

18141 E Indian Bend Rd, Suite
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Tel: (480) 443-8570
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www.westland-properties.com



EXCLUSIVE LISTING
SIERRA BOULDERS SOUTH
15 DEVELOPED CUSTOM LOTS
84th ST & BLACK MOUNTAIN RD
SCOTTSDALE, ARIZONA

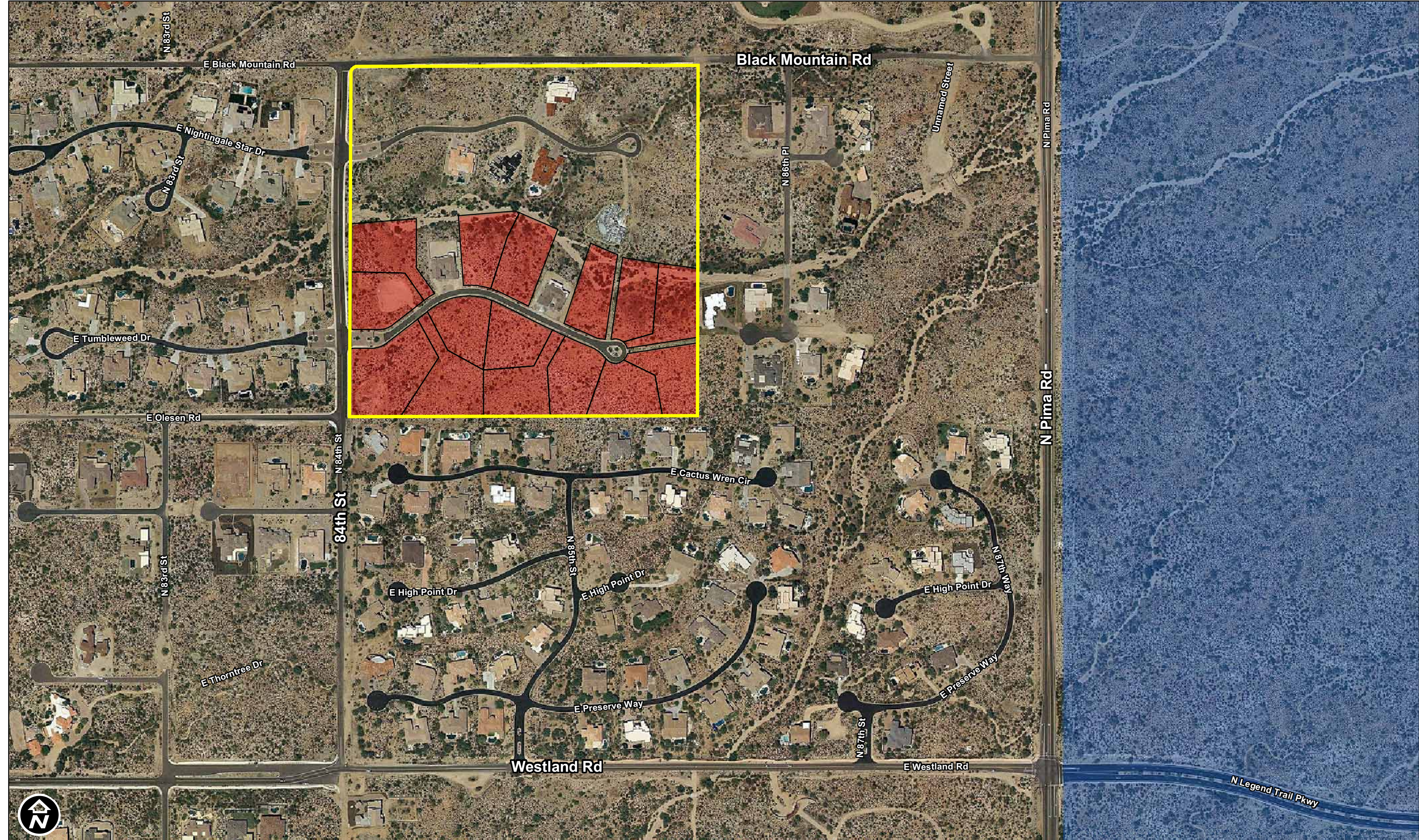
- LOCATION:** Site is located at the southeast corner of 84th St & Black Mountain Road, just east of the Boulders Master Plan Community, Scottsdale, Arizona
- NUMBER OF LOTS:** 15 Developed Custom 1+ Acre Lots
- APPROVED ZONING:** R1-43 / City of Scottsdale
- SUGGESTED PRICE:** Submit
- SUGGESTED TERMS:** Cash. 30-day feasibility period with a close of escrow 15-days thereafter.
- UTILITIES:** Water: City of Scottsdale
Sewer: City of Scottsdale
Electric: Arizona Public Service
- CONTACT:** Grant D. Helgeson, Don McCaul
Westland Properties Group
- COMMENTS:** This is a gated custom lot subdivision in North Scottsdale. Each lot requires an individual building pad. Contact Broker for gate code entry. 2010 Annual taxes range from approximately \$2,500 - \$3,500/Lot depending on lot size.

Sierra Boulders

15 Developed Custom Lots
84th St & Black Mountain Rd
Scottsdale, Arizona
Available Lot Summary



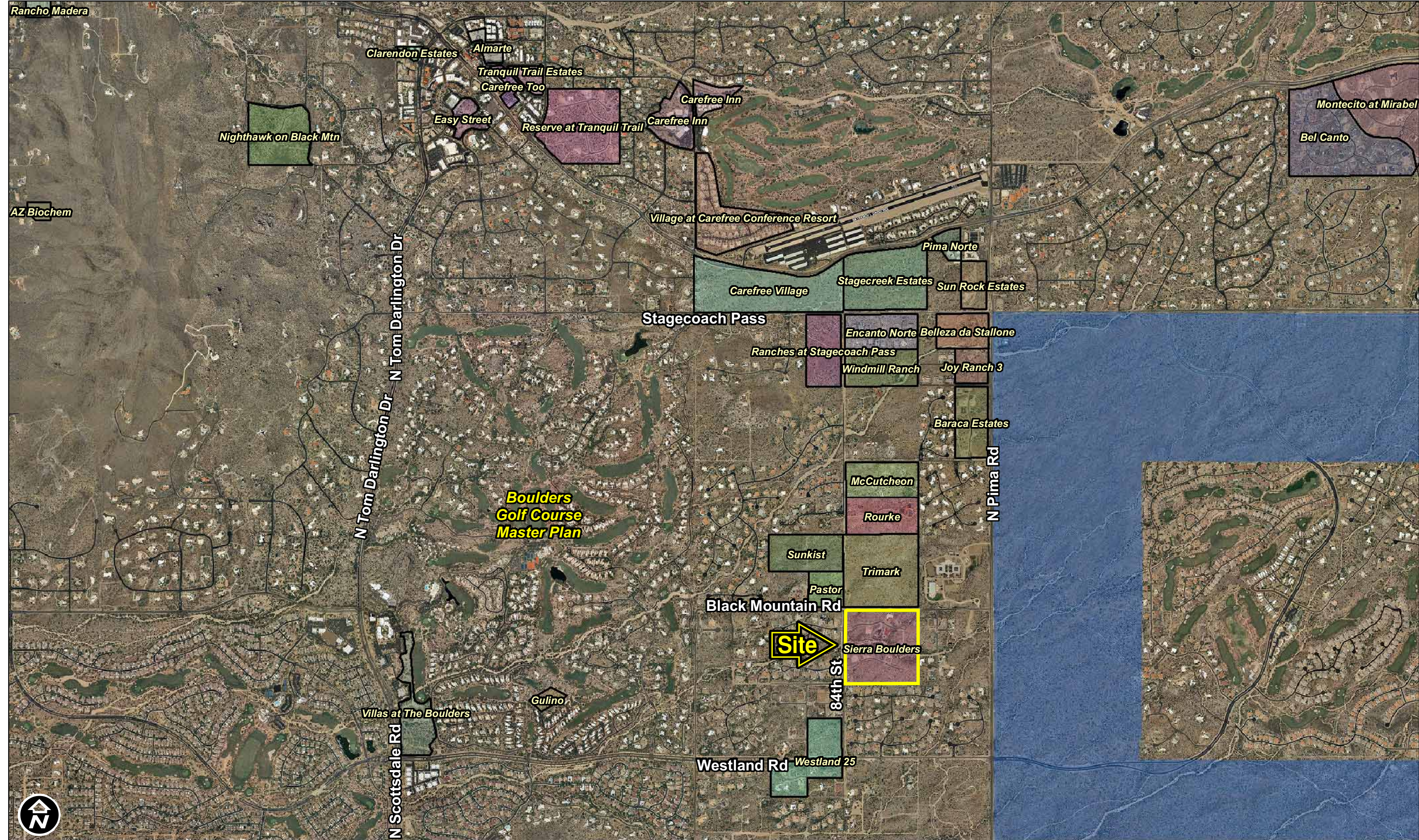
Lot #	Lot SF	Est. Building Envelope (SF)
1	77,456	20,605
2	57,729	23,038
3	42,530	20,134
4	42,886	18,390
5	50,567	17,989
6	46,560	17,710
7	43,770	19,581
8	45,343	17,409
9	46,932	12,461
10	41,831	13,694
11	43,067	14,213
13	48,040	15,486
14	43,174	16,725
16	50,846	21,144
17	45,871	19,992



SIERRA BOULDERS
84th ST & BLACK MOUNTAIN RD
SCOTTSDALE, ARIZONA

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

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