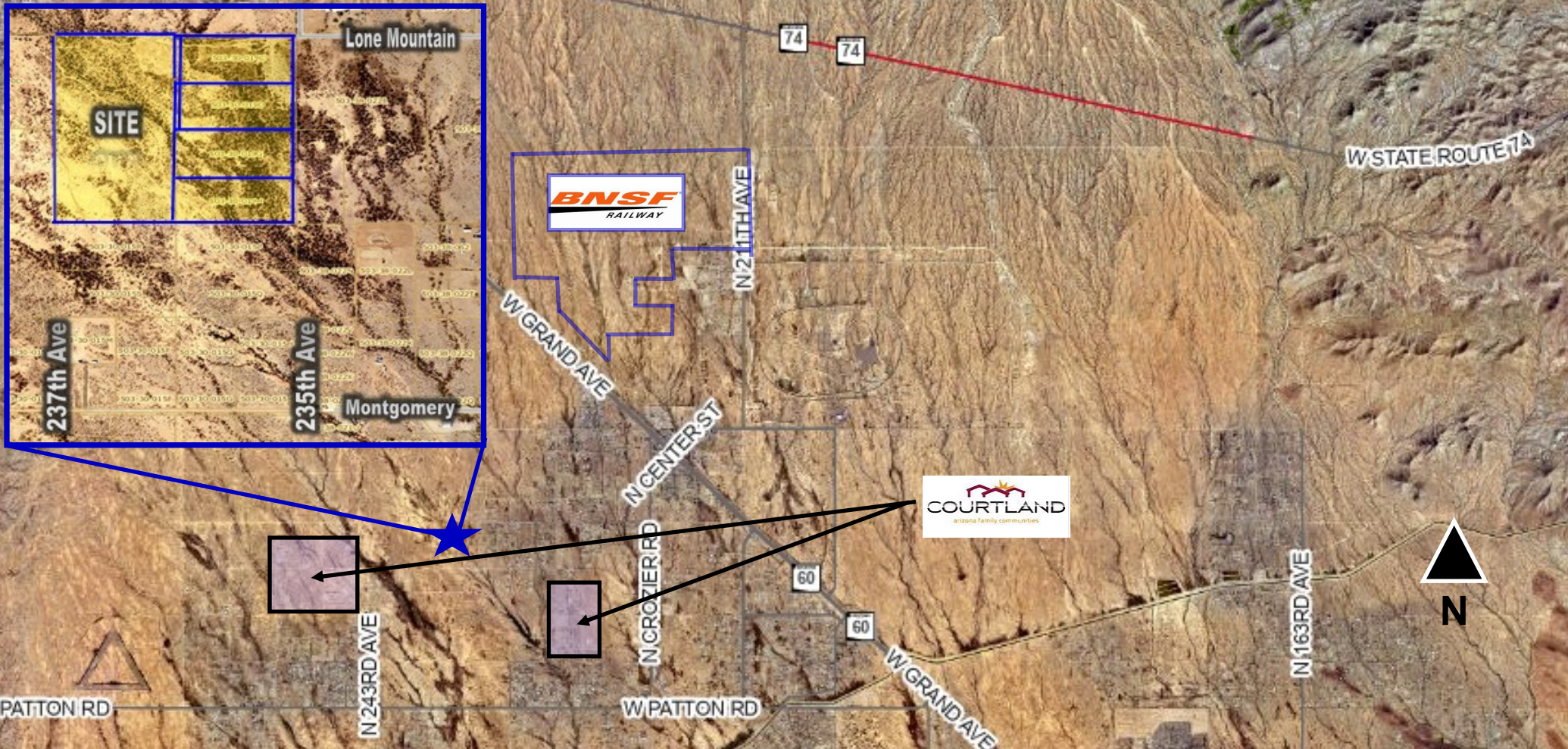


NORTHWEST VALLEY LAND FOR SALE

**SWC LONE MOUNTAIN AND 235TH AVENUE
WITTMAN, ARIZONA 85361**

**PRICE: \$1,200,000 (\$30,000/AC)
±40.17 ACRES**



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NORTHWEST VALLEY LAND FOR SALE

SUMMARY

Address:

SWC Lone Mountain Road and 235th Avenue

Approx. 16,000 feet to Grand Avenue*

(*Lone Mountain does not currently go all the way to Grand Avenue)

APN's:

503-30-019B 871,200 SF

503-30-019C 209,869 SF

503-30-019D 209,809 SF

503-30-019E 9,909 SF

503-30-019F 9,909 SF

503-30-019G 229,030 SF

503-30-019H 210,220 SF

**LAND PARCELS
NOT FOR INDIVIDUAL SALE**

Total:

±1,749,955 Square Feet or 40.17 Acres - \$1,200,000

Zoning:

RU-43, Maricopa County

Highlights:

**About Two Miles From Planned BNSF Intermodal Railroad Facility
Luke AFB Guidelines Permit up to 6 Dwelling Units Per Acre
Courtland Communities is Building Two Subdivisions Close to Site,
Property at Lone Mountain and Crozier Applying For Rezoning to
Permit Five Dwelling Units Per Acre**

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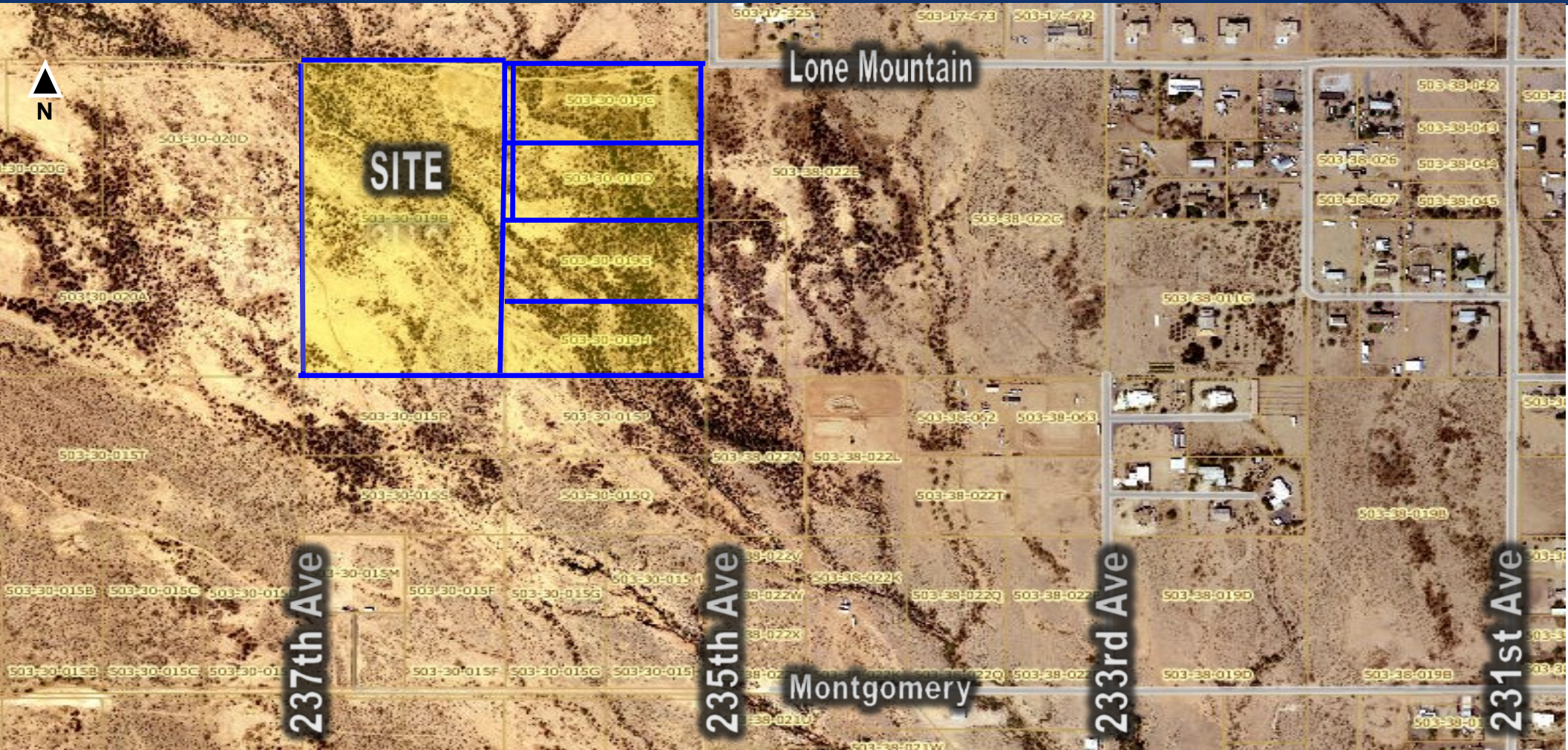
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NORTHWEST VALLEY LAND FOR SALE

PARCEL AERIAL



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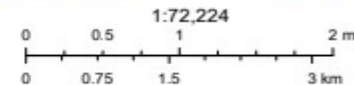
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NORTHWEST VALLEY LAND FOR SALE

PLANNING AND DEVELOPMENT - LUKE OVERLAY



December 9, 2022



Maricopa County Planning and Development Department

- The parcels lie outside of the decibel contours.
- There is “feathering” going out from the decibel contours. As to the feathering, the parcels are approx. 1.5 miles out from the decibel lines. Luke’s opinion for residential density for 1 -3 miles is 0-6 du/acre. They ask the municipalities to uphold this.
- Parcels are within the territory or vicinity of Luke AFB and as such state law requires that Luke be notified of any development.

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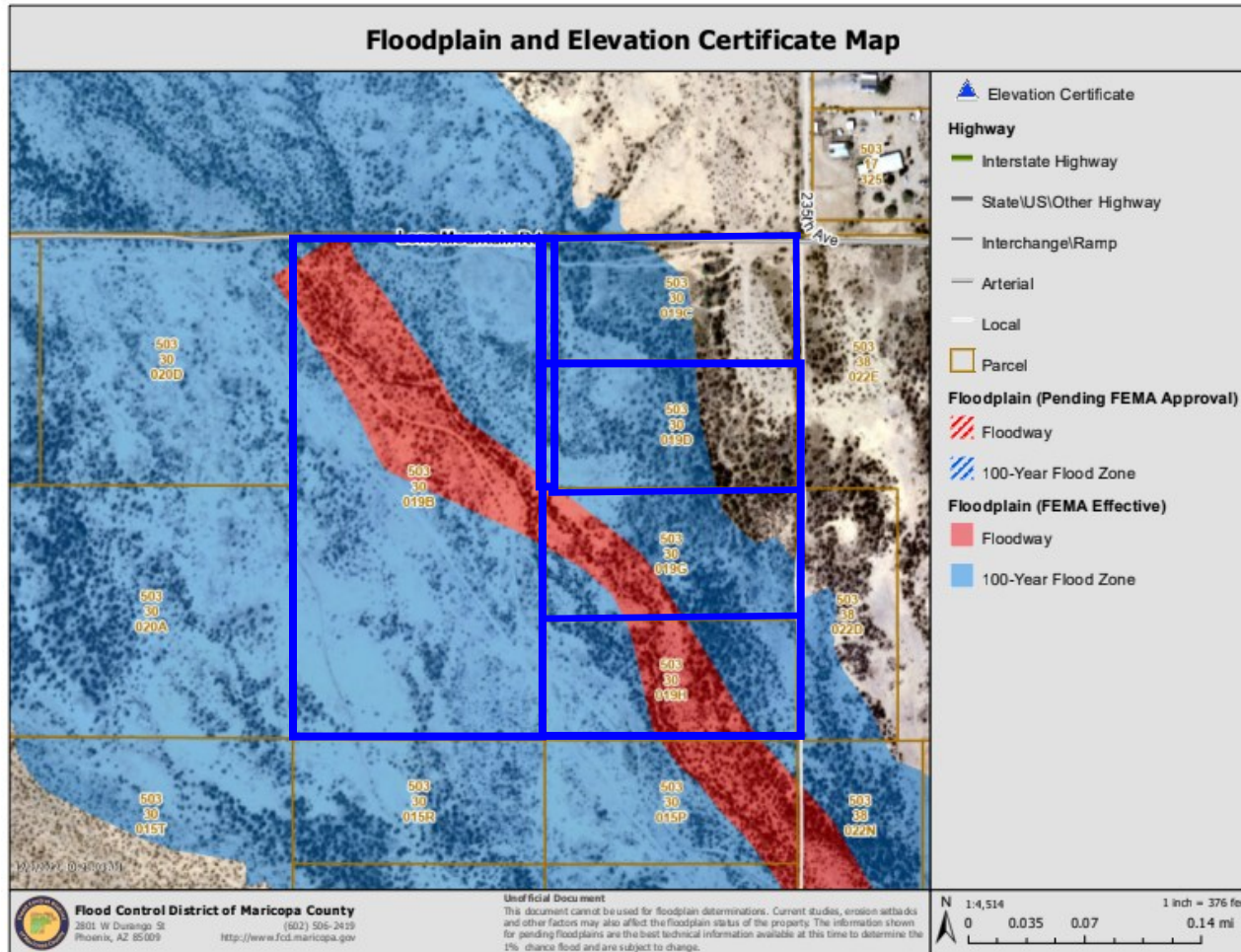
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NORTHWEST VALLEY LAND FOR SALE

FLOODPLAIN & ELEVATION MAP



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NORTHWEST VALLEY LAND FOR SALE

SALE COMP SUMMARY MAP



	Address	City	Property Info	Sale Info
1	NE Dove Valley Rd & 223rd Dr	Wittmann	41.80 AC Land	Sold: \$1,600,000 (\$38,204.39/AC)
2	0000 Galvin	Wittmann	20 AC Land	Sold: \$625,000 (\$31,250/AC)
3	W Gordon Way	Wittmann	29.42 AC Land	Sold: \$1,537,500 (\$52,260.37/AC)
4	Morning Vista Ln @ 245th Avenue	Wittmann	70.10 AC Land	Sold: \$549,900 (\$34,155.28/AC)
5	Morning Vista Ln @ 245th Avenue	Wittmann	70.10 AC Land	Sold: \$658,860 (\$27,800/AC)
6	Peak View Rd	Wittmann	23.25 AC Land	Sold: \$247,500 (\$30,000/AC)
7	W Grand Ave	Morristown	37.05 AC Land	Sold: \$600,000 (\$16,194.33/AC)

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NORTHWEST VALLEY LAND FOR SALE

LOCATION MAP



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