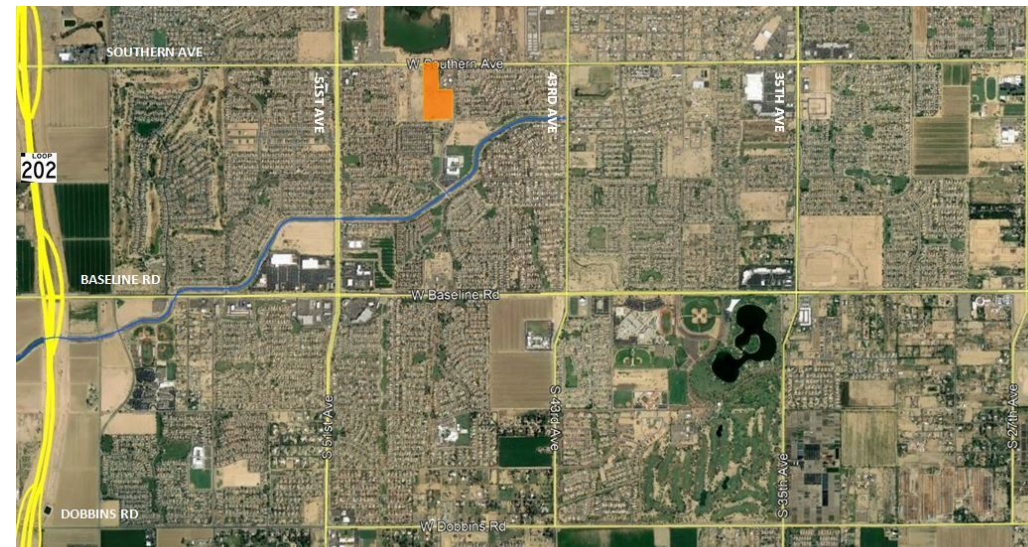


MONTANA DEL SUR

47TH & SOUTHERN, LAVEEN, AZ 85339

LAND | FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,200,000 or \$25,532 P/E Lot
APN:	104-78-006A, 009
Size:	14.82 Acres (47) 50' x 110'
Side Setbacks:	5' x 5'
Status:	Final Plat Anticipated by January 2021
Utilities:	
Water:	City of Phoenix
Sewer:	City of Phoenix
Electric:	SRP
Schools:	Vista Del Sur (A), Legacy Charter (B), Laveen Elementary (B)

NARRATIVE

The subject property is located to the West and South of the Southwest corner of 47th Avenue and Southern Avenue in Phoenix, Arizona. The site consists of 47 fully engineered lots on approximately 14.86 acres at a minimum of 50' x 110'. With a R-2 zoning in place with the City of Phoenix. Montana Del Sur has approximately 330' of frontage along Southern Avenue on the Northern boundary. Offering has excellent marketing window. The property is close to Downtown Phoenix as well as the newly opened South Mountain 202 freeway.

KENT BAKER

480.729.6825
kbaker@citytocitycre.com

RICK JELLIES

480.557.7771
rjellies@citytocitycre.com

TANNER BARNETTE

480.414.0122
tbarnette@citytocitycre.com

citytocity
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5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

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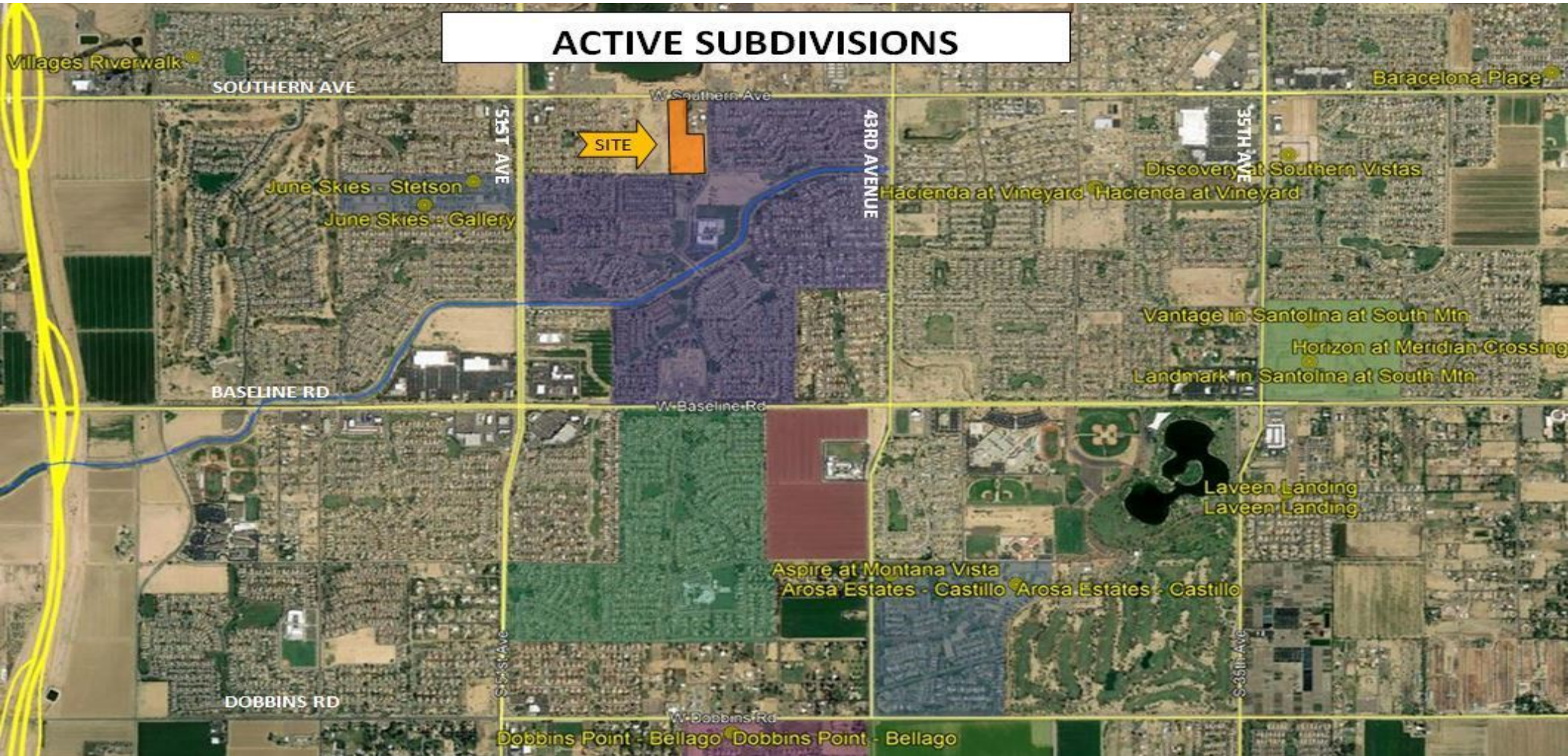
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Active communities in the immediate area are seeing excellent volumes including:

<u>Builder</u>	<u>Community</u>	<u>Location</u>	<u>Lots</u>	<u>Closings</u>	<u>Average \$</u>
Lennar Homes	Addison Park	24th Ave & Baseline	45 x 115	8.09/mo	\$284,240
Taylor Morrison	Tierra Montana	55th Ave & Carver Rd	45 x 115	5.83/mo	\$320,990*
Woodside Homes	Santolina	35th Ave & Baseline Rd	45 x 115	4.83/mo	\$324,358
Gehan Homes	Acacia	27th Ave & Apollo Rd	45 x 120	5.00/mo	\$309,964
Meritage Homes	Ellison Trails	55th Ave & Elliott Rd	45 x 130	5.50/mo	\$322,990*
DR Horton	Prior Ridge	55th Ave & Elliott Rd	50 x 115	6.83/mo	\$322,630*
Ashton Woods	Legacy at Hudson	55th Ave & Elliott Rd	50 x 130	6.25/mo	\$355,990*
Taylor Morrison	Tierra Montana	55th Ave & Carver Rd	55 x 115	6.83/mo	\$352,990*
DR Horton	Prior Ridge	55th Ave & Elliott Rd	55 x 115	12.33/mo	\$343,990*
Woodside Homes	Santolina	35th Ave & Baseline Rd	55 x 120	2.58/mo	\$354,607

*Estimated Avg \$ due to lack of reporting

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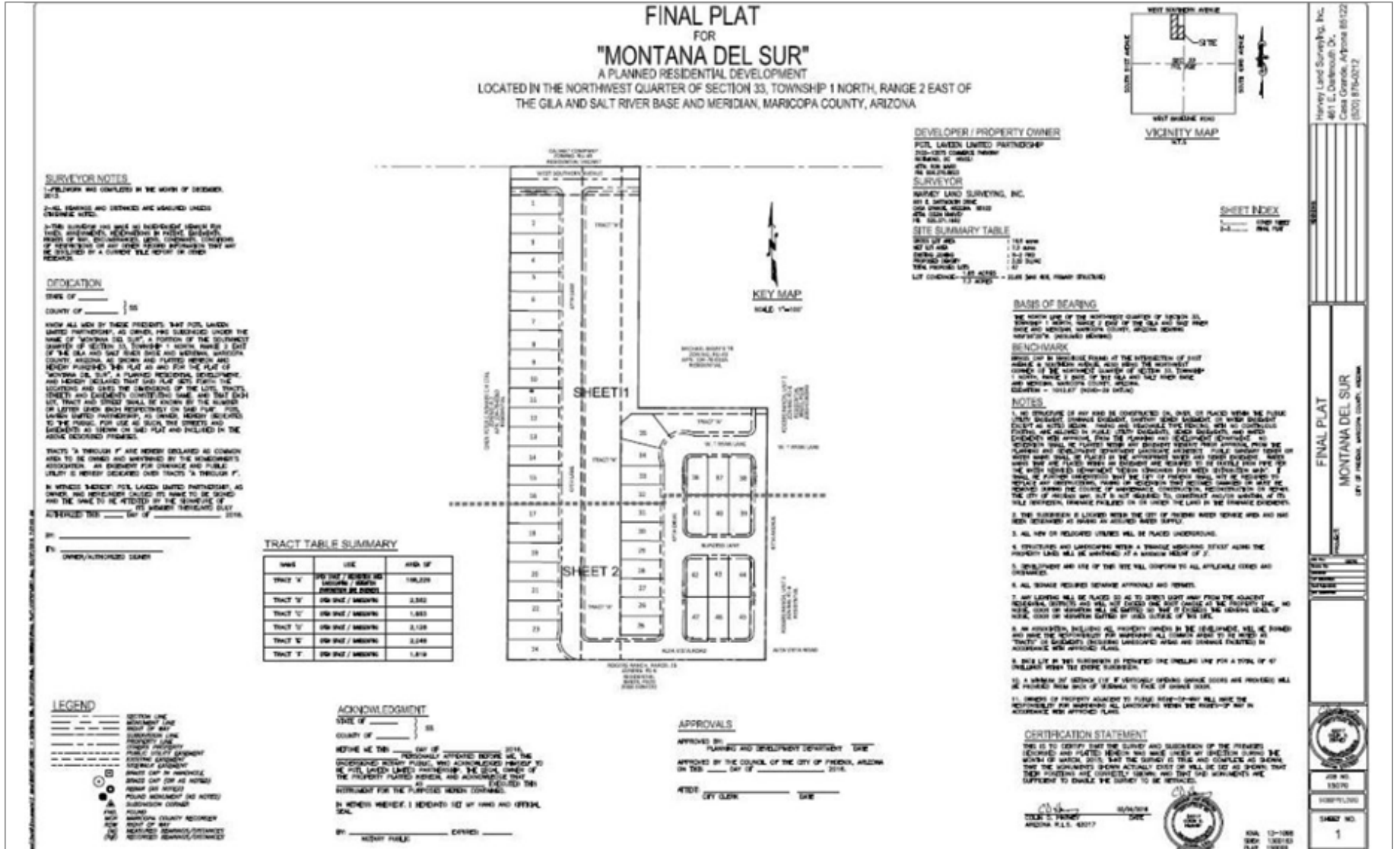
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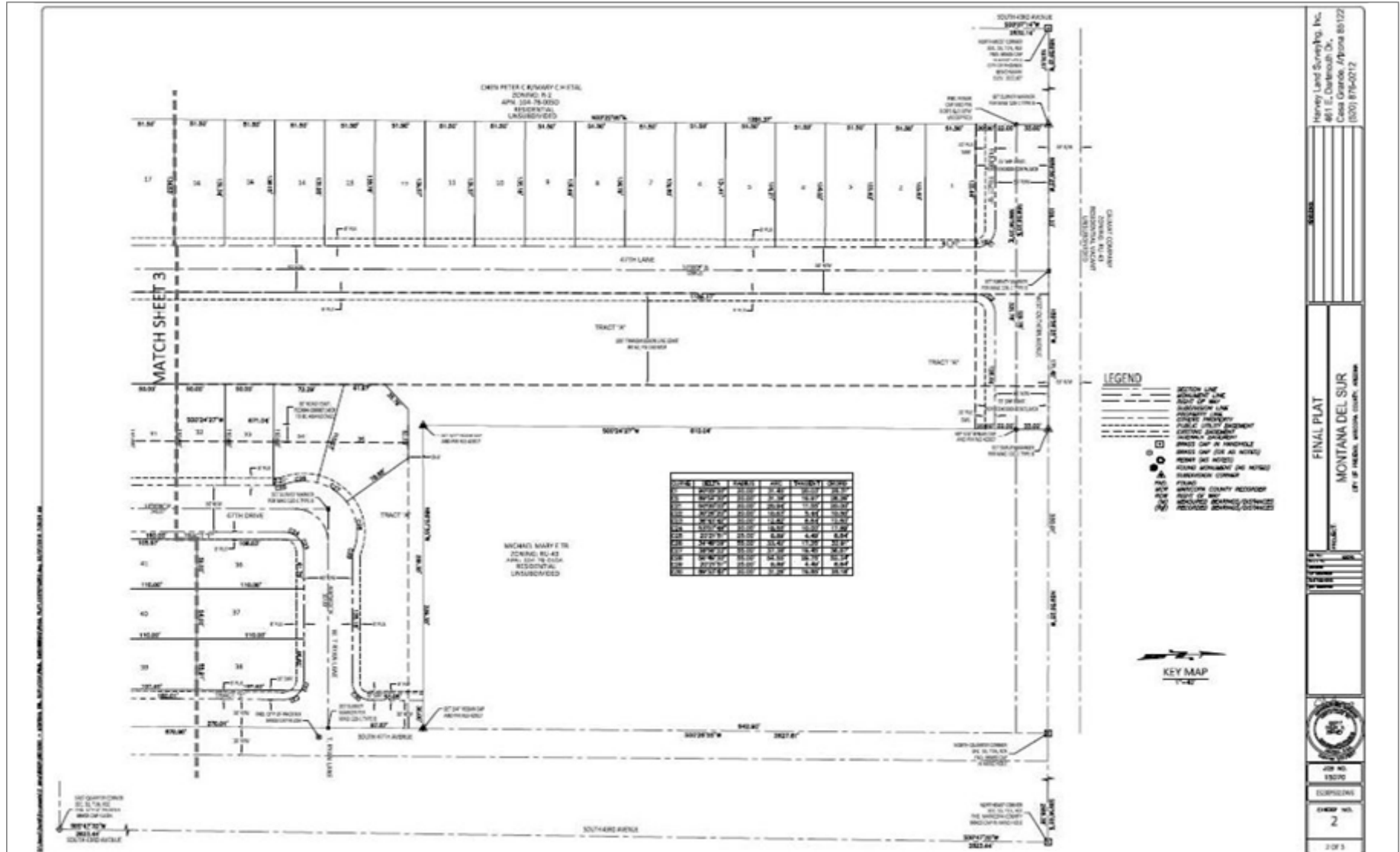
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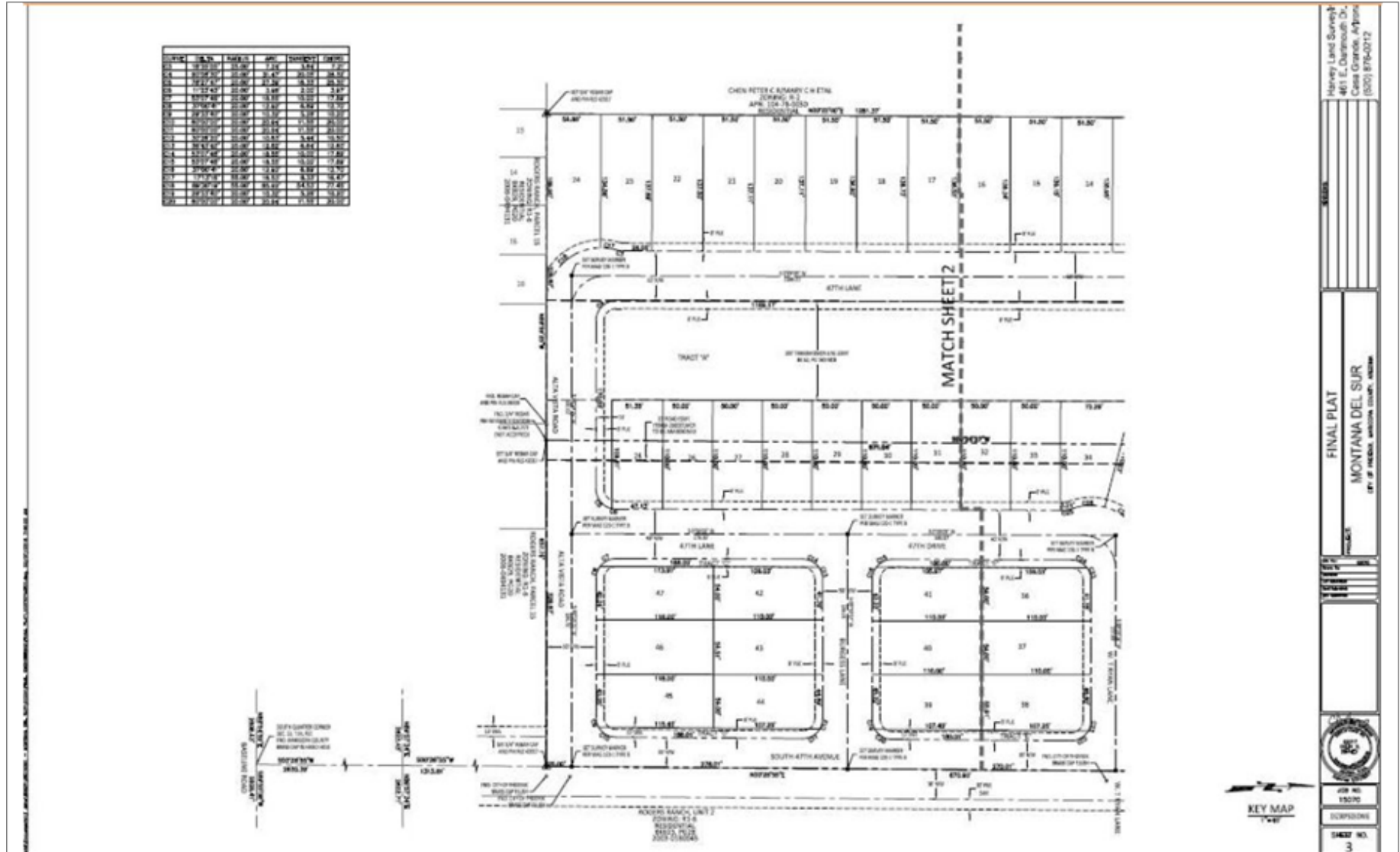
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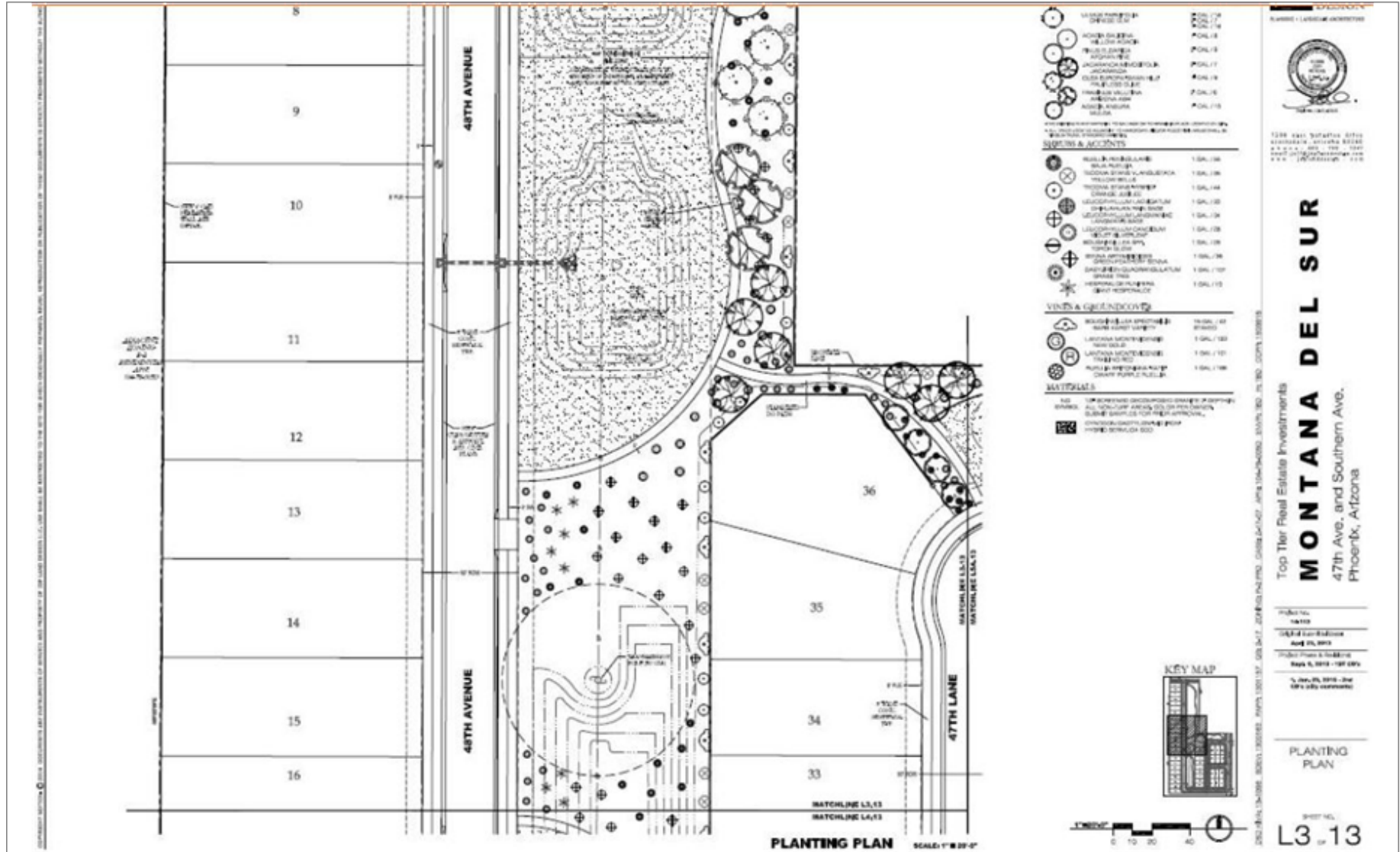
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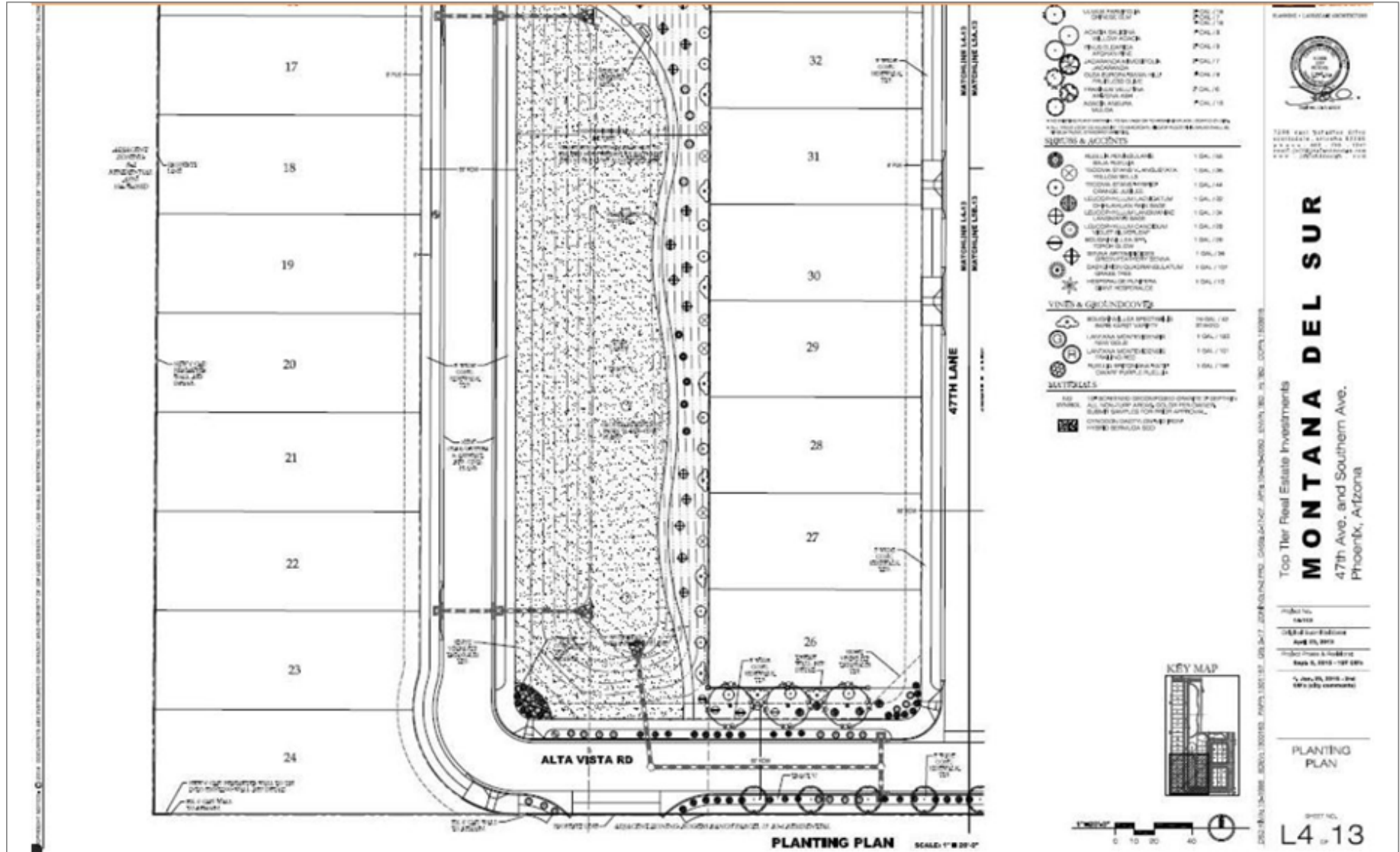
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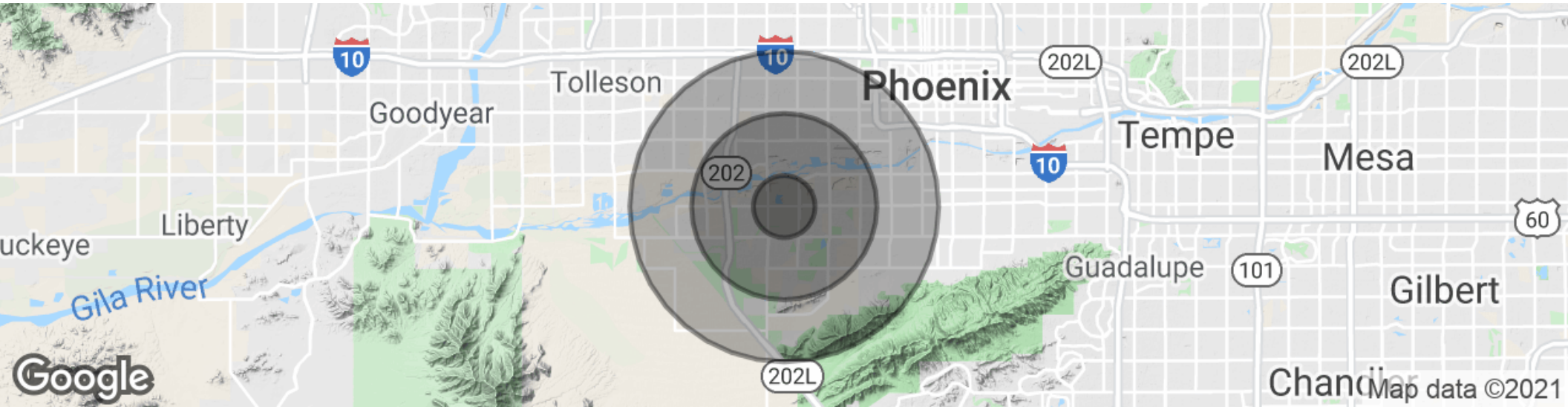
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,338	45,826	127,926
Average age	28.3	28.0	27.2
Average age (Male)	27.5	27.7	26.6
Average age (Female)	28.9	28.1	27.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,546	13,486	34,818
# of persons per HH	3.3	3.4	3.7
Average HH income	\$73,978	\$73,159	\$63,486
Average house value		\$274,398	\$227,724

* Demographic data derived from 2010 US Census

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