



6154154 Land and Lots Active	
<b>Apx SqFt:</b> 79,367 <b>Apx SqFt G/N:</b> N <b>Apx Total Acres:</b> 1.82 <b>Apx Total Acres G/N:</b> G <b>Apx Deeded Fee Acres:</b> 1.82 <b>Apx Leased Acres:</b> 0 <b>Lot Size Dimensions:</b> 508x345x345 <b>Price Per Acre:</b> 41,208.79 <b>Price Per SqFt:</b> 0.94	<b>Subdivision:</b> <b>Tax Municipality:</b> Surprise <b>Marketing Name:</b> <b>Irrigation District:</b> <b>Street Frontage Name:</b> <b>Hun Block:</b> <b>Map Code/Grid:</b> J27 <b>Census Tract:</b> 40,517 <b>Zoning:</b> C2
<b>Ele Sch Dist:</b> 089 - Dysart Unified District <b>Elementary School:</b> <b>Jr. High School:</b>	<b>High School Dist #:</b> 089 - Dysart Unified District <b>High School:</b>

**Cross Streets:** Grand Ave & Deer Valley **Directions:** Located just west of Deer Valley Rd. on Grand Ave.

**Public Remarks:** WOW! DON'T MISS THIS AUCTION OPPORTUNITY. PRIME C-2 PARCEL RIGHT ON GRAND AVE. IS RED-HOT SURPRISE, AZ.

Features	Development & Utilities	County, Tax and Financing
<b>Parcel Size:</b> 1.00 - 2.49 Acres <b>Land Features:</b> <b>Land Configuration:</b> <b>Elevation:</b> / <b>Topography:</b> Level <b>Vegetation:</b> Natural Vegetation <b>Horses:</b> <b>Special:</b> <b>Existing Land Use:</b> Commercial Lot <b>Zoned Presently:</b> Commercial <b>Potential Use:</b> Commercial; Retail; Pad Site; Hotel/Motel <b>Use Restrictions:</b> <b>Traffic Count:</b> <b>Current Density:</b> <b>Proposed Density:</b>	<b>Development Status:</b> Raw Land <b>Water:</b> Other; See Remarks <b>Sewer:</b> Sewer - Public <b>Gas:</b> None <b>Distance to Cable:</b> Under 350 Feet <b>Distance to Electric:</b> On Property <b>Distance to Gas:</b> Under 350 Feet <b>Distance to Phone:</b> Under 350 Feet <b>Distance to Sewer:</b> Under 350 Feet <b>Distance to Water:</b> Under 350 Feet <b>Electric:</b> APS <b>Roads/Streets:</b> Asphalt <b>Environmental:</b> None	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> TH PT SW4 SEC 12 DESC AS FOL BEG SW COR SD SEC TH E 507.5F TO H/W R/W LN TH NWLY ALG SD R/W LN 694.7 <b>AN:</b> 503-73-042 <b>Lot Number:</b> - <b>Town-Range-Section:</b> 4N-2W-12 <b>Cty Bk&amp;Pg:</b> <b>Taxes/Yr:</b> \$356/2020 <b>For Sale or Lease?:</b> Sale <b>New Financing:</b> Cash; Conventional <b>Pmt &amp; Rate Info:</b> Equity: 75,000 <b>Total Owed:</b> 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Type:</b> Not Applicable <b>Existing 1st Ln Trms:</b> Not Applicable <b>Existing 2nd Loan:</b> Treat as Free&Clear <b>Existing 2nd Ln Type:</b> Not Applicable <b>Existing 2nd Ln Trms:</b> Not Applicable <b>Existing 3rd Loan:</b> Treat as Free&Clear <b>Existing 3rd Ln Type:</b> Not Applicable <b>Existing 3rd Ln Trms:</b> Not Applicable <b>Auction:</b> Yes <b>Auction Info:</b> Auction Date: 11/19/2020; Minimum Bid Price: 75000; Reserve: Yes; Auction Contact Name: STEWART LARSEN; Auction Contact Phn: 480-844-1221; Auction License Nbr: BR035668000 <b>Reports/Disclosures:</b> None

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> N <b>HOA Fee/Paid:</b> / <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>PAD Fee Y/N:</b> N <b>PAD Fee:</b> <b>PAD Paid (Freq):</b> <b>Assessed Balance:</b> 0 <b>Assessed Yrs Left:</b> 0 <b>Owner Association:</b>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 5 / 5 <b>List Date:</b> 10/30/2020 <b>Status Change Date:</b> 10/30/2020	<b>Original List Price:</b> \$75,000 <b>List Price:</b> \$75,000	<b>SA:</b> N / <b>BB:</b> Y / % 2 % <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> Auction; N/A

**Private Rmks - DND2:** THIS WILL BE SOLD IN AN ONLINE AUCTION NOV. 19. BID AT WWW.AZLANDAUCTION.COM CO-LISTER IS JOHN PAYNE UNITED COUNTRY AZ

**Semi-Private Remarks:**

**Office Remarks:**

**Showing Instructions:** Permission Required to Show: No; Notify: No Notification Required; ARMLS Lockbox: No; Non-ARMLS Lockbox: No

**Lockbox Location:**  
**Alarm Code - DND2:**

Ownr/Occ Name - DND2: MALAD INC  
Owner/Occ Phn - DND2: xxx-xxxx

Gate Code - DND2:  
Mech-box Code -  
DND2:  
Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Stewart Larsen sl253 BR035668000	The Larsen Company Real Estate and Auctions h1am01 SE035668000	480-844-1221	480-844-1221	<a href="mailto:slarsen@thelarsencompany.com">slarsen@thelarsencompany.com</a>	480-861-2530 480-837-2796	480-844-0155
			480-422-6800				

Prepared by John L.  
Payne

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.  
DND2 ( D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with  
customers or clients in any manner whatsoever.*

11/04/2020  
11:53 AM

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DMCA

Grand Ave C2



Grand Ave. 3



Grand Ave. 4



Grand Ave 2

