

8141 E Indian Bend Rd, Suite 103
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www.westland-properties.com



EXCLUSIVE LISTING
SAN TAN HEIGHTS PARCEL A7
16 DEVELOPED LOTS
SAN TAN HEIGHTS BLVD & SARATOGA MEADOWS DR AREA
NORTH PINAL COUNTY, ARIZONA

LOCATION: Lots are located within the San Tan Heights Master Plan south of Hunt Hwy on Saratoga Meadows Drive in North Pinal County, Arizona

NUMBER OF LOTS: 16 Developed Lots. Typical lot size: 45' x 115'

SETBACKS: 5' & 5' Side Yard

APPROVED ZONING: PAD / Pinal County

SUGGESTED PRICE: **\$296,000 | \$18,500/Developed Lot**

SUGGESTED TERMS: Cash. 30-day feasibility period with a close of escrow 15-days thereafter.

UTILITIES:
Water: Johnson Utilities
Sewer: Johnson Utilities
Electric: Salt River Project

CONTACT: Grant D. Helgeson, Don McCaul
Westland Properties Group

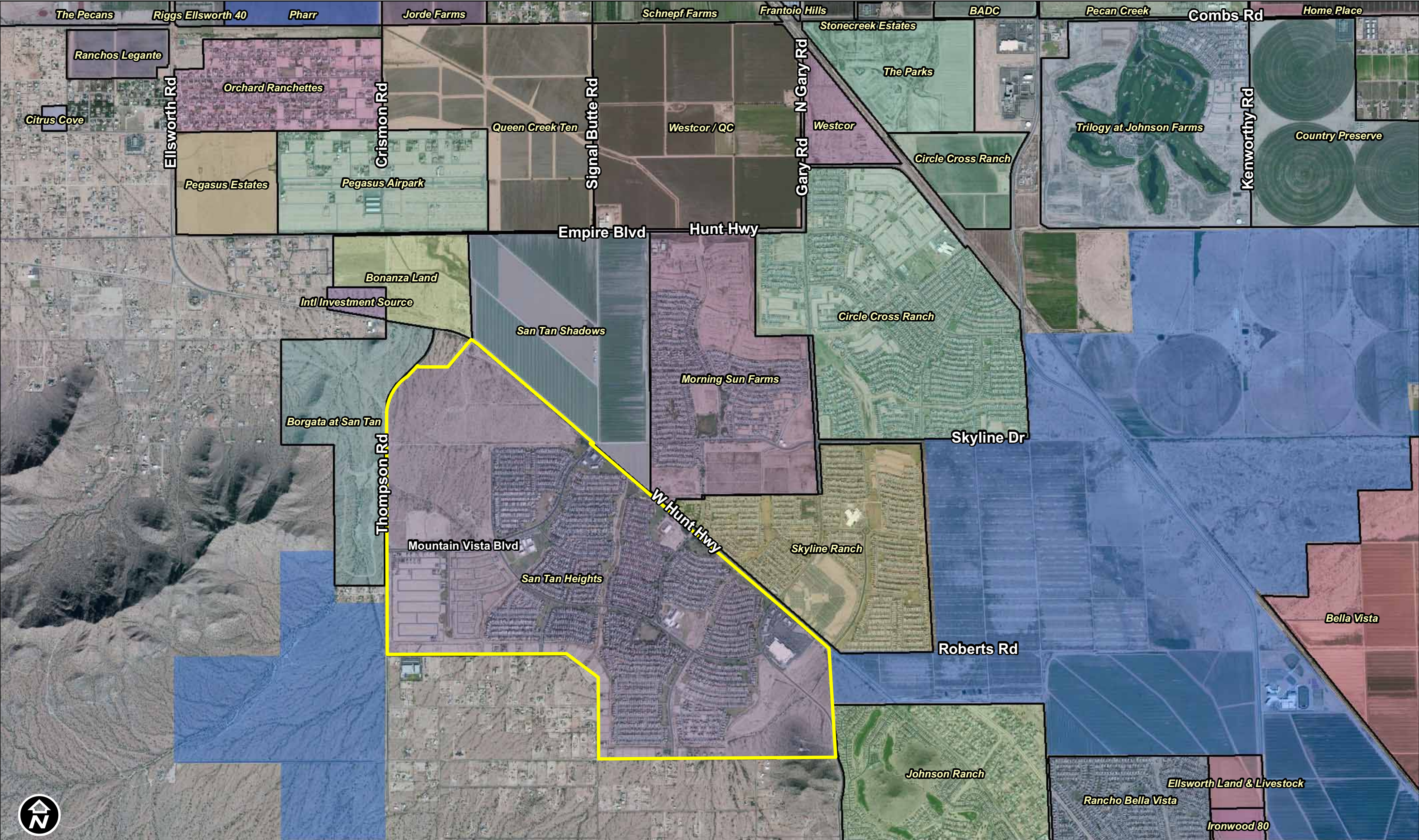
COMMENTS: This is a great infill developed lot opportunity in an established Master Plan. Quarterly HOA Assessment is \$179.16/Lot or \$59.72/Lot Monthly. Annual taxes are estimated at \$375/lot.



SAN TAN HEIGHTS PARCEL A7
16 DEVELOPED LOTS | 45' x 115'
SAN TAN HEIGHTS BLVD & SARATOGA MEADOWS DR AREA
NORTH PINAL COUNTY, ARIZONA

Grant D Helgeson, Designated Broker - Direct: (480) 675-5149
Don McCaul, Broker - Direct: (480) 675-5144
Ryan Arp, Broker - Direct: (480) 675-5145

WPG | WESTLAND PROPERTIES GROUP
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**SAN TAN HEIGHTS MASTER PLAN
HUNT HWY & SIGNAL BUTTE RD AREA
NORTH PINAL COUNTY, ARIZONA**

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 Don McCaul, Broker - Direct: (480) 675-5144
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SEC. 13 TN.3S RG.7E

509-95_8

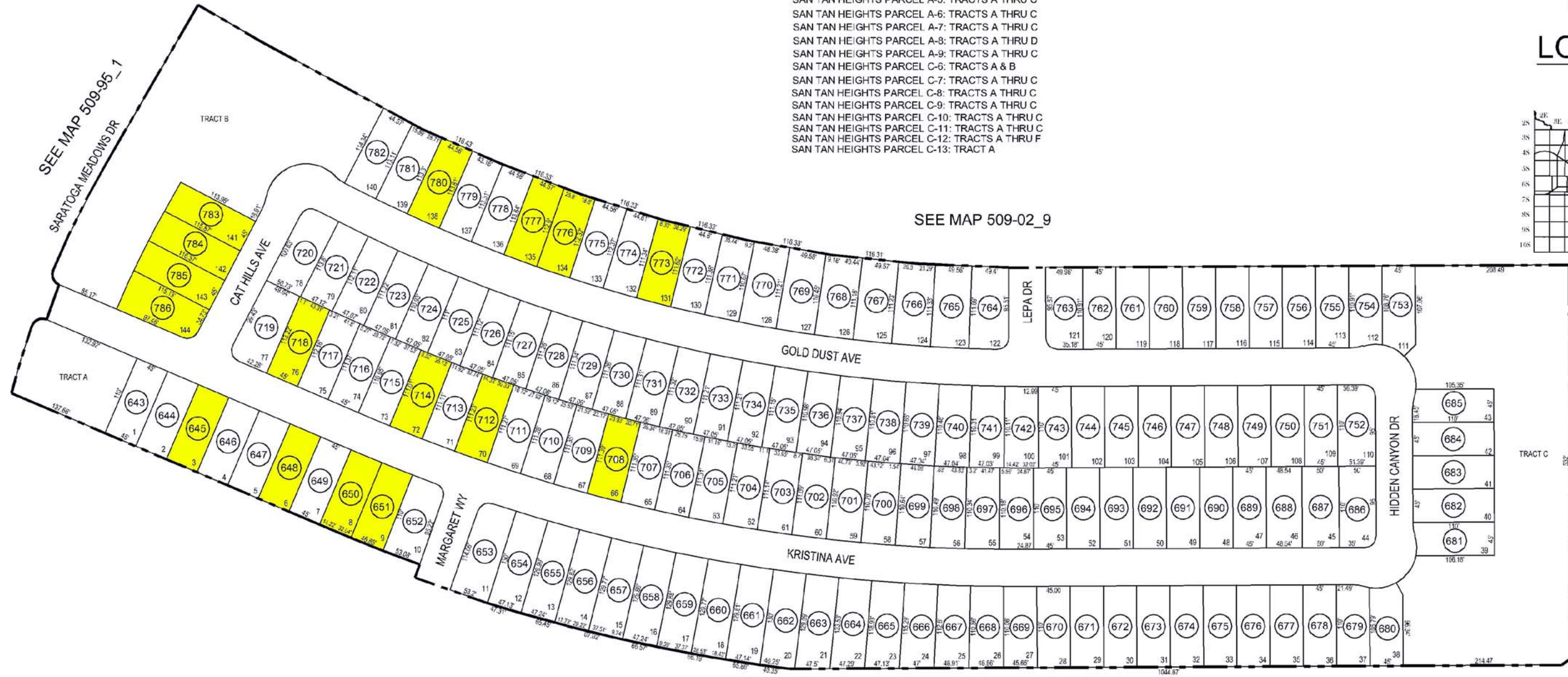
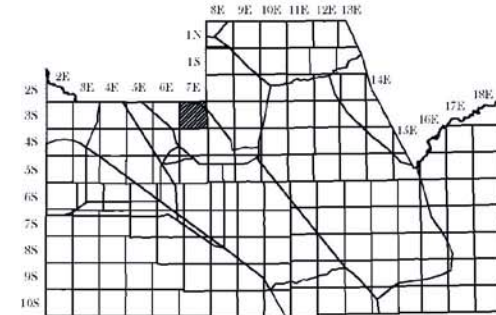
CANCELED PARCEL #S
509-02-059, 060A

COMMON AREA 516-01-653A INCLUDES:

- SAN TAN HEIGHTS PARCEL A-1: TRACTS A THRU C
- SAN TAN HEIGHTS PARCEL A-2: TRACTS A THRU D
- SAN TAN HEIGHTS PARCEL A-3: TRACTS A THRU C
- SAN TAN HEIGHTS PARCEL A-4: TRACTS A THRU C
- SAN TAN HEIGHTS PARCEL A-5: TRACTS A THRU C
- SAN TAN HEIGHTS PARCEL A-6: TRACTS A THRU C
- SAN TAN HEIGHTS PARCEL A-7: TRACTS A THRU C
- SAN TAN HEIGHTS PARCEL A-8: TRACTS A THRU D
- SAN TAN HEIGHTS PARCEL A-9: TRACTS A THRU C
- SAN TAN HEIGHTS PARCEL C-6: TRACTS A & B
- SAN TAN HEIGHTS PARCEL C-7: TRACTS A THRU C
- SAN TAN HEIGHTS PARCEL C-8: TRACTS A THRU C
- SAN TAN HEIGHTS PARCEL C-9: TRACTS A THRU C
- SAN TAN HEIGHTS PARCEL C-10: TRACTS A THRU C
- SAN TAN HEIGHTS PARCEL C-11: TRACTS A THRU C
- SAN TAN HEIGHTS PARCEL C-12: TRACTS A THRU F
- SAN TAN HEIGHTS PARCEL C-13: TRACT A

SAN TAN HEIGHTS
PARCELS A-7
CAB E - SLD 121

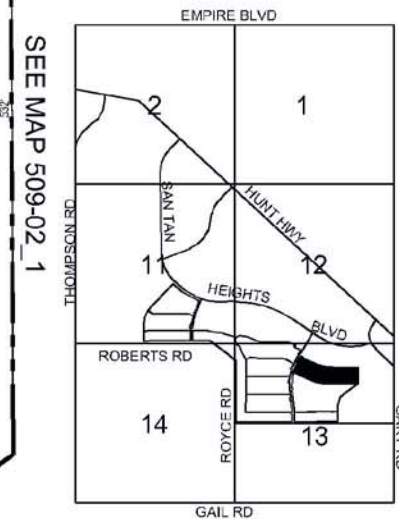
LOCATION MAP



SEE MAP 509-02_9

SEE MAP 509-95_9

VICINITY MAP



SEE MAP 509-02_1

SAN TAN HEIGHTS PARCEL A7



SCALE: 1" = 150'

08-28-2008

UPDATED BY: MLB

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.
PINAL COUNTY ASSESSORS MAP