, shopping, hiking, golf and churches. 2022 Annual Taxes estimated at \$46,429 as Vacant Parcels.

* See attached Slope Analysis for approximate Net useable acreage based on NAOS requirements.

** Density will require a **Major General Plan Amendment**

[Click Here for HD Aerial Site Video](#)



Unnamed Street

E Via Linda

Via Linda

E Via Linda

N 136th St

N 136th St

136th St

E Yucca Rd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



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Grant D Helgeson, 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



Unnamed Street

E Via Linda

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N 136th St

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136th St

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21 lots = 21 lots

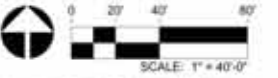
This concept is preliminary and subject to revision based on additional site studies, engineer reports and agency review. Not for construction.



136TH STREET & VIA LINDA • LOTTING CONCEPT

SCOTTSDALE, AZ

▲




Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

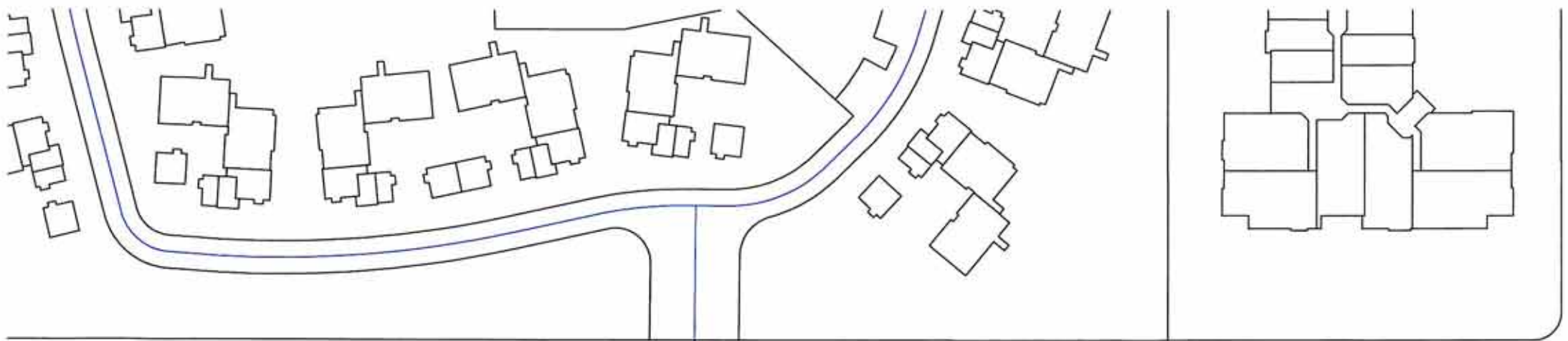
**136TH & VIA LINDA
SLOPE ANALYSIS**

Upper Desert Landform Category

Category	Area (Sq.Ft.)	Area (Ac)	ESL Factor	Req. NAOS
0 to 2	12,143	0.28	0.25	0.07
2 to 5	96,999	2.23	0.25	0.56
5 to 10	158,725	3.64	0.35	1.28
10 to 15	40,125	0.92	0.45	0.41
15 to 25	42,939	0.99	0.45	0.44
25+	19,458	0.45	0.45	0.20
Total		8.50 Ac		2.96 Ac

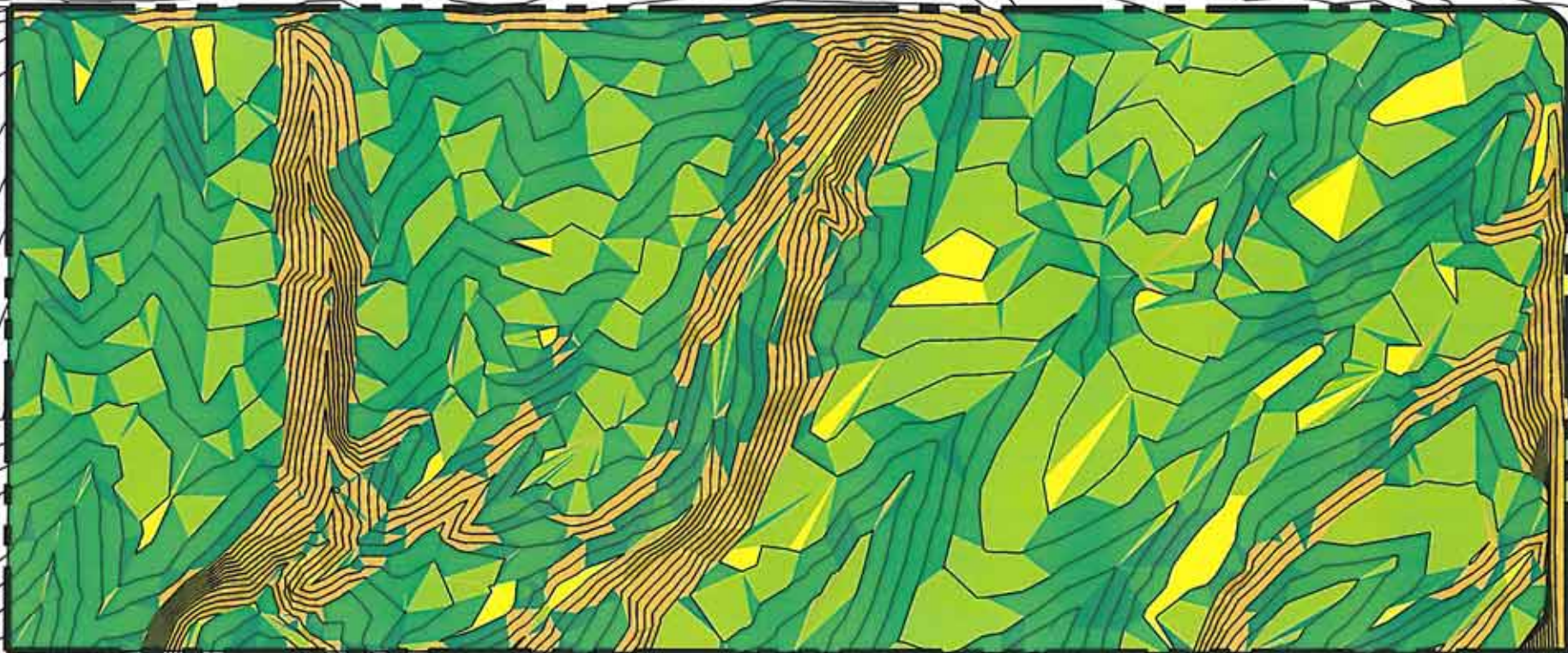
Notes: Requires COS approval of net area calculation. Property line work and topography provided by the COS.

 11/4/12



Color	Range	Beg.	Range	End	Percent	Area
Yellow	0.00	2.00	3.3	12143.21		
Light Green	2.00	5.00	26.2	96999.74		
Medium Green	5.00	10.00	42.9	158725.90		
Dark Green	10.00	15.00	10.8	40125.69		
Orange	15.00	25.00	11.6	42939.80		
Brown	25.00	1000.00	5.3	19458.68		
						370,393.02

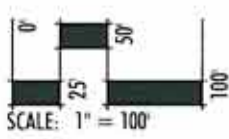
VIA LINDA ST.

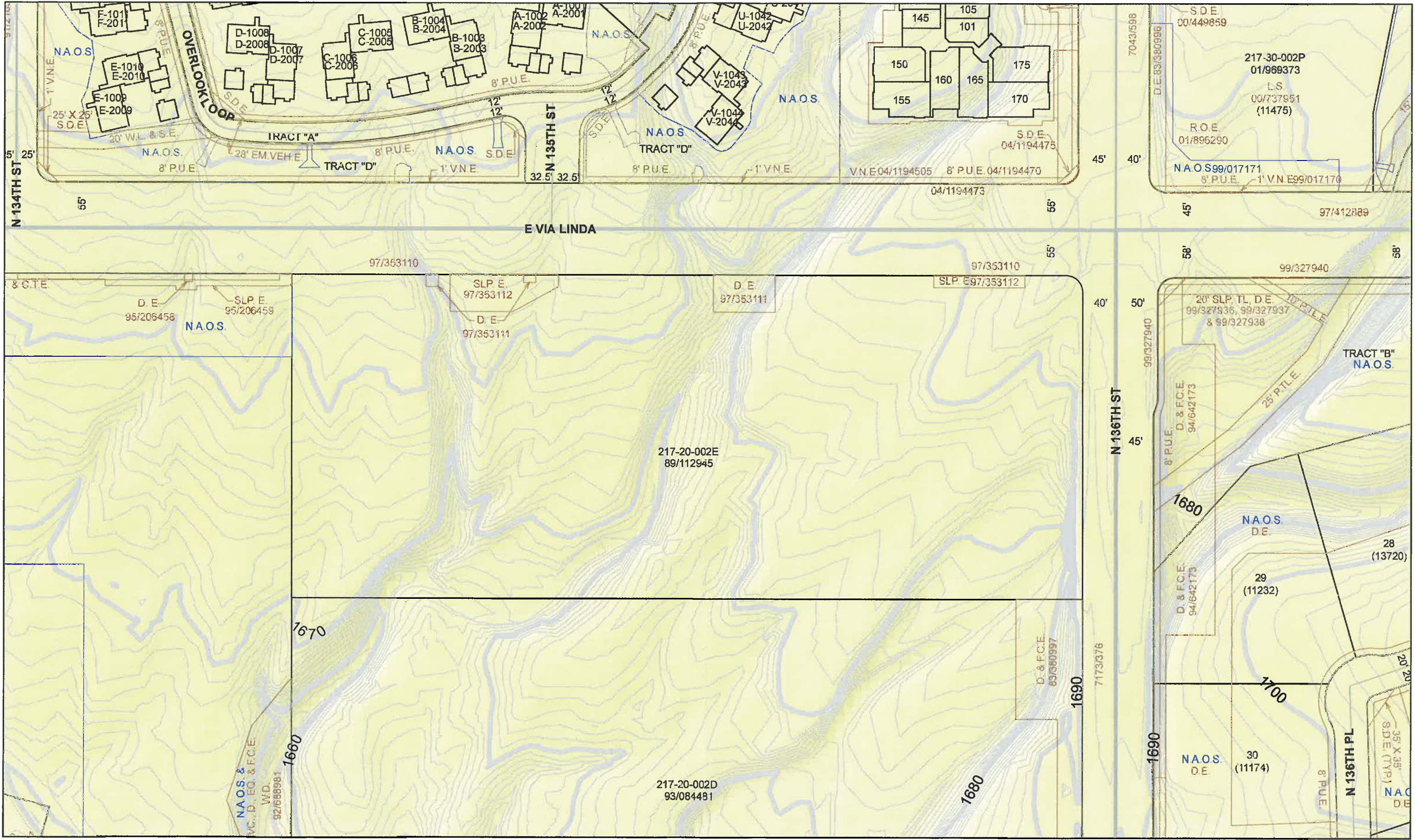


136TH ST.

NOTE: REQUIRES
COS APPROVAL OF
ROW EXEMPTION.

11/6/12









Via Linda

136th St





Via Linda

136th St





Via Linda

136th St

