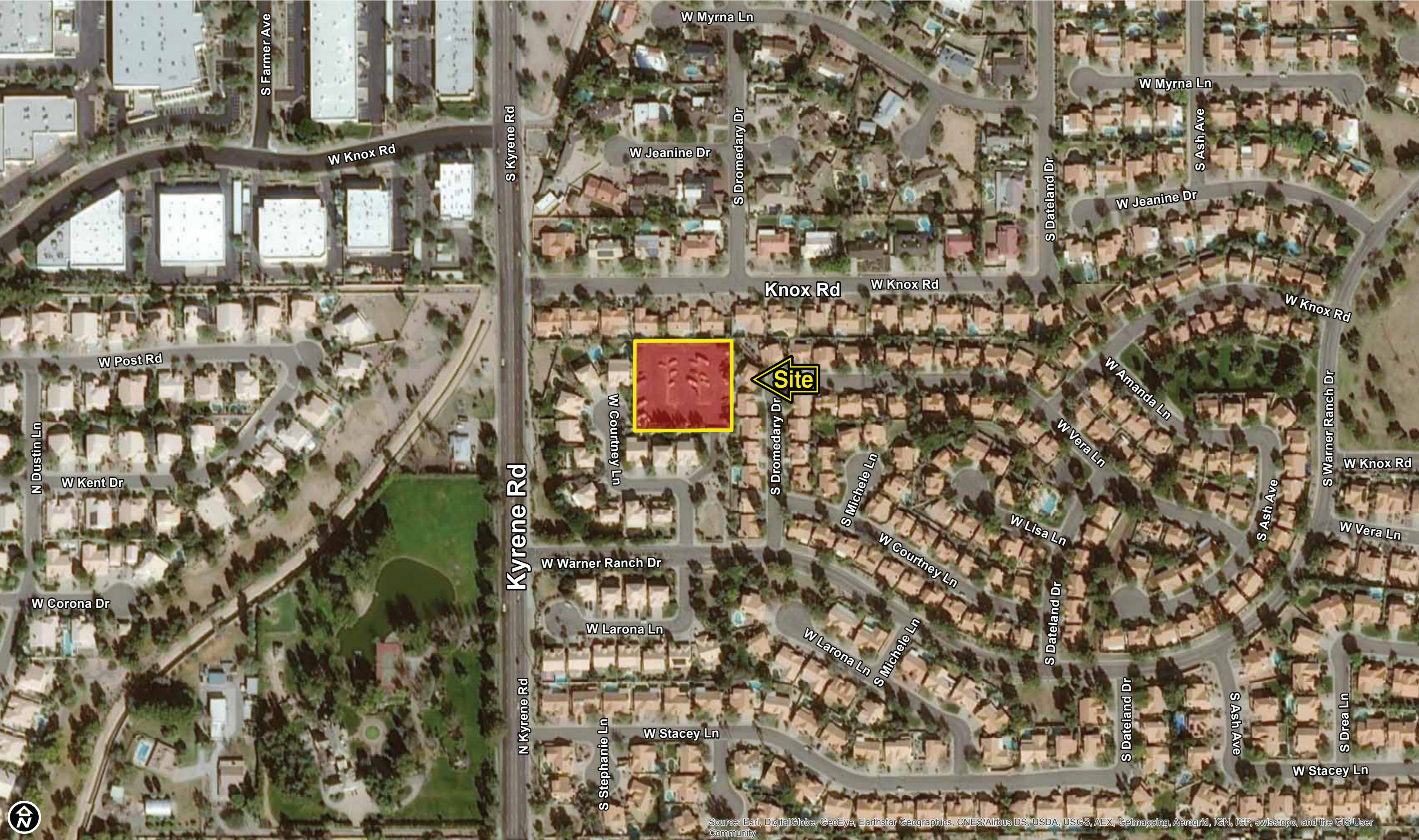


EXCLUSIVE LISTING
WARNER RANCH DEVELOPMENT OPPORTUNITY
KNOX RD & KYRENE RD | TEMPE, ARIZONA

LOCATION	Site is located South and East of the Southeast corner of Knox Rd & Kyrene Rd within the Warner Ranch Master Plan, Tempe, Arizona
NUMBER OF ACRES	±1.21
CONCEPTUAL USE	5 Single Family Lots 45' x 115' 4.1 DUA
SETBACKS	5' & 5' Side Yard
APPROVED ZONING	R1-4 / City of Tempe
PURCHASE PRICE	\$500,000 \$100,000/Conceptual Lot
SUGGESTED TERMS	Cash. 45-day Feasibility Period with a close of escrow upon Final Site Plan approval with the City of Tempe
UTILITIES	Water City of Tempe Sewer City of Tempe Electric Salt River Project
CONTACT	Grant D. Helgeson, Don McCaul Westland Properties Group
COMMENTS	This is a rare infill development opportunity within the Warner Ranch Master Plan. Site is currently being used as an RV / Boat Storage rental yard for Warner Ranch residents on a month to month basis. Annual HOA dues are \$458/Lot. 2020 Annual Taxes estimated at \$9,464 as vacant parcel.



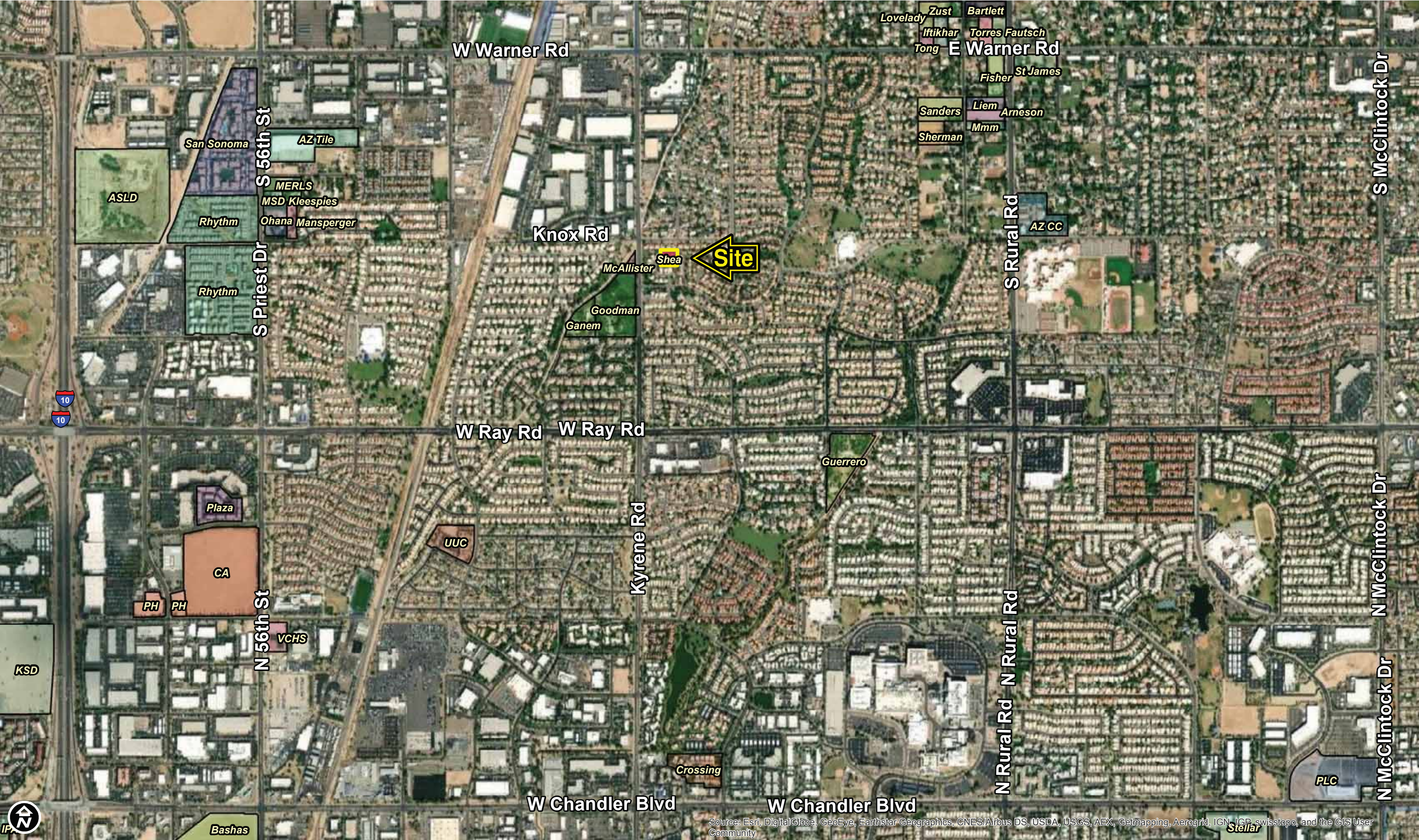
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

WARNER RANCH DEVELOPMENT OPPORTUNITY
±1.21 ACRES | ZONED R1-4
KNOX RD & KYRENE RD
TEMPE, 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



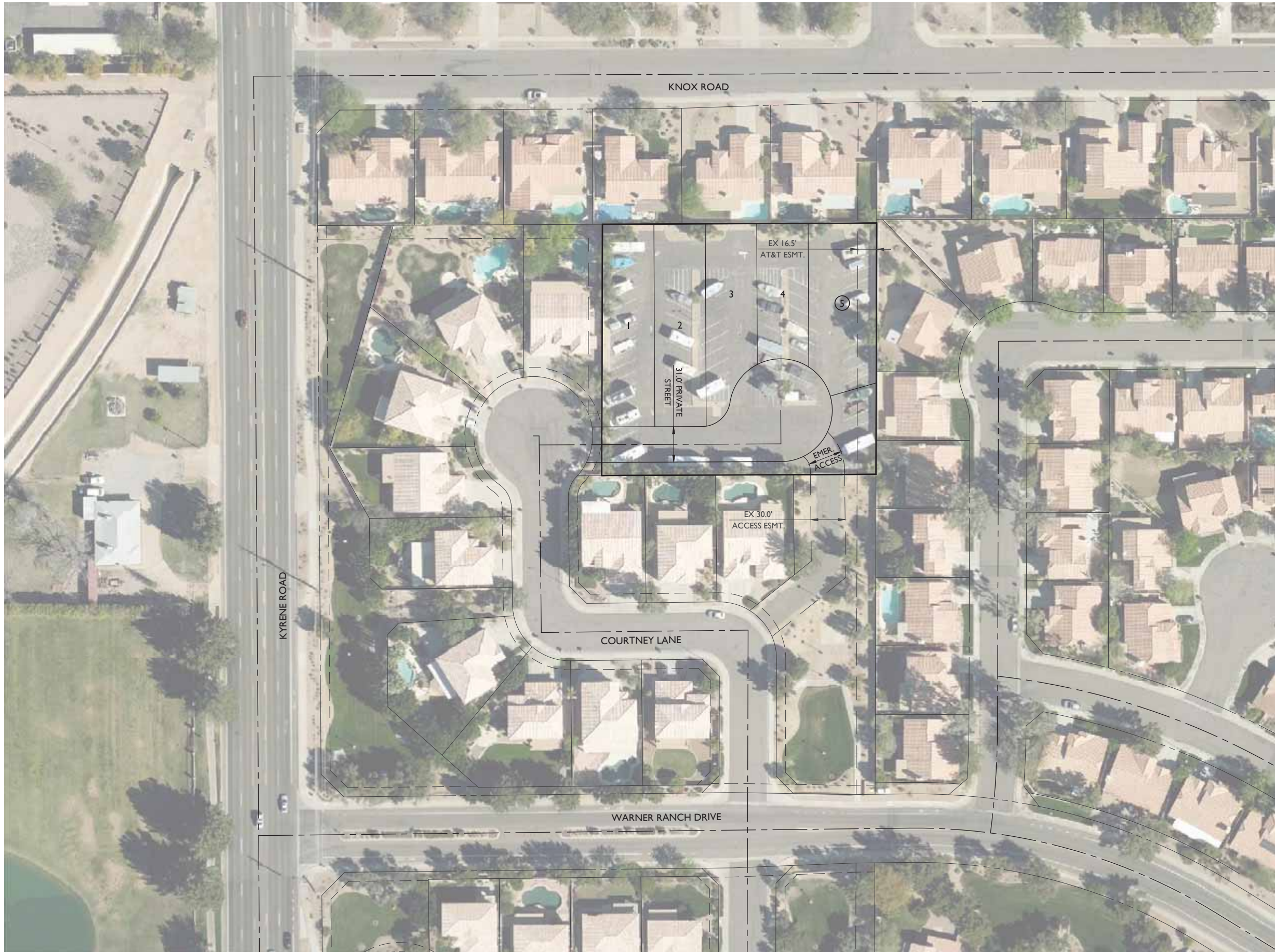
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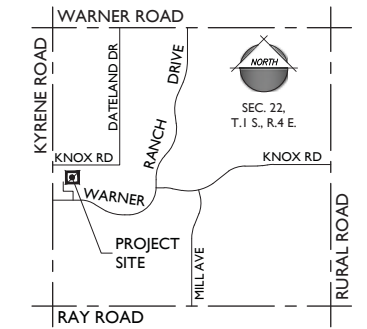
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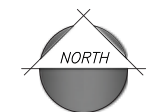
VICINITY MAP

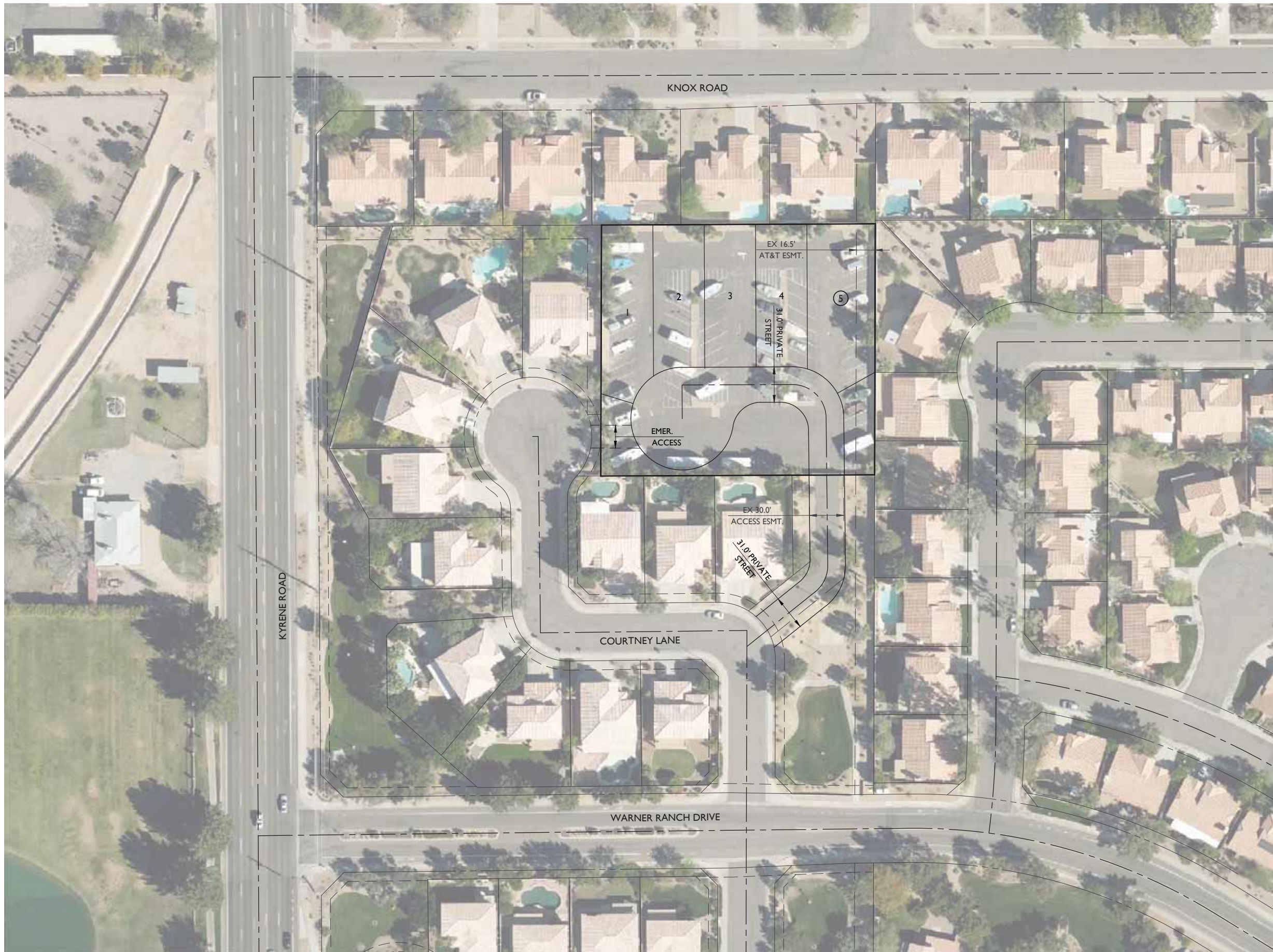
N.T.S.



PROJECT DATA

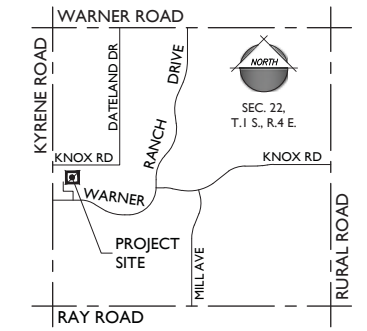
A.P.N.:	301-61-133A
CURRENT LAND USE:	RV STORAGE PARKING LOT
GENERAL PLAN LAND USE:	RESIDENTIAL
GENERAL PLAN DENSITY:	LOW TO MODERATE DENSITY (UP TO 9 DU/AC)
EXISTING ZONING:	R1-4
GROSS AREA:	± 1.21 ACRES (± 52,803 S.F.)
MIN. LOT SIZE:	45' x 115'
NO. OF LOTS:	5
DENSITY:	4.1 DU/ACRE
OPEN SPACE:	0.13 ACRES (10.7% OF GROSS AREA)





VICINITY MAP

N.T.S.



PROJECT DATA

A.P.N.:	301-61-133A
CURRENT LAND USE:	RV STORAGE PARKING LOT
GENERAL PLAN LAND USE:	RESIDENTIAL
GENERAL PLAN DENSITY:	LOW TO MODERATE DENSITY (UP TO 9 DU/AC)
EXISTING ZONING:	R1-4
GROSS AREA:	± 1.21 ACRES (± 52,803 S.F.)
MIN. LOT SIZE:	45' x 115'
NO. OF LOTS:	5
DENSITY:	4.1 DU/ACRE
OPEN SPACE:	0.21 ACRES (17.3% OF GROSS AREA)

