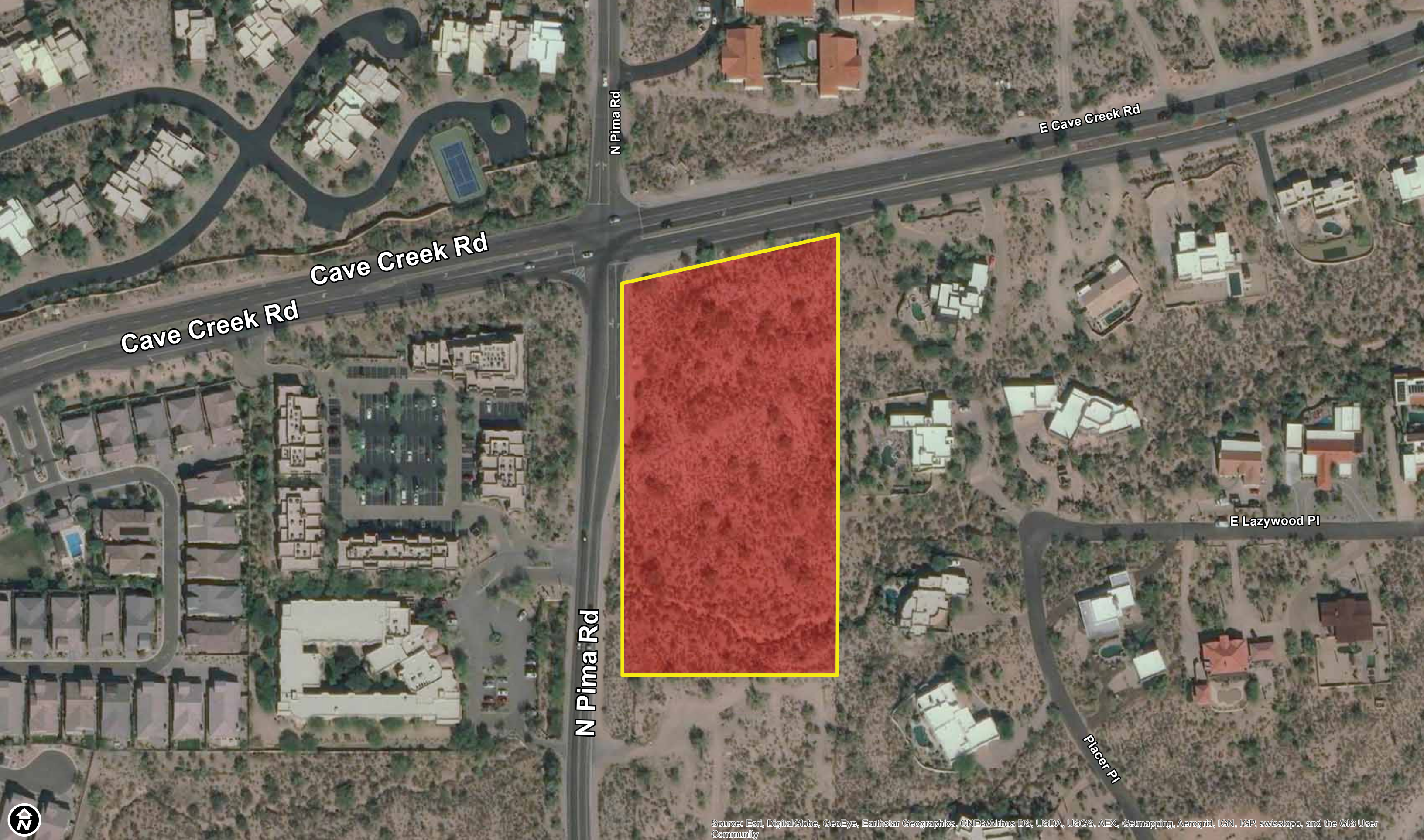


**DEVELOPMENT OPPORTUNITY**  
**CAVE CREEK RD & PIMA RD**  
**CAREFREE, ARIZONA**

<b>LOCATION</b>	Site is located at the Southeast corner of Cave Creek Rd & Pima Rd, Carefree, Arizona
<b>ACRES</b>	±4.34
<b>CURRENT ZONING</b>	R1-35 / Town of Carefree
<b>PURCHASE 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 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. 2021 Annual axes estimated at \$1,516 as Vacant Parcel.



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

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

**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](http://www.westland-properties.com)



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

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

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



Cave Creek Rd

Pima Rd





Pima Rd

Cave Creek Rd





Cave Creek Rd

Pima Rd





Pima Rd

Cave Creek Rd

