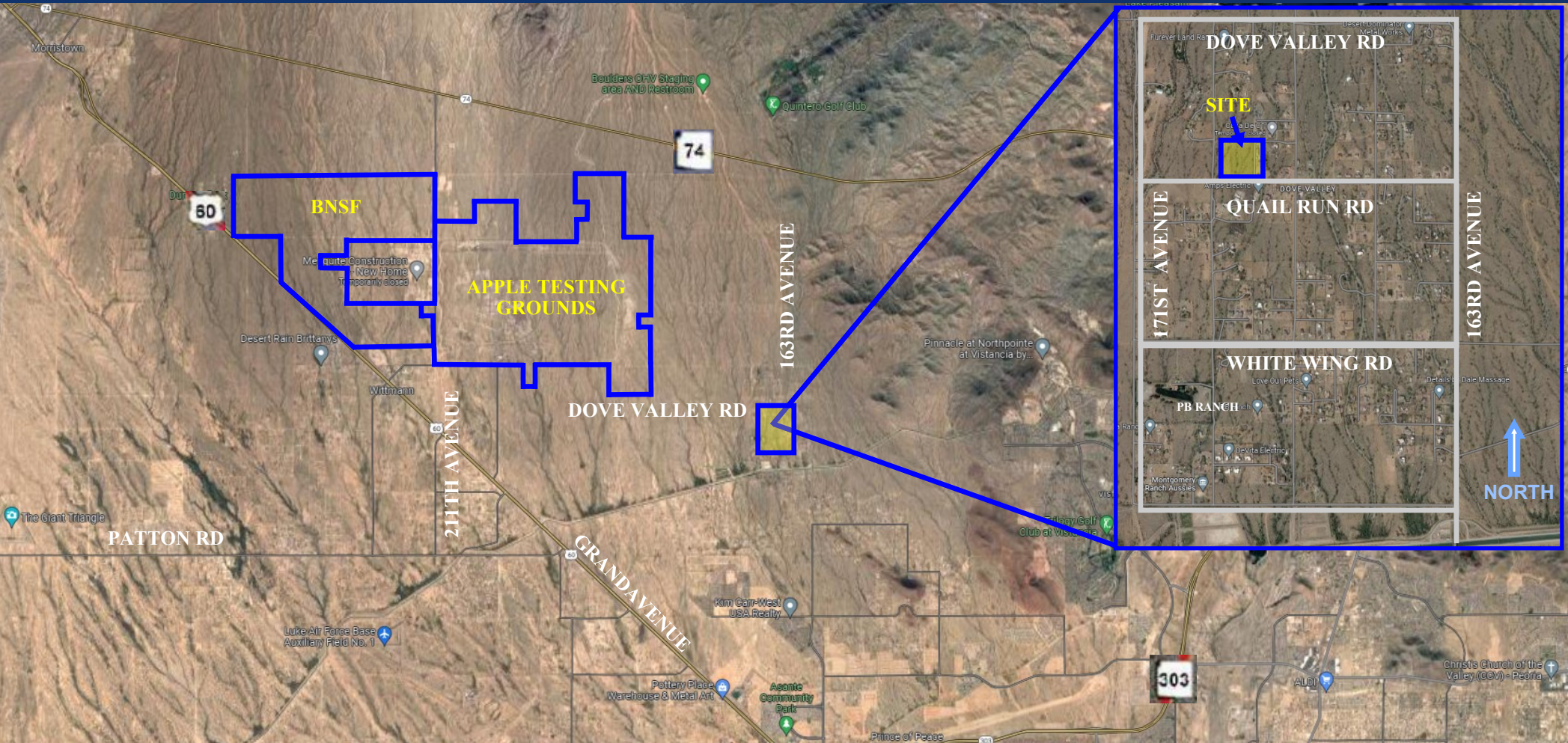


RESIDENTIAL LAND NESTLED IN THE DESERT AND CLOSE TO JOBS

168XX WEST QUAIL RUN ROAD (SOUTH OF DOVE VALLEY ROAD)

DOVE VALLEY/SURPRISE, AZ 85387

FOR SALE \$800,000



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SUMMARY

Sale Price: \$800,000

Location: 168XX West Quail Run Road,
Surprise, AZ 85387
(Just South of Dove Valley Road)

Size: Approximately 9 Acres

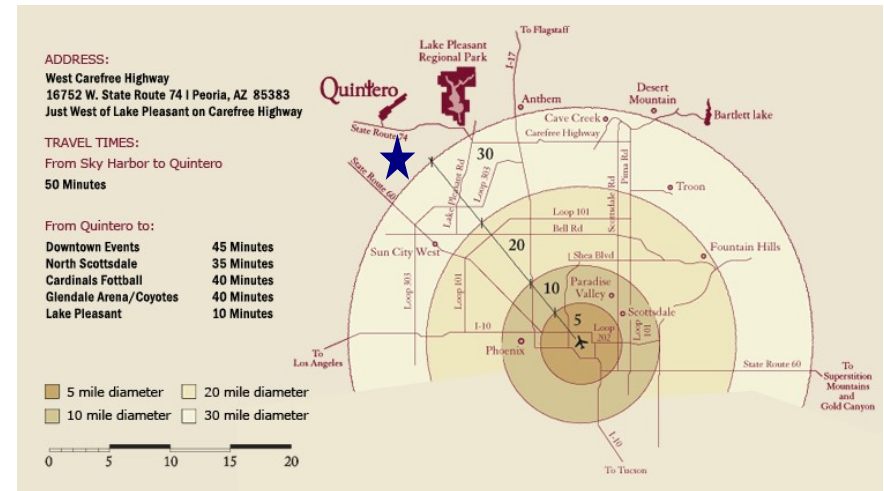
APN: 503-50-035

Zoning: RU-43, Maricopa County

Electricity: APS

Features:

Located in Rapidly Growing Northwest Valley
Approximately 6 Miles From BNSF Land and Apple Testing Grounds
Close to Grand Avenue/US-60 Phoenix-Wickenburg Hwy
10 Minutes from Loop 303 and US-60, and Wittman
Area Amenities Include Lake Pleasant and Scorpio Bay Marinas &
Quintero Golf Club - Ranked as the "Best Public Course" by both Golf
Digest and Golf Weekly Magazines in 2017 in the Country
20 Minute Average Commute Time to Vistancia/Surprise/Sun City



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AERIAL DESCRIPTION

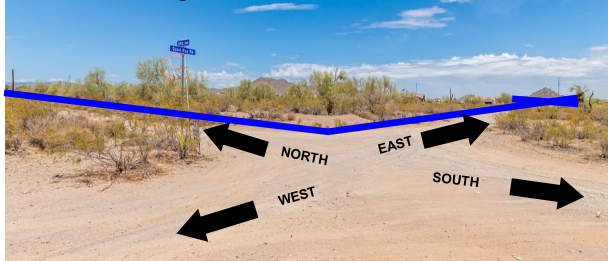
Looking towards Lake Pleasant



Looking South



169th Ave and Quail Run



Lines are Approximate Only - Not to Scale

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AREA DESCRIPTION

Quintero - Hole 9



Lake Pleasant Marina



Scorpion Bay Boating



QUINTERO GOLF CLUB

There are countless activities to enjoy, including playing on our championship golf course, swimming, walking, hiking and biking. Boating is also available at two close locations: Lake Pleasant Marina and Scorpion Bay Marina, just 15 minutes away.

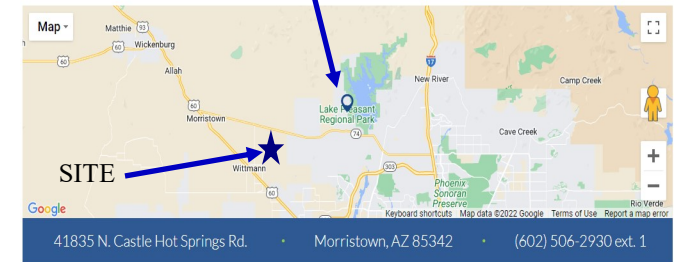
LAKE PLEASANT MARINA

The Lake Pleasant Marina or Scorpion Bay Marinas are fifteen minutes distant from Quintero. Just 45 minutes from downtown Phoenix, Pleasant Harbor is the closest entrance to Lake Pleasant. Open to the public 365 days a year, Pleasant Harbor is a full service marina, RV Park and features Dillon's restaurant, and an array of boat and water sport rentals, and a waterslide.

SCORPION BAY MARINA

The lake is calling. Scorpion Bay is Arizona's premier floating playground, offering everything from daily pontoon and ski boat rentals to slips for harboring your yacht (or dinghy). Come for the fishing or come for the frolicking — either way, incredible mountain views, fantastic dining and world-class marina services await less than an hour out of Phoenix.

Welcome to Lake Pleasant Regional Park



Welcome to Lake Pleasant Regional Park. One of the most scenic water recreation areas in the "Valley of the Sun," this Northwest Valley park is a recreationist's dream.

This 23,362 acre park offers many activities, such as camping, boating, fishing, swimming, hiking, picnicking, and wildlife viewing.

Lake Pleasant is a water reservoir and is part of the Central Arizona Project waterway system — bringing water from the Lower Colorado River into Central and southern Arizona. Lake water levels can fluctuate throughout the course of the year, with the water typically reaching its highest level in the spring (March/April), and its lowest in the fall (October/November). The acreage of the water surface can fluctuate from over 3,000 acres to almost 10,000 acres at its fullest.

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RESIDENTIAL LAND NESTLED IN THE DESERT AND CLOSE TO JOBS

AERIAL MAP



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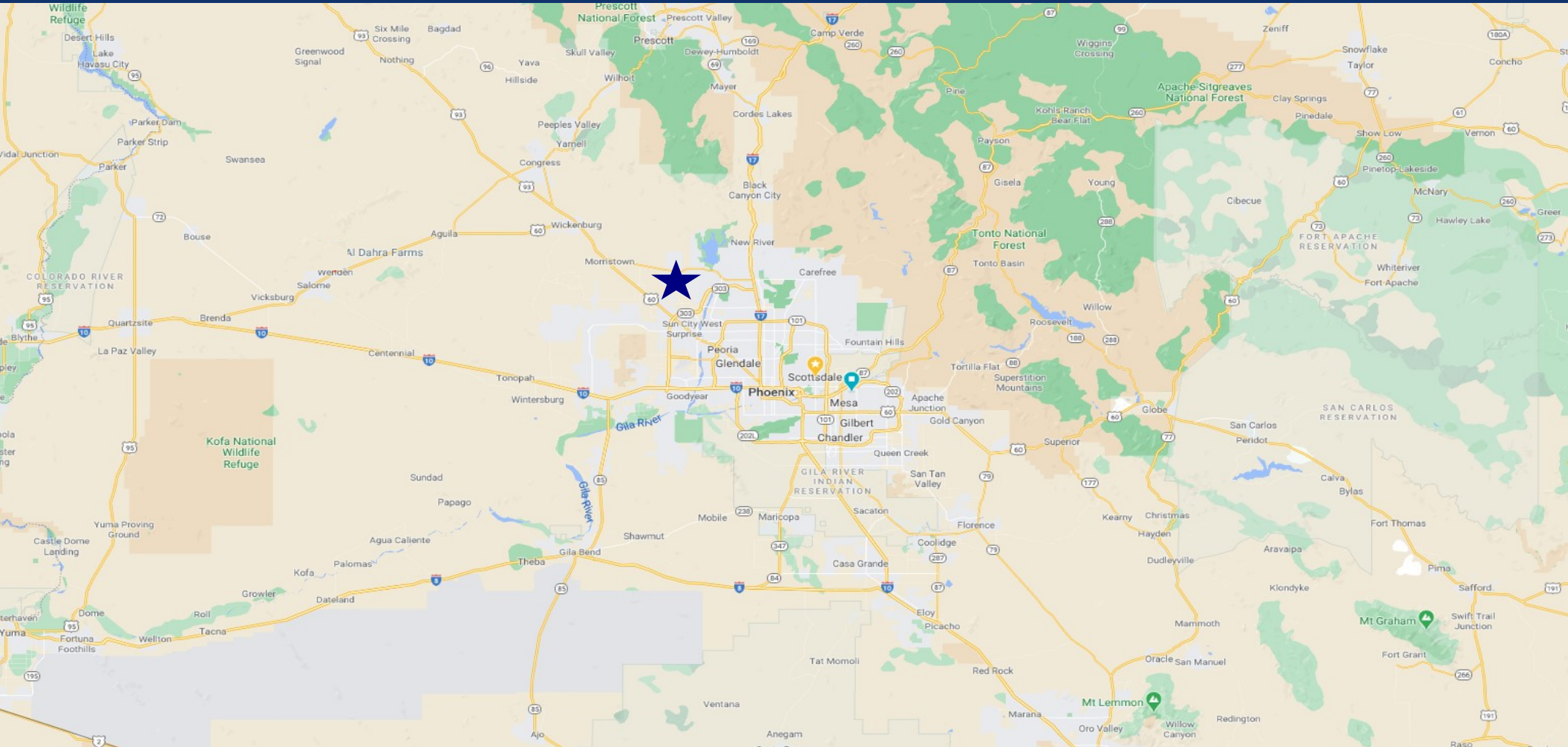
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REGIONAL LOCATION MAP



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