

	6967533	Land	Active
	Apx SqFt: 45,614 Apx SqFt G/N: G Apx Total Acres: 1.05 Apx Total Acres G/N: G Apx Deeded Fee Acres: 1.05 Apx Leased Acres: 0 Lot Size Dimensions: Irregular # Lots in Listing: 1 Price Per SqFt: 0.65 Price Per Acre: 28,095.24		Subdivision: WEST PHOENIX ESTATES 2 Tax Municipality: Maricopa - COUNTY Marketing Name: Irrigation District: Street Frontage Name: Highland Hun Block: Map Code/Grid: Census Tract: 50,603 Zoning: Residential
	Ele Sch Dist: Saddle Mountain Unified School District Elementary School: Ruth Fisher Middle School Jr. High School: Ruth Fisher Middle School		High School District: Saddle Mountain Unified School District High School: Tonopah Valley High School

Cross Streets: I-10 & 411th Ave Exit **Directions:** I-10 West, 411th Ave Exit, south to Indian School west to 443rd Ave, north to Highland, east to land on right. See map and Aerial copy link: <https://maps.app.goo.gl/fxTWF2DoQksJn33a6>

Public Remarks: Buyer Bonus-\$2,000 Off if buyer closes escrow by 02/25/2026. 1.05-acre R-43 lot in West Phoenix Estates 2. No flood zone. Level, usable parcel with established access and nearby power at street. Not far off I-10 & 411th Ave exit. Ideal for custom home, manufactured home, or creative tiny home. No HOA. Rural setting with wide-open desert views and easy access to I-10. Buyer to install septic and secure water source. Well-priced compared to surrounding lots—don't overpay for inflated listings. Build now or hold for future use in a growing West Valley corridor. Low taxes makes for great buy and hold!

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 1.00 - 2.49 Acres Land Features: North/South Exp Land Configuration: Irregular Shape Elevation: 1,001 - 2,000 Ft / Other (See Remarks) View: Desert; Mountain(s) Topography: Level Vegetation: Natural Vegetation Horses: Y Special: Unincorporated Area Existing Land Use: Residential Lot; Mobile/Mfg Home Lot; Residential Acreage Zoned Presently: Single Family Potential Use: Single Family; Mobile/Mgf Hme/RV's; Ranch Use Restrictions: Freeway/Highway: 2.1 - 5 Miles Traffic Count: Unknown Current Density: 00 - 01 Units P/Acre Proposed Density: 00 - 01 Units P/Acre	Development Status: Raw Land; On Site Imp Needed Existing Structures: None Fencing: None Water Source: None Sewer: No Sewer/Septic Gas: None Distance to Cable: Call Listing Office Distance to Electric: Under 350 Feet Distance to Gas: None Distance to Phone: Call Listing Office Distance to Sewer: None Distance to Water: None Electric: APS Environmental: None	County Code: Maricopa Legal Description (Abbrev): LOT 178 WEST PHOENIX ESTATES 2 MCR AN: 506-33-214 Lot Number: 178 Town-Range-Section: 2N-7W-20 Cty Bk&Pg: 506-33 Taxes/Yr: \$82/2025 For Sale or Lease?: Sale New Financing: Cash; Conventional Pmt & Rate Info: Equity: 29,500 Total Owed: 0 Existing 1st Loan: Treat as Free&Clear Existing 1st Loan Type: Not Applicable Existing 1st Loan Terms: Not Applicable Existing 2nd Loan: Treat as Free&Clear Existing 2nd Loan Type: Not Applicable Existing 2nd Loan Terms: Not Applicable Existing 3rd Loan: Treat as Free&Clear Existing 3rd Loan Type: Not Applicable Existing 3rd Loan Terms: Not Applicable Reports/Disclosures: Seller Prop Disc Stm

Fees & Homeowner Association Information		
HOA Y/N: N HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	PAD Fee Y/N: N PAD Fee: PAD Paid (Freq): Assessed Balance: 0 Assessed Yrs Left: 0 Owner Association:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 29 / 30 Status Change Date: 02/10/2026	List Price: \$29,500	Special Listing Cond: N/A

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: None

Listed by: Russ Lyon Sotheby's International Realty (lyon05)

Screenshot 2026-01-13 at 8.16.16 AM



Highlandphoto2



Highlandphoto1



DJI_0379



DJI_0380



DJI_0381



DJI_0383



DJI_0384



DJI_0385



DJI_0386



DJI_0387



DJI_0388



DJI_0389



DJI_0390



DJI_0391

