

**Offered For Sale**  
**31.05± Gross Acres**  
**Surprise Area, Maricopa County, Arizona**

**Location**

The offered property is located adjacent to the Desert Oasis master plan and adjacent to the City of Surprise annexed area, on the east side of the northerly extension of the old alignment of 163rd Avenue, (Sarival Road), ¼ mile south of Jomax Road, ¼ mile north of the Happy Valley Road alignment and 2 miles north of US 60/Grand Avenue and SR 303.

**Access/Frontage**

The property has physical access via the old 163rd Avenue alignment northward from the new 163rd Avenue alignment.

**Acreage/Use**

31.05± tax roll acres of land, consisting of vacant desert land.

**Zoning**

Maricopa County Rural 43,000, (R-43), 1 acre minimum residential/agricultural zoning district.

**Flood Hazards**

Per FEMA Flood Map #04013C, Panel 1135F, dated 7/19/2001, approximately 7± acres are located in a undelineated Flood Zone A hazard created by a small wash, with the balance of the property located in a Zone X area, an area outside of the 100 year flood hazards.

**Buildings**

None

**Utilities**

There are no utilities available to the property. The adjacent Desert Oasis utility improvement district does not include this property in the water and sewer service area. Utilities typical to the neighborhood include:

- Telephone: Qwest and numerous cell carriers.
- Electric: Arizona Public Service.
- Water: Domestic wells are permitted. Surprise water lines are two miles south.
- Natural Gas: Southwest Gas, and various bottled gas suppliers.
- Sewage: Individual septic tanks. Surprise sewer lines are located two miles south.
- Television: Antennae or various satellite services.

**Price**

\$3,726,000

- or -

\$120,000 per gross acre

**Terms**

Cash

**Contact**

*Offered for sale exclusively by:*

Charles Havranek

Headquarters West, Ltd.

810 N 2<sup>nd</sup> Street

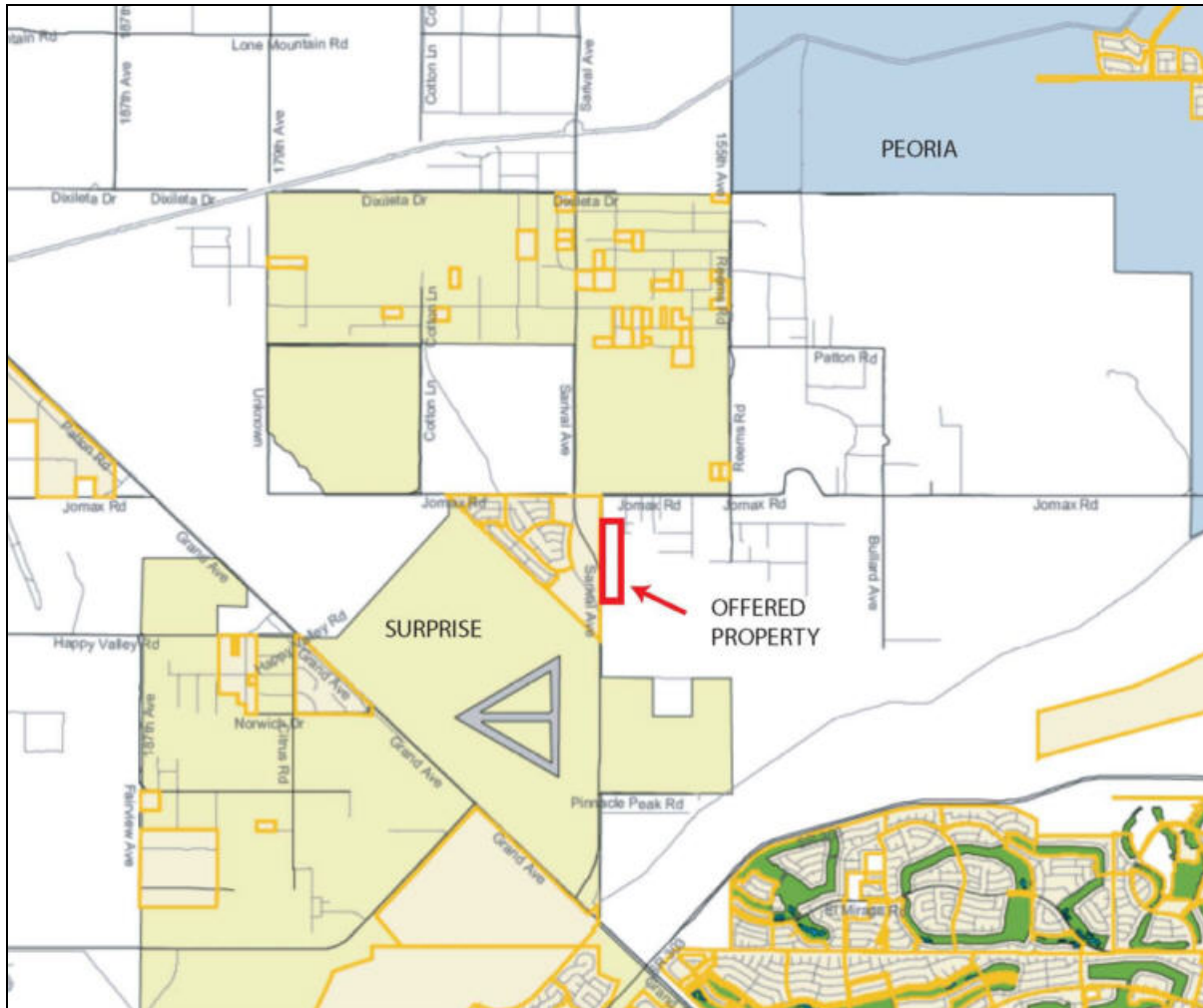
Phoenix, AZ 85004

Phone: (602) 258-1647, Fax: (602) 340-0927, Cell: (602) 377-7083

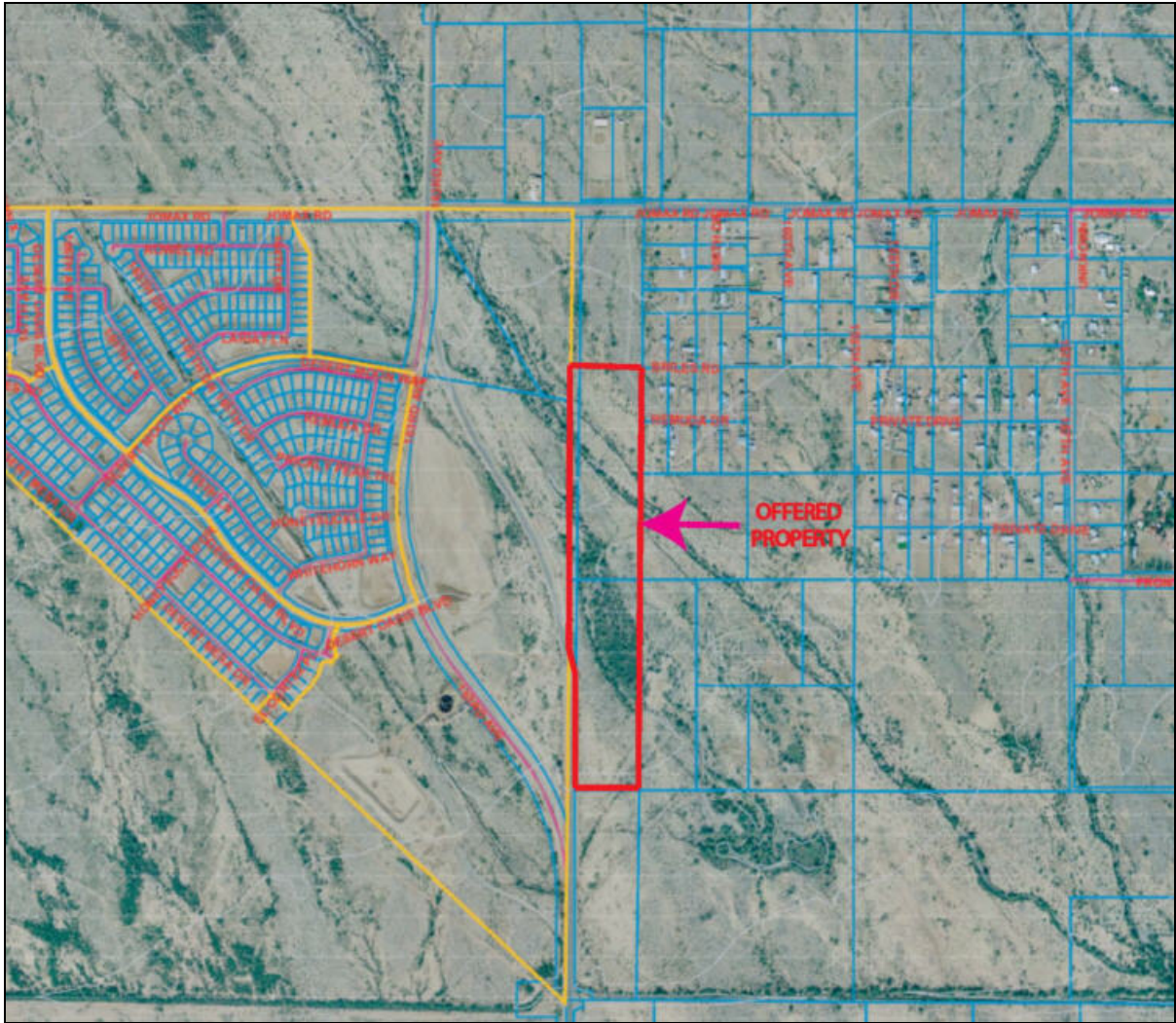
Email: [info@headquarterswest.com](mailto:info@headquarterswest.com)

Web: [www.headquarterswest.com/surprise1](http://www.headquarterswest.com/surprise1)

# Location Map



# Aerial Map



# Flood Hazard Map

Community Panel # 04013c 1135f - Effective Date - July19, 2001  
*Note: This map reflects the old 163rd Ave. alignment, not the current realignment*

