

# PROFITABLE FRONTAGE SITE!

## 19 Acres Commercial! All Utilities In Now!

### I-303 Frwy Ramp Site!

**Sun City**

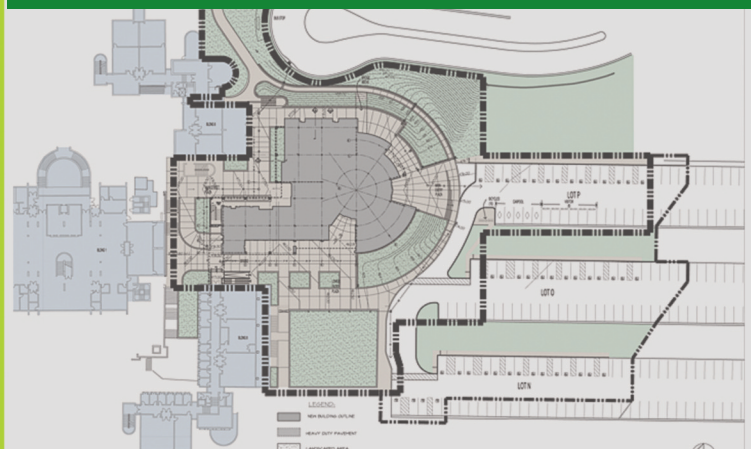
Over 38,000 residents

Phoenix

**Sun City West**

Over 32,000 residents

#### PLANNED MEDICAL CENTER



6,482,505. Arizona July 2011 U.S. Census Bureau

El Mirage Rd (123 Ave.)

Expansion area

**SUBJECT 18.9 acres**

Solar field expansion area

Carefree  
Lake Pleasant  
Flagstaff



**I-303 Freeway and El Mirage Rd.**

Phoenix

Planned  
Interchange

## STEVE THOMAS LANDNET VENTURES, LLC

Building Value with Entrepreneurial Imagination • Professional Association Property Acquisition & Development

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www.landnetventures.com

Sales in Excess of \$1 Billion • Over Two Million Acres Sold



**LOCATION:** I-303 FREEWAY AND EL MIRAGE RD (123 AVE) ALL FRONTAGE! S.E.C (Just N OF SUN CITY east & west) AZ Maricopa County Island. N. Of Williams Dr. on El Mirage Road; Only one of two interchanges to be constructed from I-10 Freeway (south,) and Bell Rd. interchange, then this El Mirage Rd. I-303 connects to I-101, I-17 and Care-free Highway to. N. Of Grand Ave., south of I-303 freeway, west.

**SIZE:** 18.9 Acres; all or part...make offer on 2 acre ramp corner (price varies).

**TAX PARCEL:** 503-53-035J

**ZONING:** ALL Zoned C-1 COMMERCIAL/ RESIDENTIAL; CongregateCare/Condo/Apartments/Medical/Hospital/Residential/Shopping Center site. Two contiguous retirement centers serve as a base for what could be one of the largest regional Hospital/Apartment/ Congregate Care sites in the United States!

**INFRASTRUCTURE:** READY FOR IMMEDIATE DEVELOPMENT! APS, Central Arizona Water Conservation District Elect, Southwest Gas, Arizona American Water Company and Sewer. \$ Millions invested in electric, sewer, zoning and paving ALL ON SITE! Sun City West fire district in West Mec. Peoria Unified School District, community college district. Survey, grading and drainage plans.

**DEMOGRAPHICS:** 2011 estimated population in the area: 5 miles 128,659; Household income one-mile: \$75,083. 3 miles, \$72,432; 5 miles \$69,760.

**PRICE:** PRICED RIGHT...JUST \$6.50 sq. ft.; \$5,350,000. Hurry on this one! Worth \$20 sq. ft.! ALL OR PART. PARTIAL EXCHANGE.