

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

Offered For Sale

**151± ACRES
IN
ARLINGTON,
MARICOPA COUNTY,
ARIZONA**

Quick Info

Comments	This property has corner frontage on Old US 80 & Arlington School Road
Location	It lies north and south of Old US 80, east of Arlington School Road
Size	151.89 Assessor Acres
Access	½ mile paved frontage on Arlington School Road & 1,600' on Old US 80
Current Zoning	Maricopa County – R 43
Flood Hazard	35% Zone X, 45% Zone AE, 20% Floodway AE
Utilities	Arizona Public Service
Water	Arlington Canal Company - Irrigation Water Delivery
Easements	Roadway, electric, telephone and flood easement
Improvements	Domestic well
Assessor Parcel #	401-39-002F, 002D, 002C, 001A

Description

This property lies in the center of the Arlington area. Its rectangular shaped tract is mostly irrigated farmland with a smaller desert portion on the northern end. This property lies north and south of the scenic Old US 80 and east of Arlington School Road. The Arlington area is a beautiful valley, and this is one of the best situated pieces of property in the valley. This is an investment with much more potential than just residential. This property has both residential and commercial potential with future highway expansions (Hassayampa North-South Freeway) planned on or near the property.

This property lies 15 minutes southwest of the Buckeye area. The property has grandfathered water rights, priority rights with the Simpson Decree and water stock in the Arlington Canal Company. In addition to the development and water right potential, this property also has the potential for sand and gravel use.

Price: *Reduced – please call.*

Contact: **Shawn T. Wood, Salesperson**
Headquarters West, LTD.
Tel: 602-258-1647 Office
Fax: 602-340-0927 Office
Mob: 602-290-7516

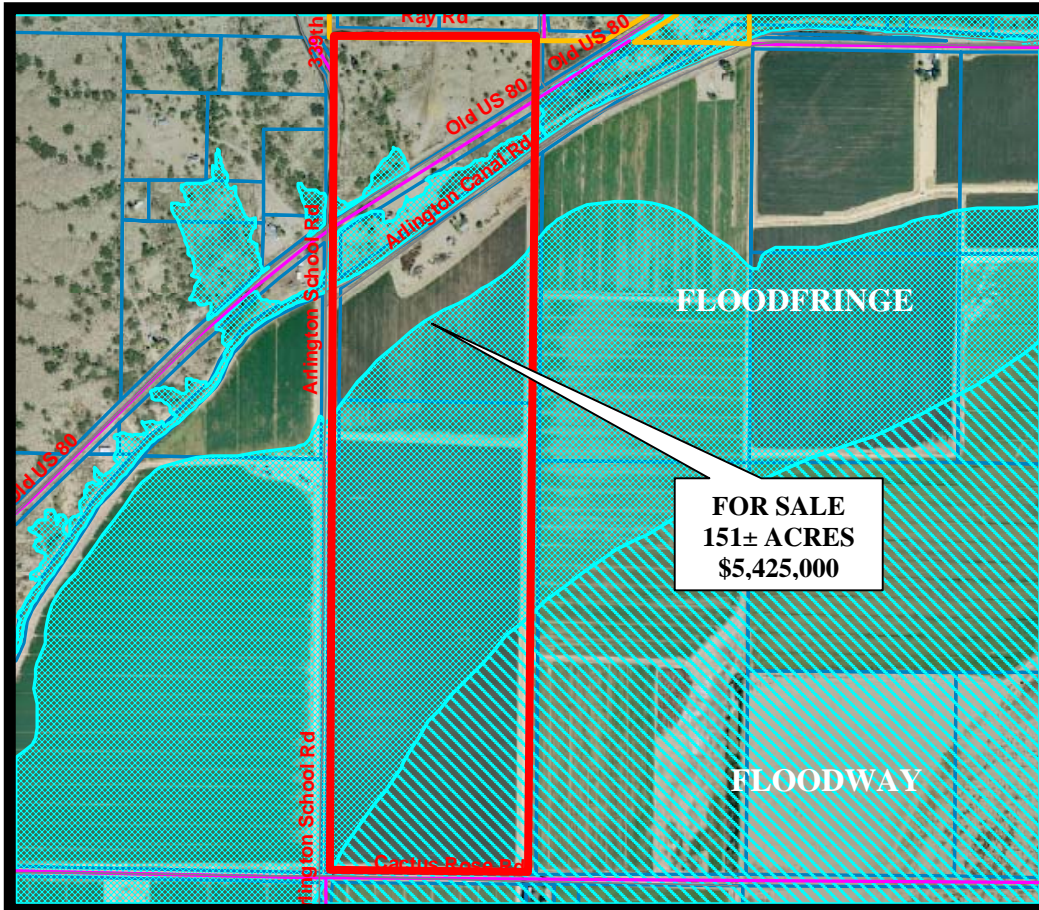
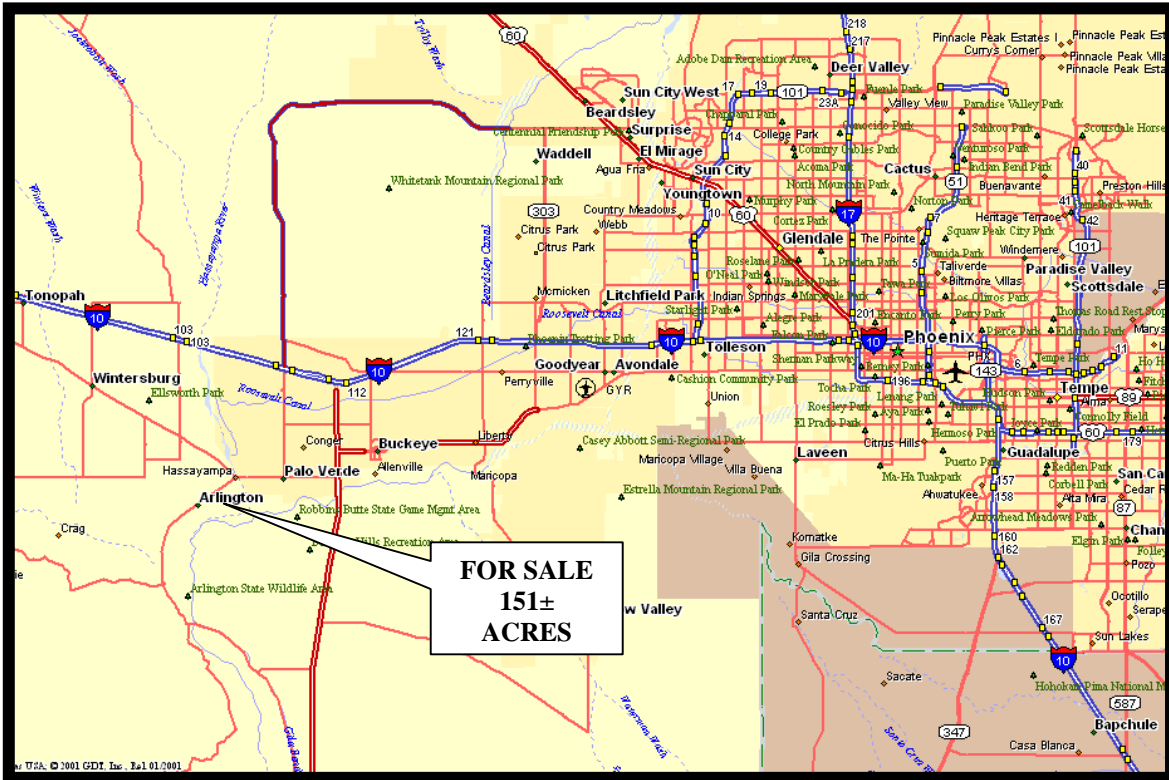
To view more listings visit our website www.headquarterswest.com

810 N. SECOND STREET, PHOENIX, ARIZONA 85004-2016 TELEPHONE 602-258-1647 FAX 602-340-0927

The sources of the information contained herein are deemed reliable, but we do not guarantee its accuracy. It is the responsibility of the individuals reviewing this information to independently verify all property characteristics to their satisfaction. This property package and listing is subject to change, prior sale, or withdrawal.

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES



810 N. SECOND STREET, PHOENIX, ARIZONA 85004-2016 TELEPHONE 602-258-1647 FAX 602-340-0927

The sources of the information contained herein are deemed reliable, but we do not guarantee its accuracy. It is the responsibility of the individuals reviewing this information to independently verify all property characteristics to their satisfaction. This property package and listing is subject to change, prior sale, or withdrawal.