

FOR SALE: +250 ACRES I-8 INTERCHANGE

NEC Interstate 8 & Stanfield Rd Interchange

Stanfield, Arizona



For more information, please contact:

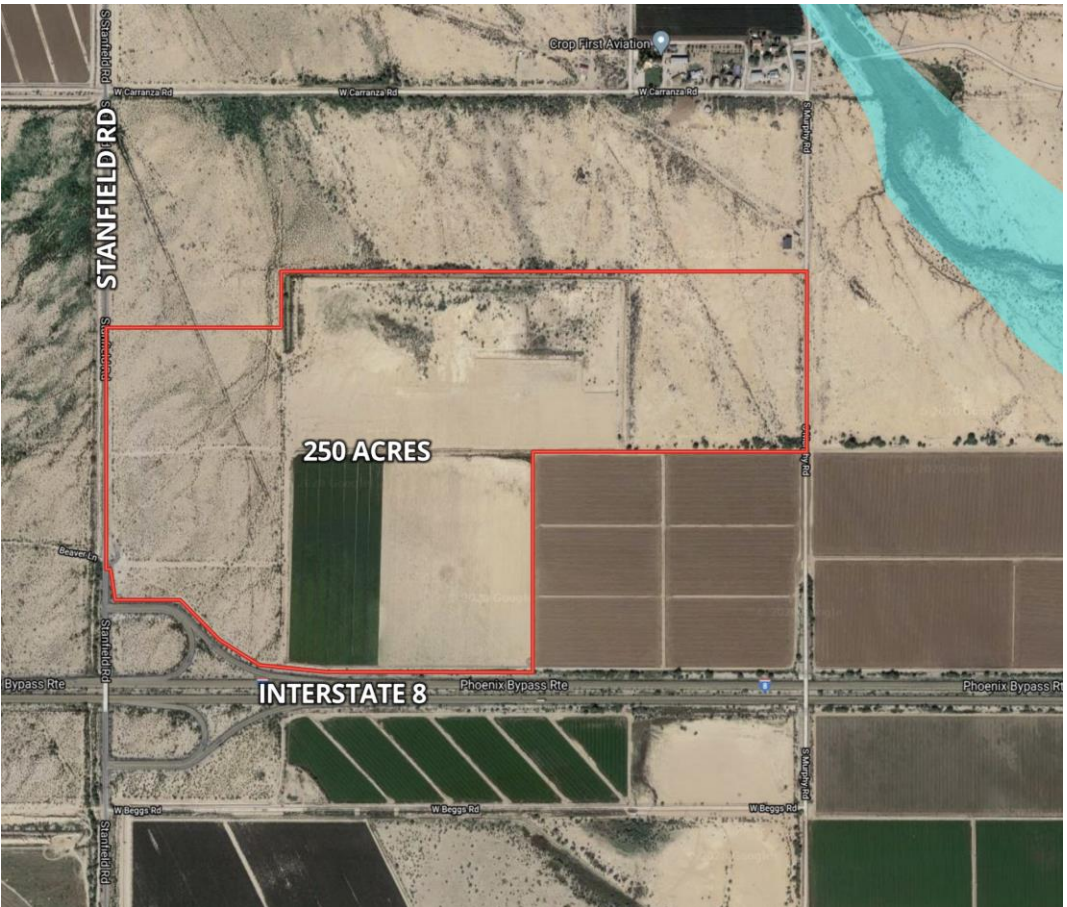
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Petersen Properties & Management Inc.
3369 E Queen Creek Rd, Ste 101
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www.PPMLand.com

FOR SALE: ±250 ACRES I-8 INTERCHANGE

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SIZE	± 250 Acres
ZONING	32.48 ac CB-2 / 27.49 ac SR / 190 ac GR
PARCEL #	500-11-013D,F / 500-11-015B,D / 500-11-014D,E
PROPERTY TAX	\$7,040.40 (2020)
UTILITIES	Maricopa-Stanfield Irrigation District / Electric District 3
PRICE	SUBMIT
OTHER INFORMATION	<ul style="list-style-type: none"> • 32.48ac Commercial Corner (CB-2) • 217.49 ac zoned Residential (GR/SR) • ±112 ac has water rights which includes ±92 farmable ac. • ATTESA to start on their 2,511 acre motor sports complex off of the Montgomery interchange. Stanfield Rd is the first interchange to the west 6 miles away.

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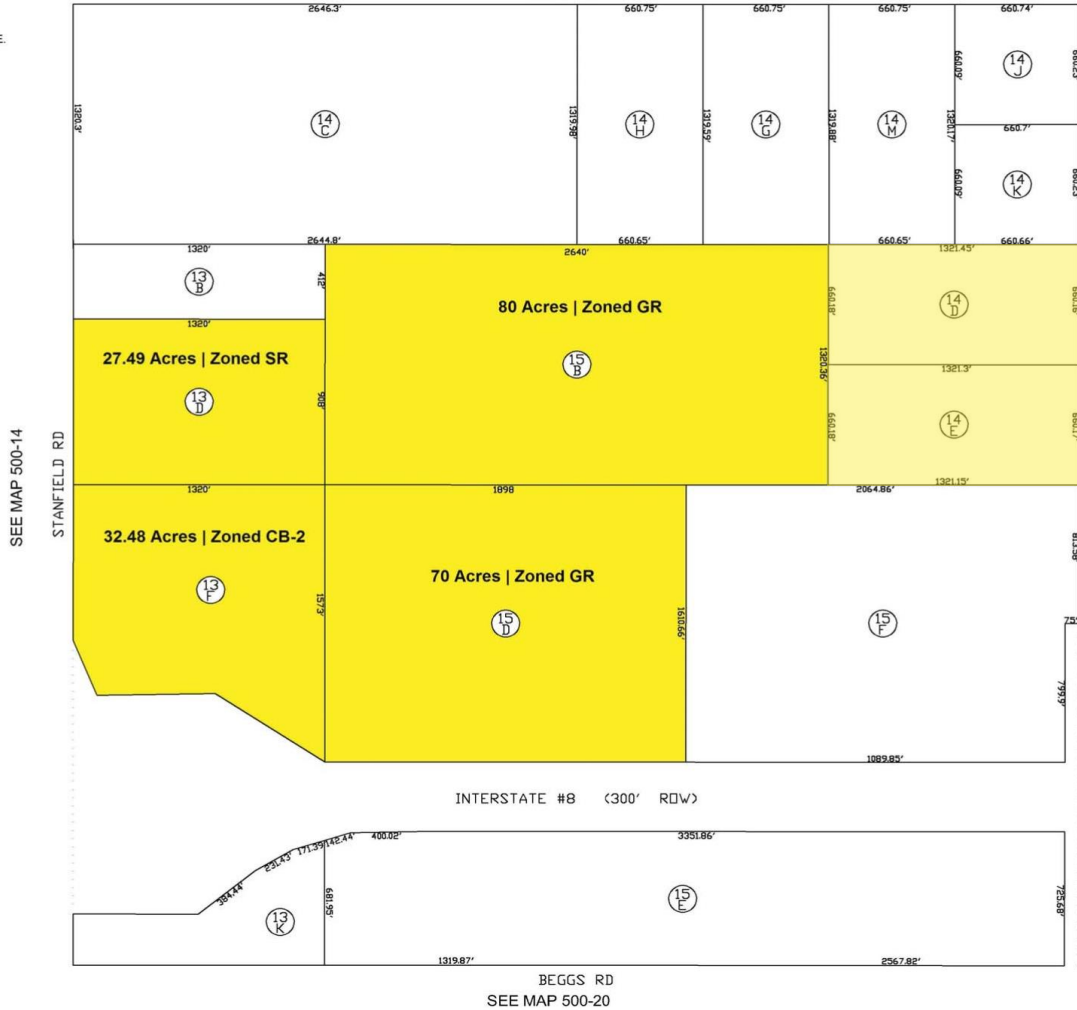
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SEC. 09, TN.7S RG.4E

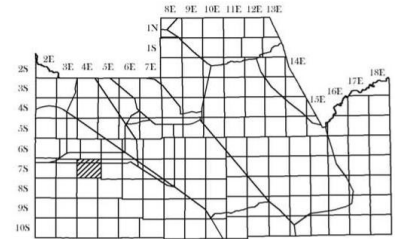
SEE MAP 500-11_5

THIS MAP IS FOR VALUATION PURPOSES ONLY. THIS OFFICE WILL NOT ASSUME LIABILITY FOR REPRESENTATION, MEASUREMENTS OR ACREAGE. SURVEYS & SUBDIVISION PLATS ARE ON FILE WITH THE PINAL COUNTY RECORDER'S OFFICE.

500-11_4



LOCATION MAP

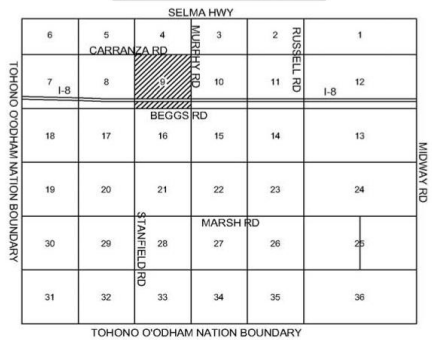


SCALE: 1" = 600'



4-24-2008
UPDATED BY CC

VICINITY MAP



PINAL COUNTY ASSESSORS MAP

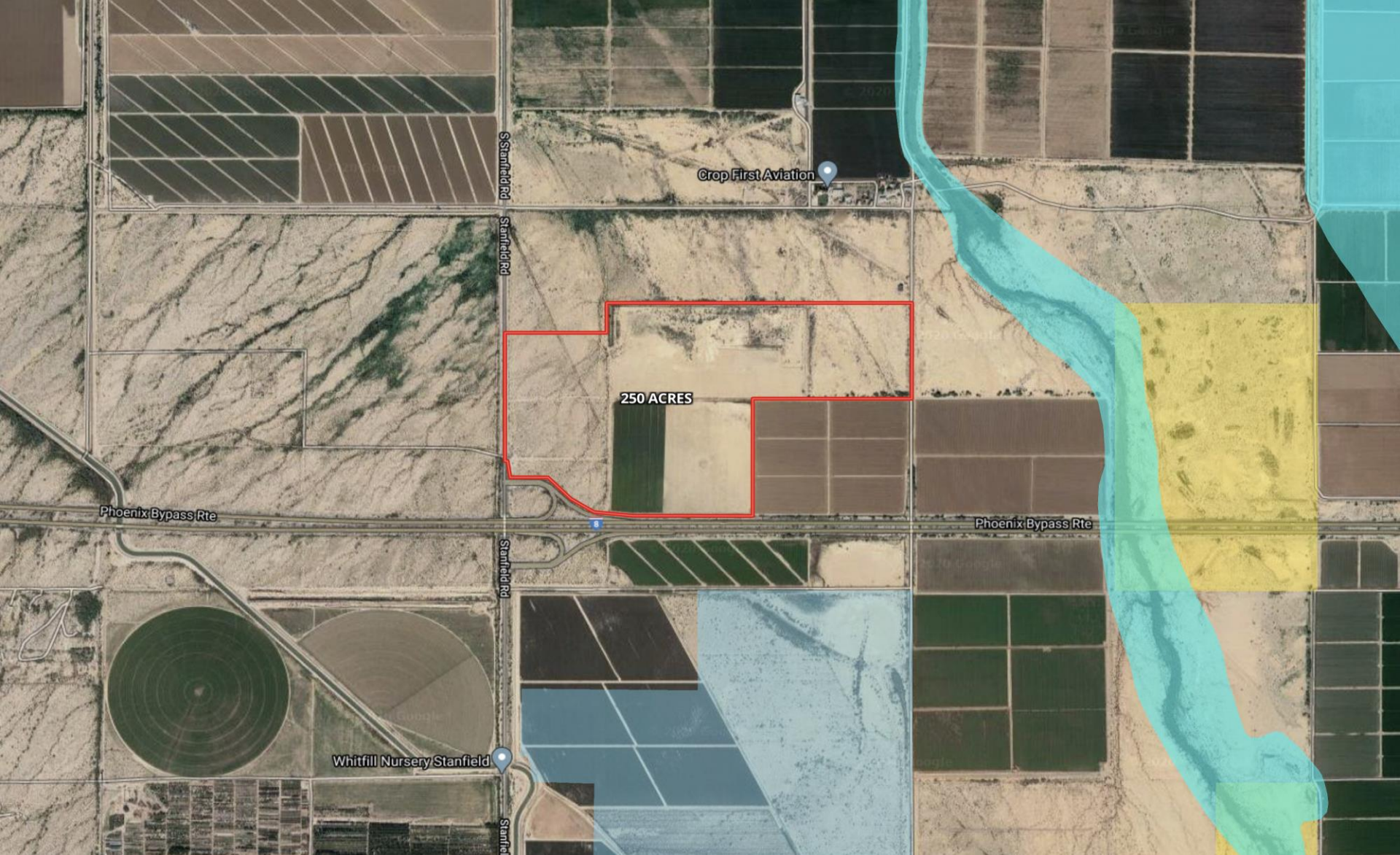
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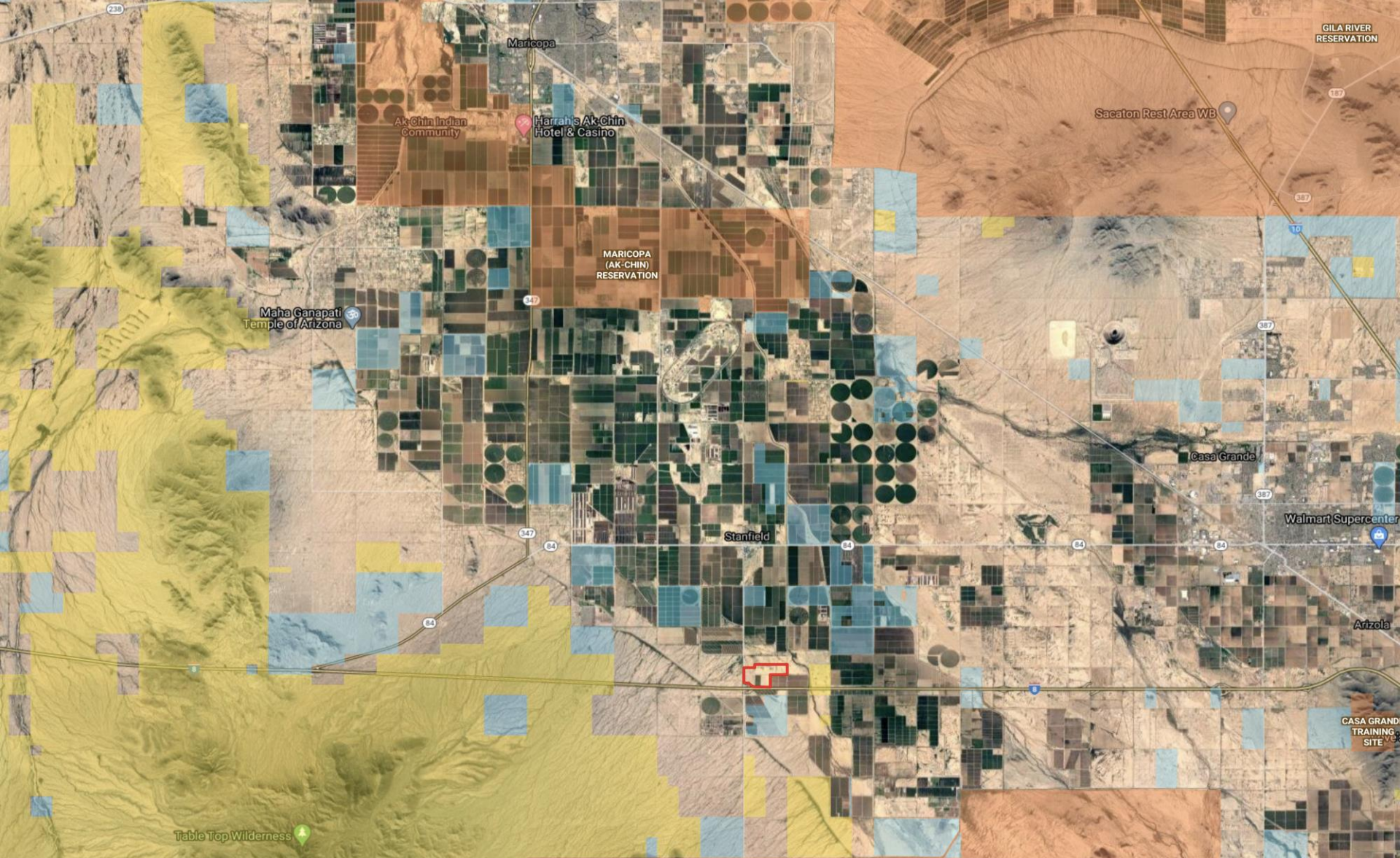
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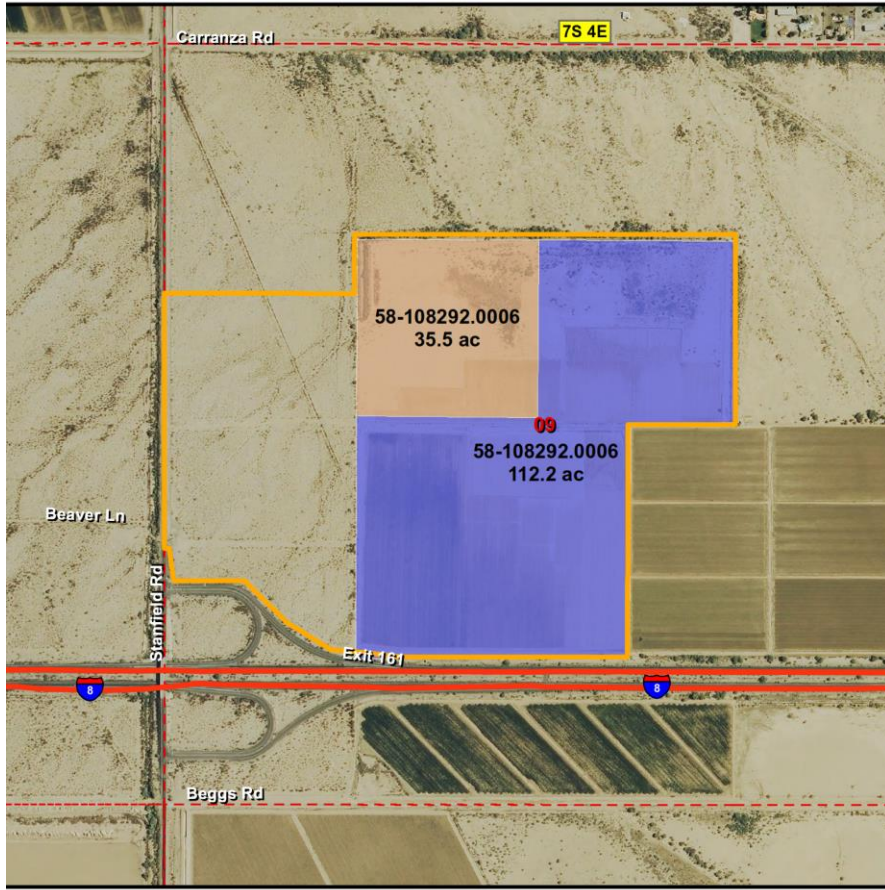
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ADWR Grandfathered Ground Water Rights
Neal Investors 250 acres – Interstate 8 & Stanfield Road



	Interstate	AMA Water Rights	
	Township/Range	Irrigation Status	
	Section		Irrigated portion of the right (±112.2 acres)
	Farm Boundary		Non-irrigated portion of the right (±35.5 total acres)

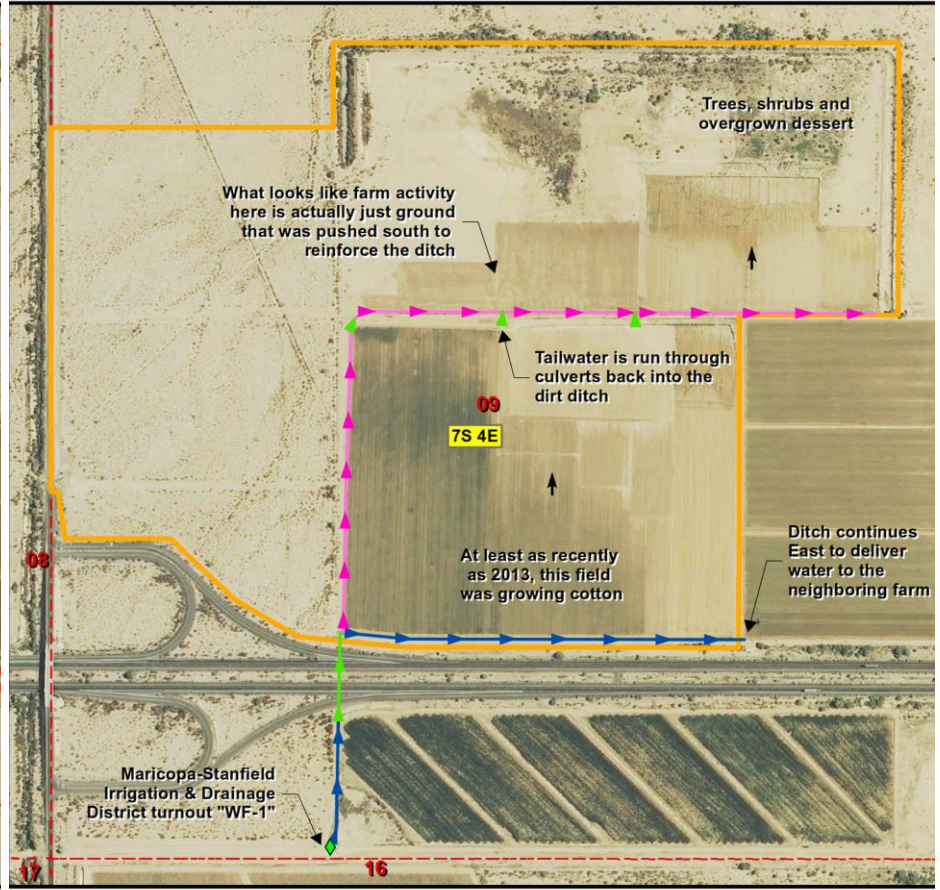
ADWR = Arizona Department of Water Resources
AMA = Active Management Area

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Irrigation System and Inspection Notes
Neal Investors 250 acres – Interstate 8 & Stanfield Road



	Township/Range		Irrigation Direction
	Section		Turnout
	Farm Boundary		Concrete Ditch
			Culvert
			Dirt Ditch

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