

# FOR SALE: +250 ACRES I-8 INTERCHANGE

NEC Interstate 8 & Stanfield Rd Interchange

Stanfield, Arizona



For more information, please contact:

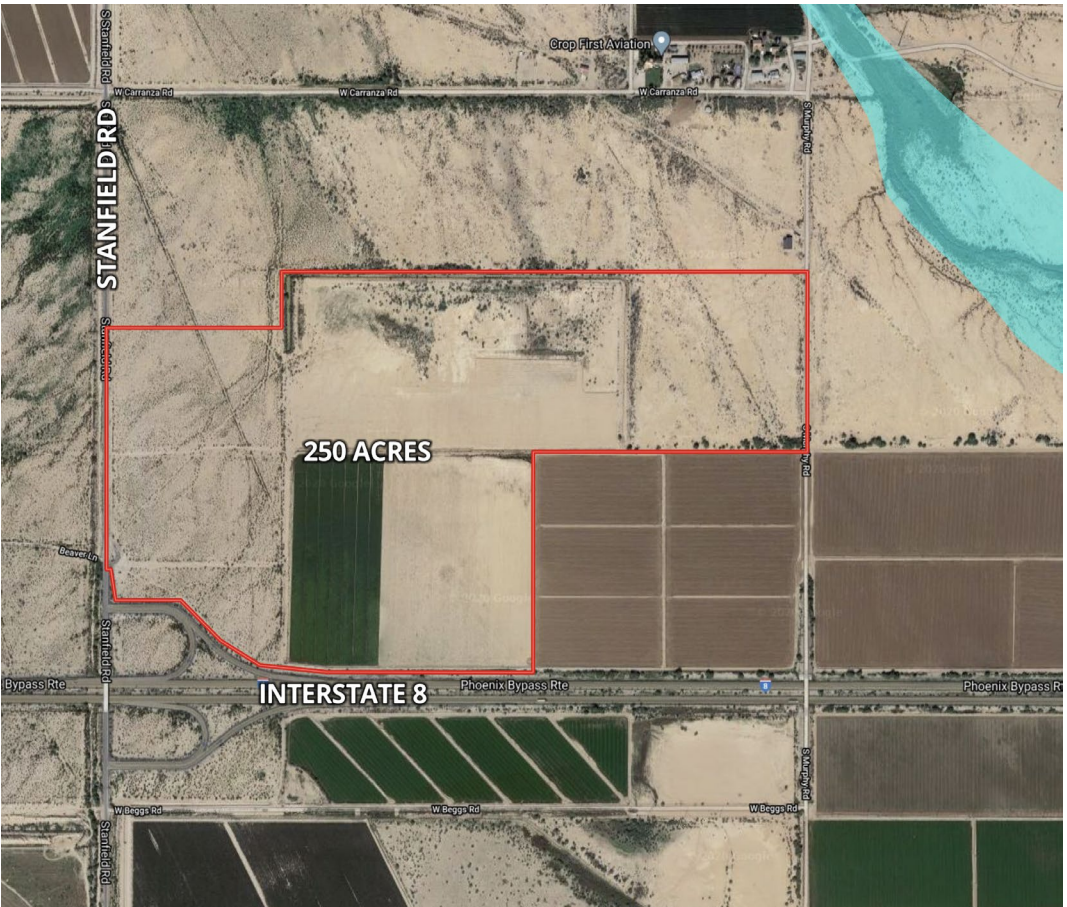
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480.586.0946  
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Petersen Properties & Management Inc.  
3369 E Queen Creek Rd, Ste 101  
Gilbert, AZ 85297  
www.PPMLand.com

# FOR SALE: ±250 ACRES I-8 INTERCHANGE

NEC Interstate 8 & Stanfield Rd Interchange | Stanfield, Arizona



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	Approx \$8,000 (2024)
UTILITIES	Maricopa-Stanfield Irrigation District / Electric District 3
PRICE	<b>SUBMIT</b>
OTHER INFORMATION	<ul style="list-style-type: none"> <li>• 32.48ac Commercial Corner (CB-2)</li> <li>• 217.49 ac zoned Residential (GR/SR)</li> <li>• ±112 ac has water rights which includes ±92 farmable ac.</li> <li>• Stanfield Rd is the first interchange to the west 6 miles away.</li> </ul>

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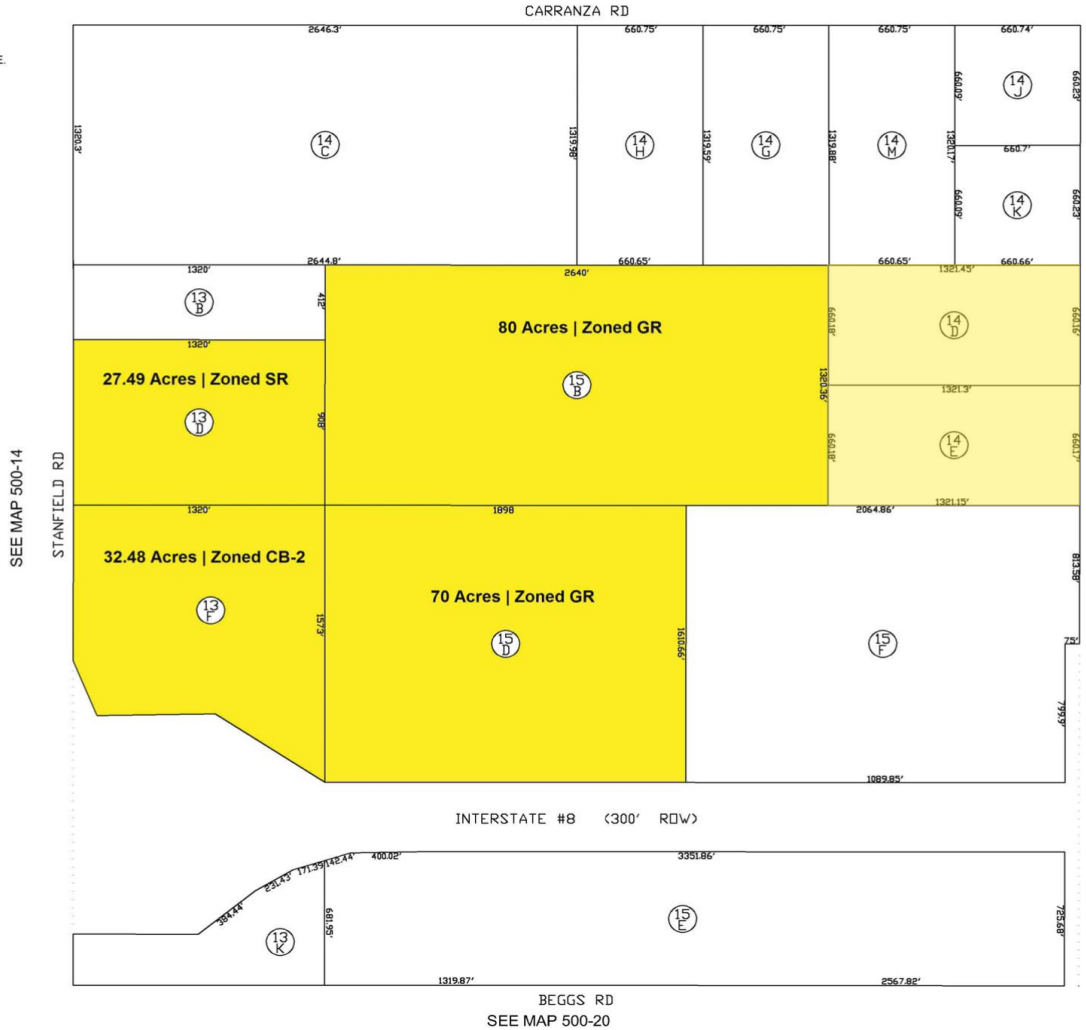
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# SEC. 09, TN.7S RG.4E

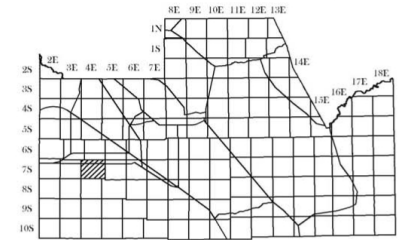
SEE MAP 500-11\_5

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

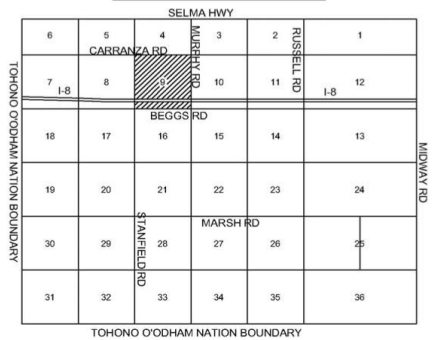


SCALE: 1" = 600'



4-24-2008  
UPDATED BY CC

## VICINITY MAP



PINAL COUNTY ASSESSORS MAP

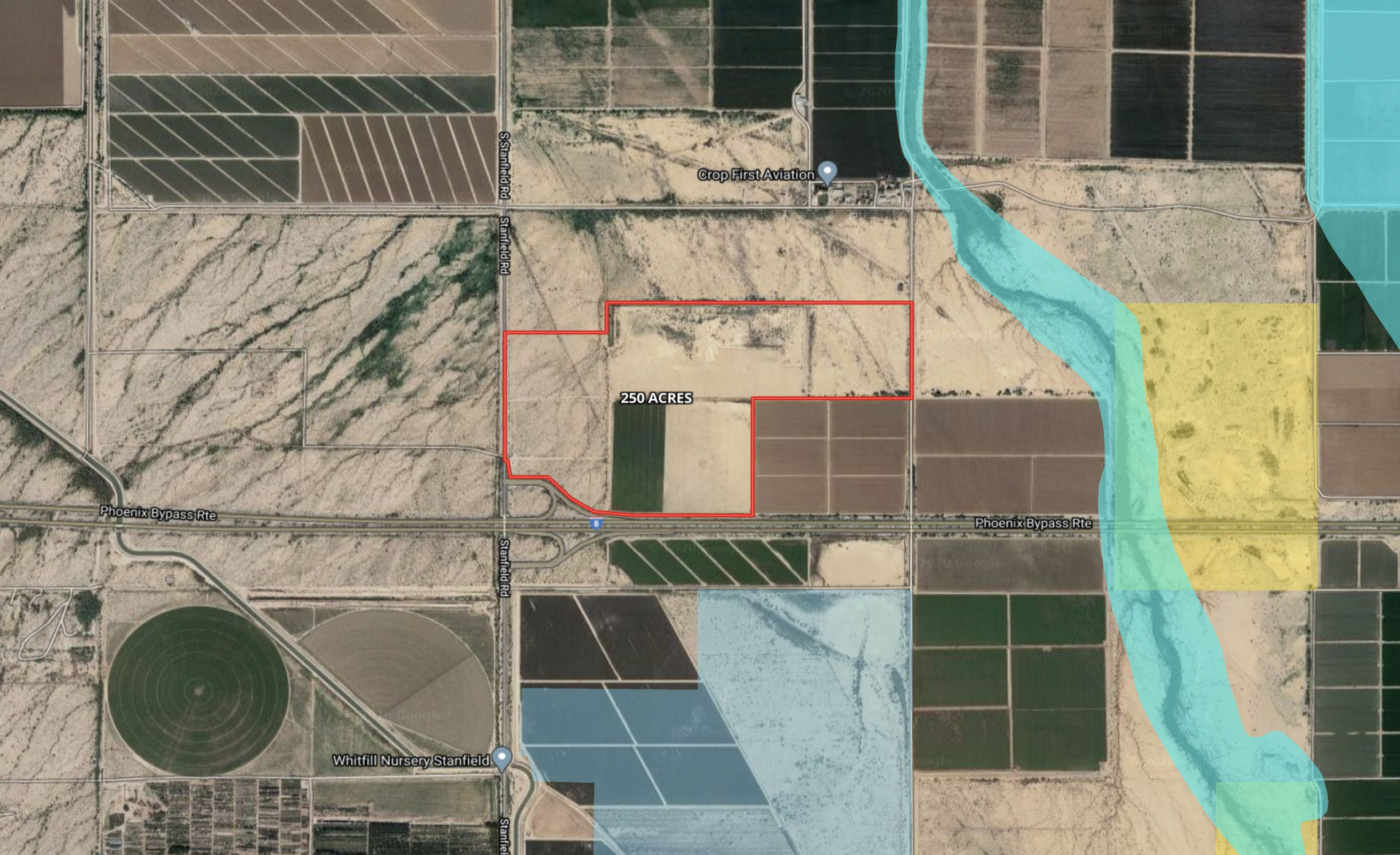
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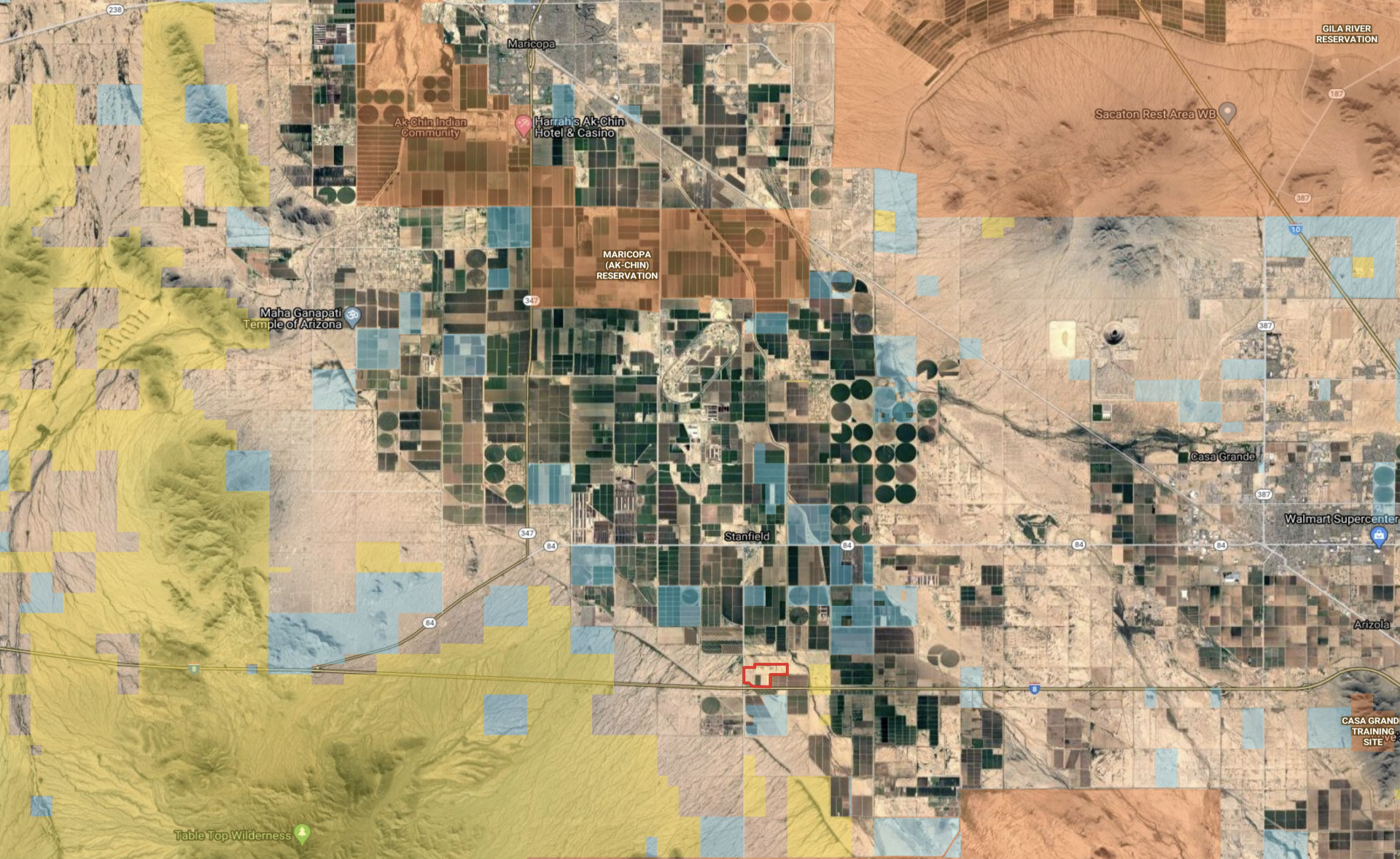
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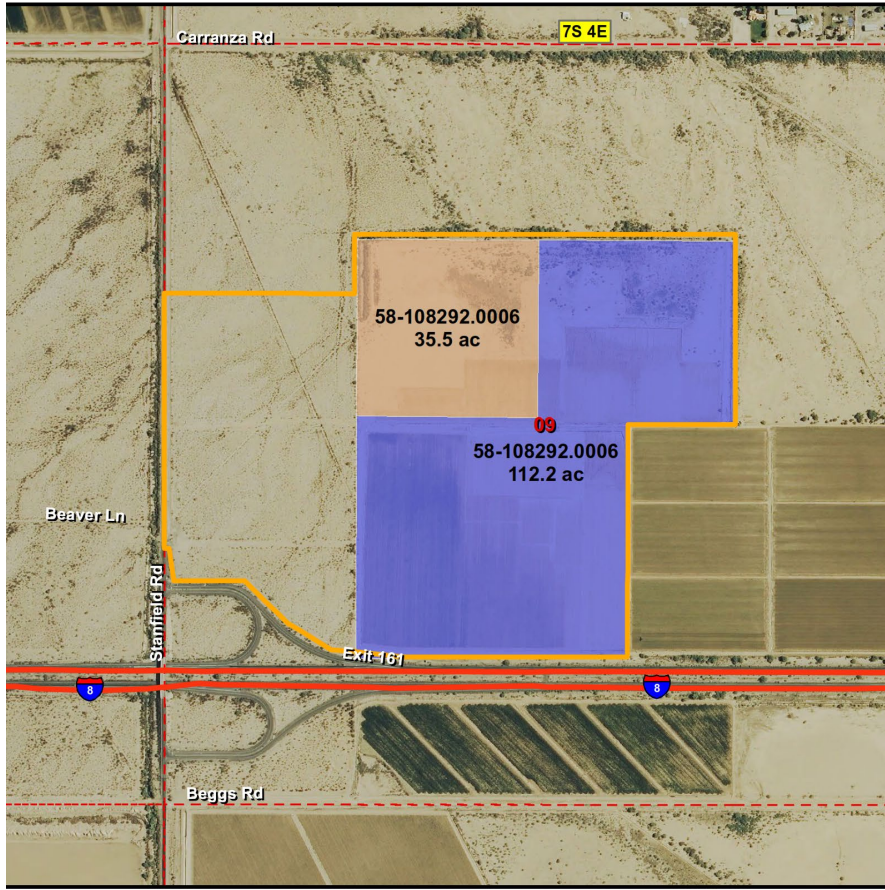
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**ADWR Grandfathered Ground Water Rights  
Neal Investors 250 acres – Interstate 8 & Stanfield Road**



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

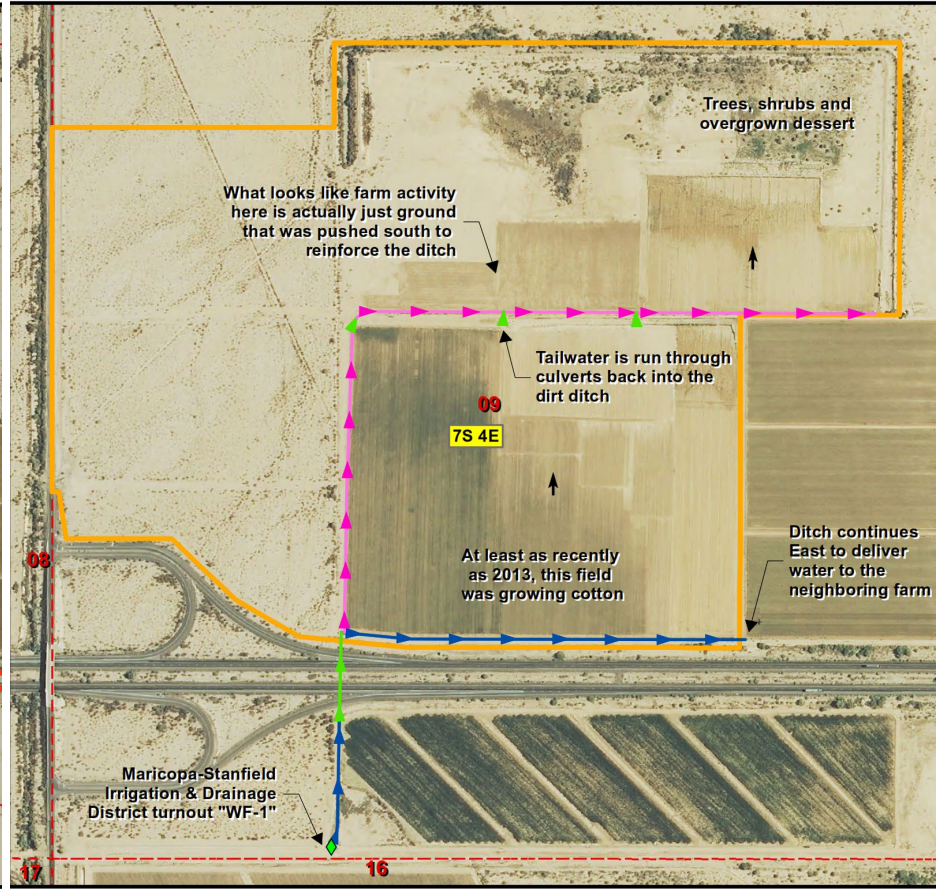
ADWR = Arizona Department of Water Resources  
AMA = Active Management Area

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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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