



- **Location:** 373<sup>rd</sup> Ave & Culver Street
- **Size:** 5 Acres
- **Zoning:** RU-43
- **Utilities:** Power to Property
- **Price:** \$89,900
- **Comments:**
  - ✓ Cheap price per acre with huge upside potential.
  - ✓ Flat property with easy access from I-10 on Wintersburg Rd.
  - ✓ Permanently unobstructed views to the East due to State Land border.
  - ✓ Approximately 3 miles from Ruth Fisher Elementary School.

**Great Investment Opportunity | Exclusively Available**

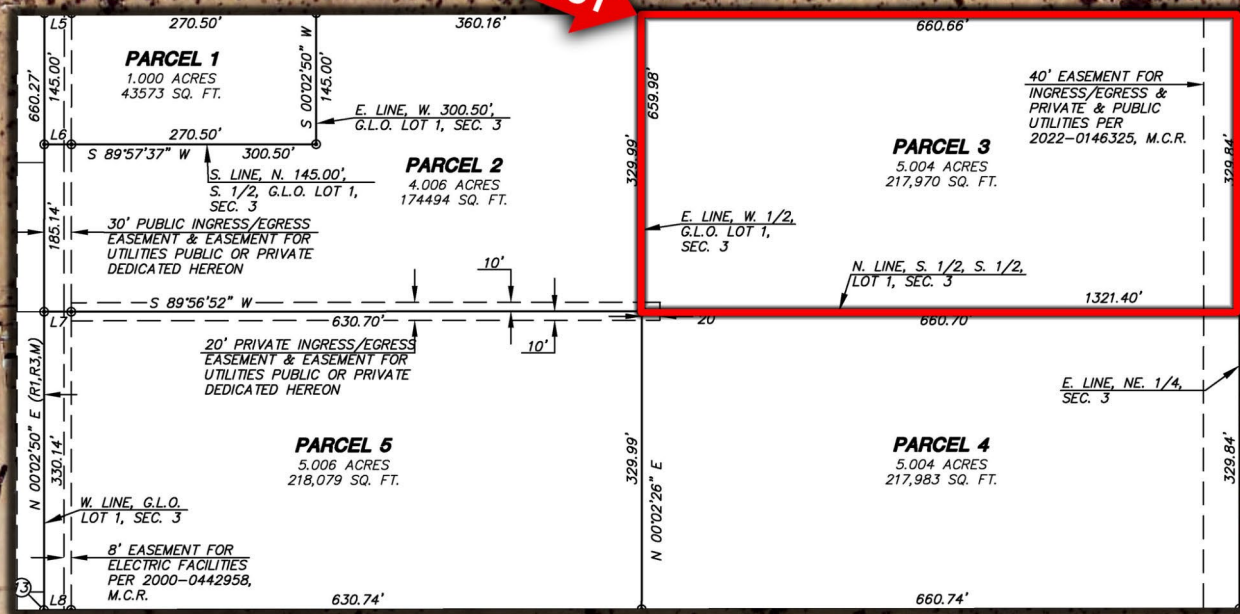
**Insight Land & Investments**  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1535  
[www.insightland.com](http://www.insightland.com)

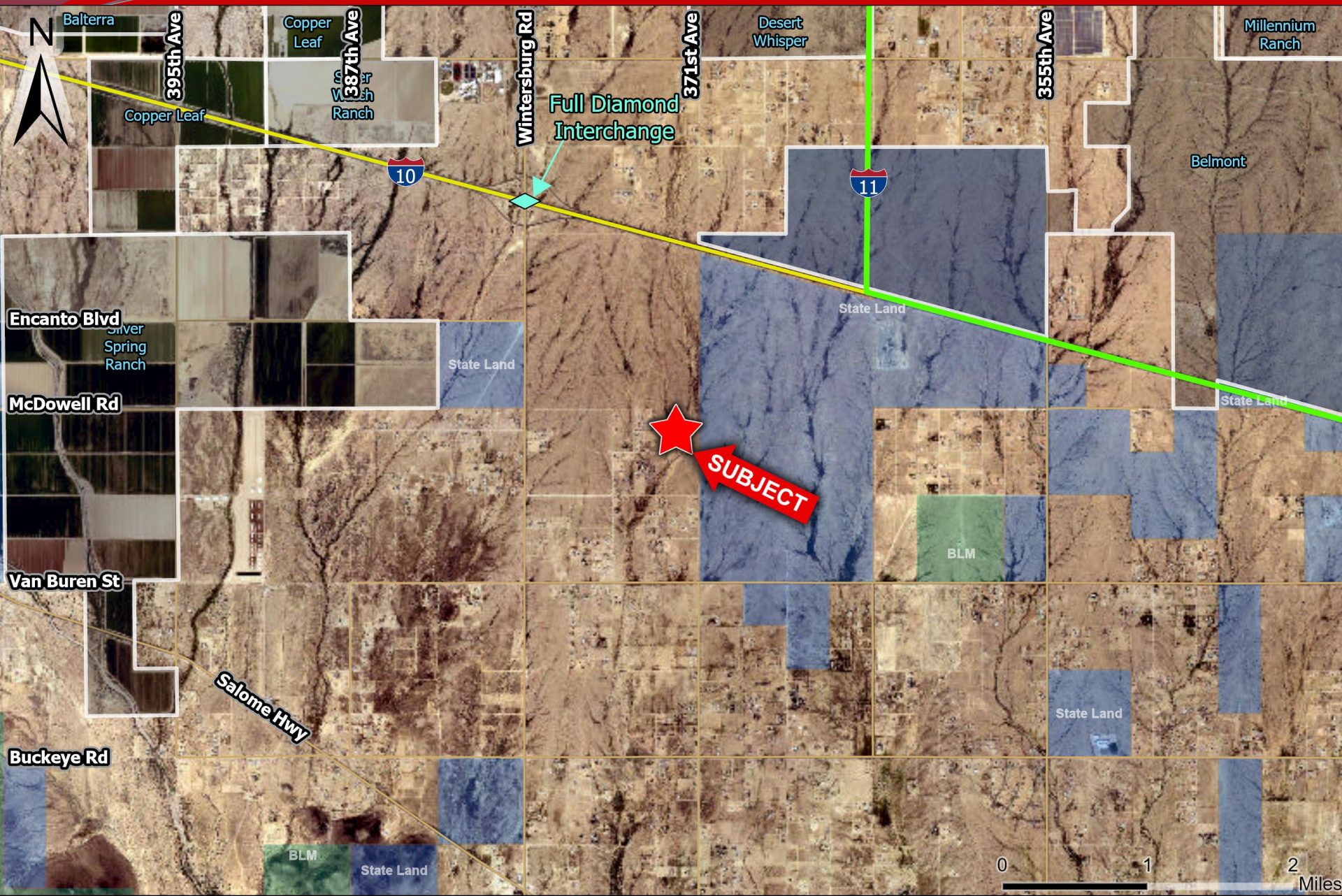
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

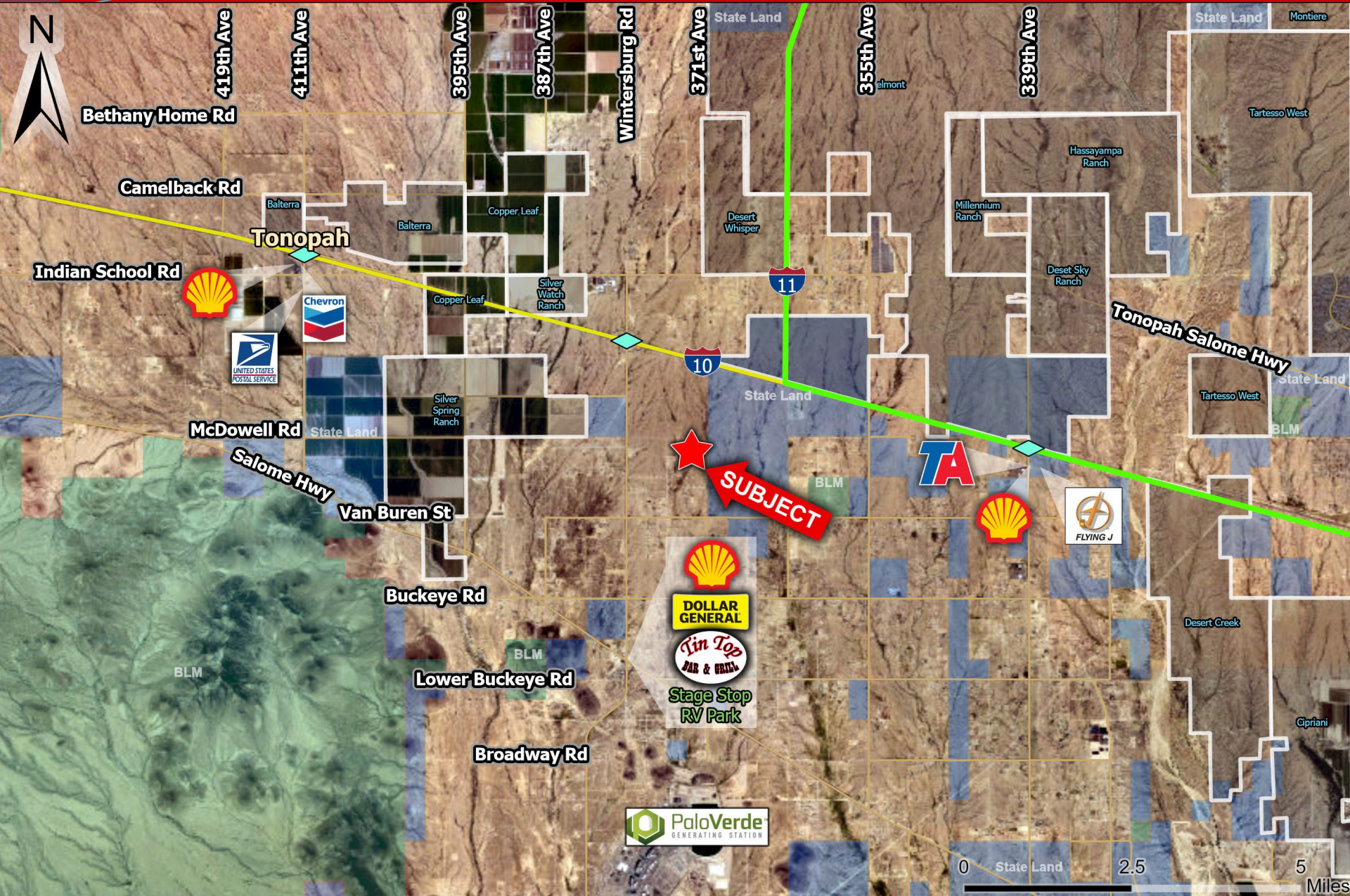
**JOE WERNER**  
Direct: 602-385-0567  
[jwerner@insightland.com](mailto:jwerner@insightland.com)



**SUBJECT**









*Flood  
Plain*

**SUBJECT**

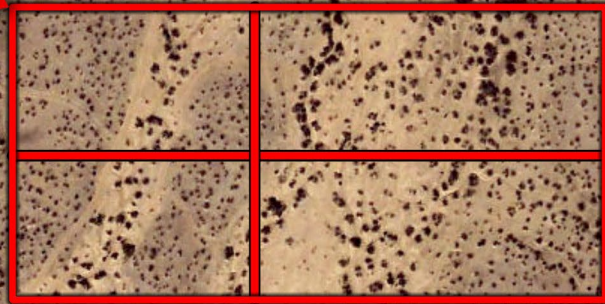
**Culver St**



**Culver St**

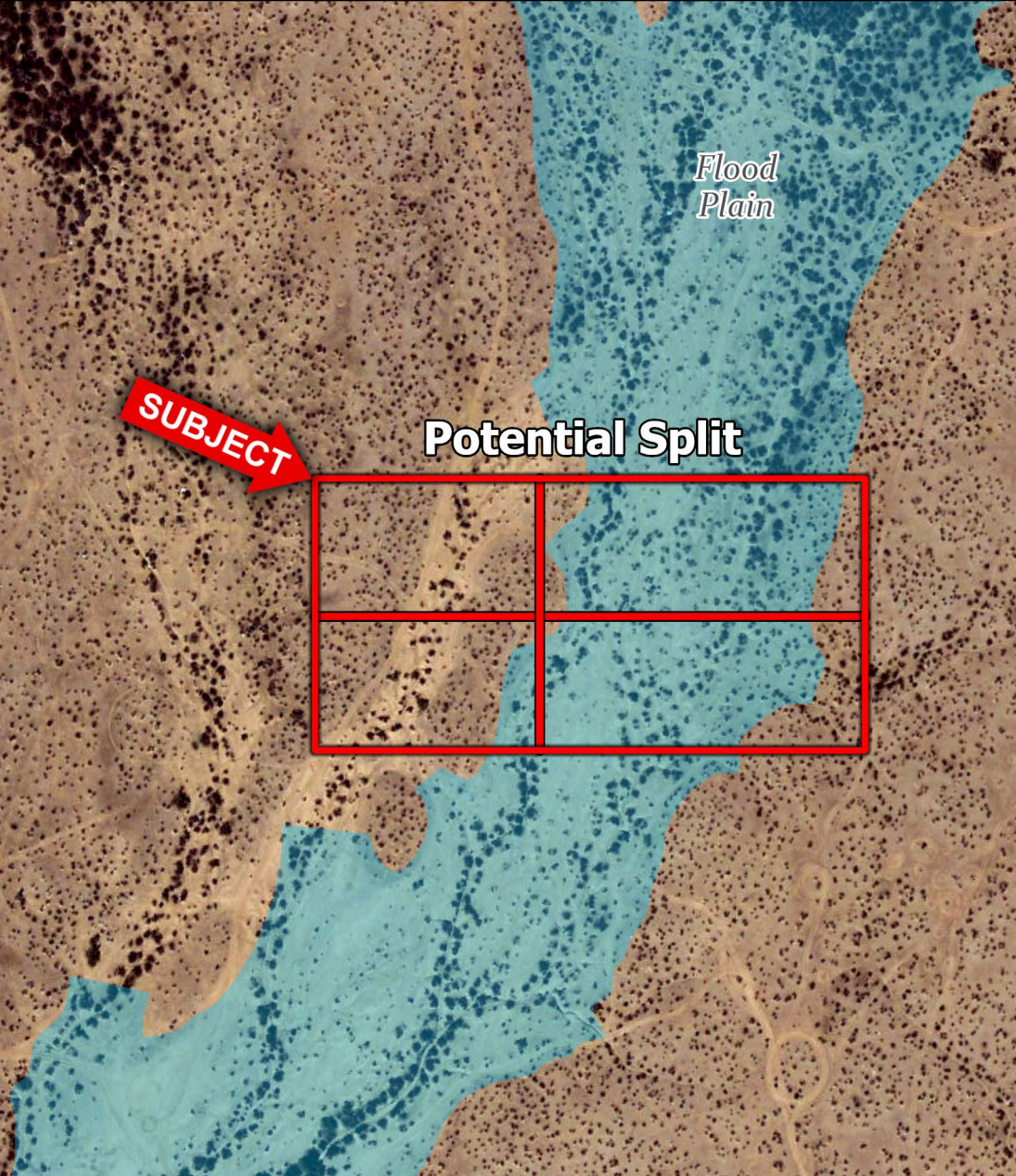
**SUBJECT** →

**Potential Split**





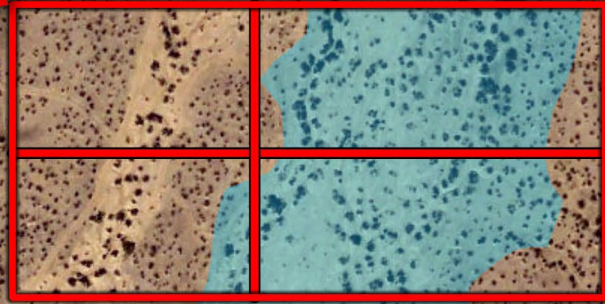
**Culver St**



*Flood  
Plain*

**SUBJECT** →

**Potential Split**

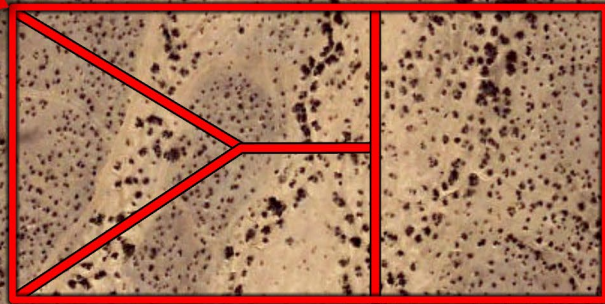


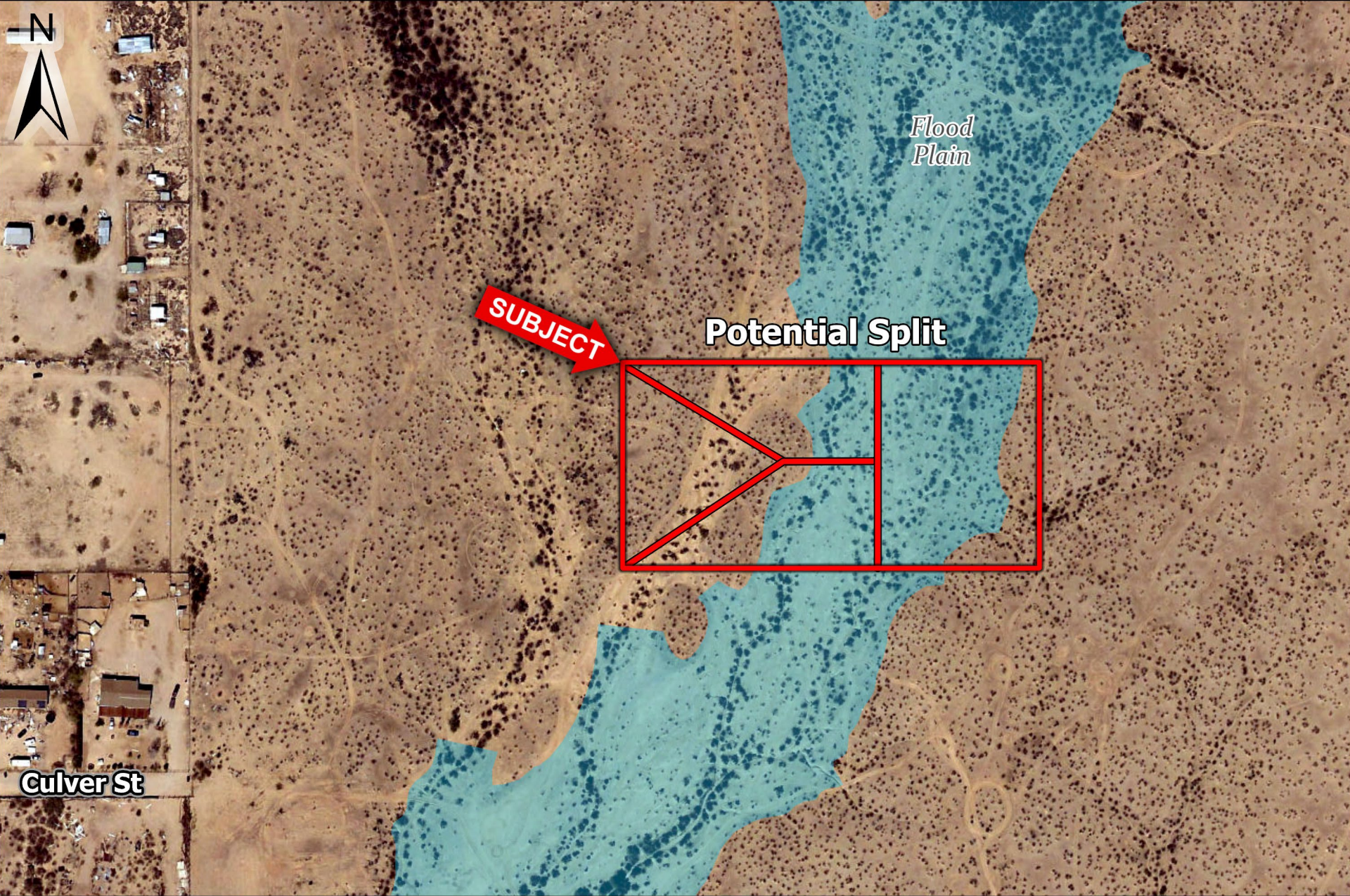


**Culver St**

**SUBJECT**

**Potential Split**





Flood  
Plain

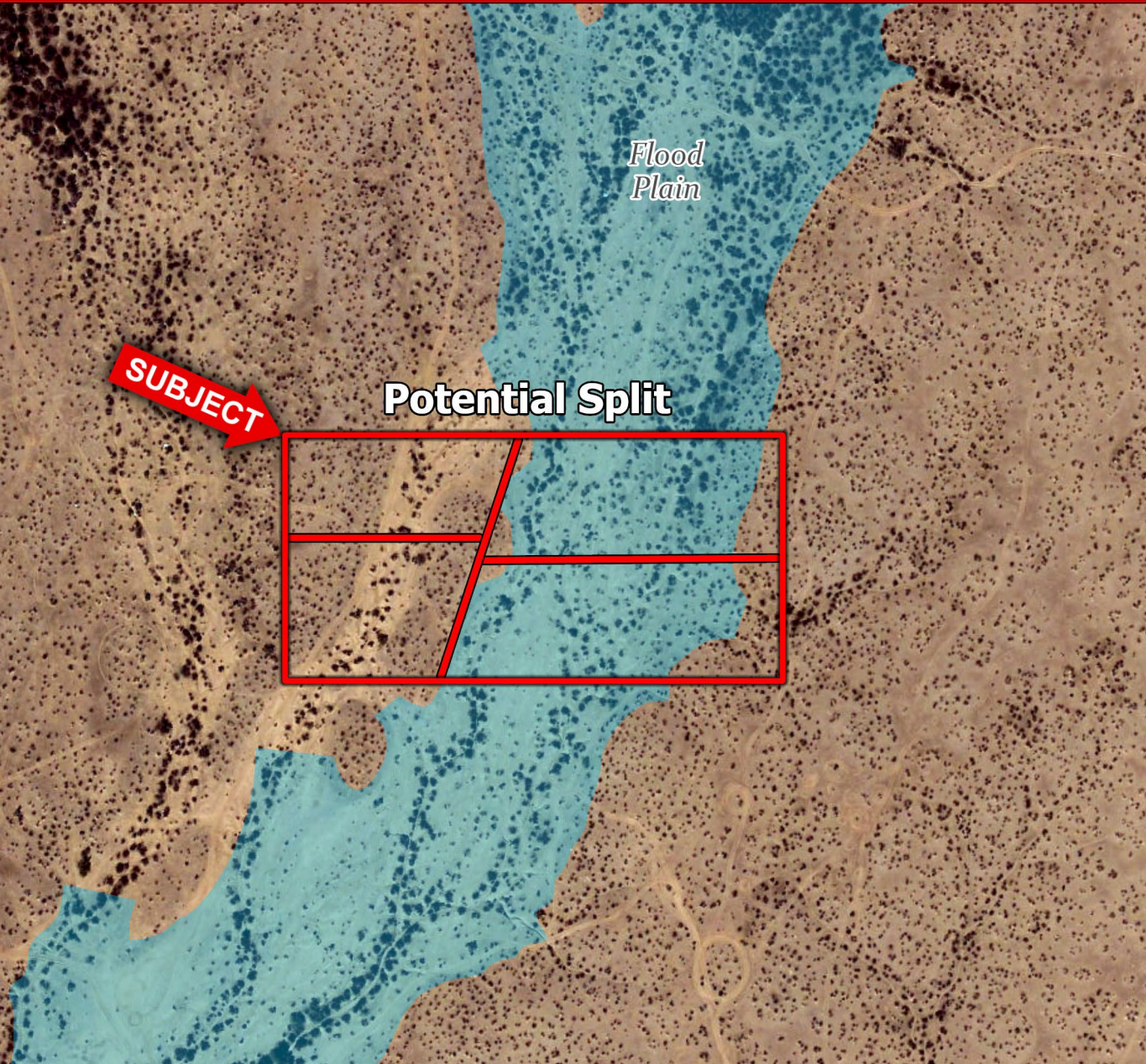
**SUBJECT**

**Potential Split**

**Culver St**



**Culver St**



*Flood Plain*

**SUBJECT**

**Potential Split**