



HAUGEN

Commercial Real Estate, Inc.

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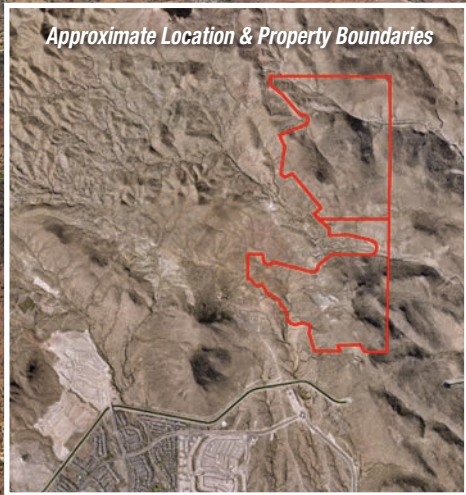
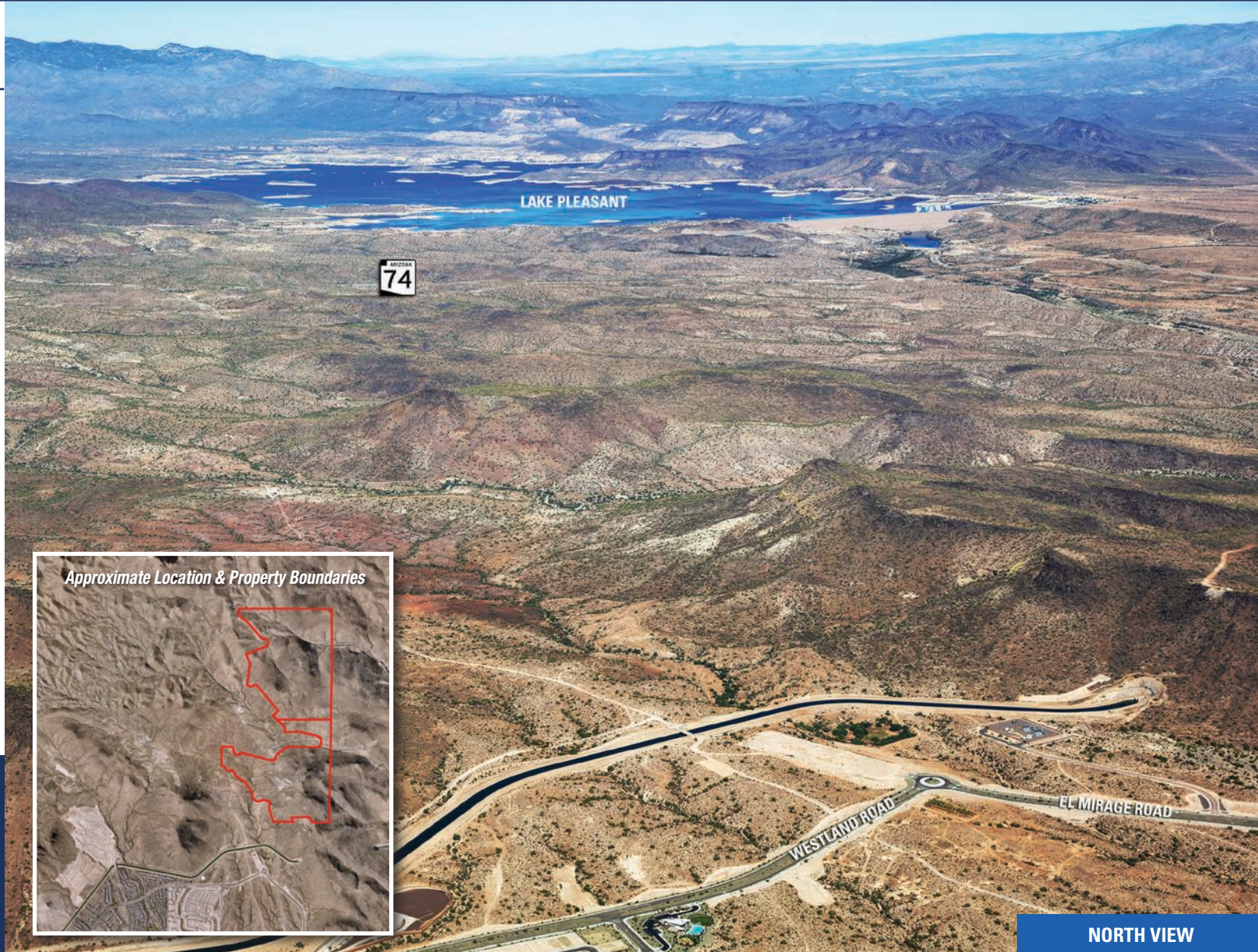
LAKE PLEASANT HEIGHTS FOR SALE

Peoria, AZ 85383 | Approximately 780 Acres

Marketing Video:

[CLICK HERE](#)

The subject approximately 780 acres is a portion of Lake Pleasant Heights a 3,268-acre property, located in northwest Peoria, designed as a master planned community. The project is comprised of both State Trust and private land consisting of 1,396 and 1,872 acres, respectively. The property generally lies between the Joy Ranch Road alignment on the north, the Lone Mountain Road alignment on the south, the 123rd and 131st Avenue alignments on the west and the 115th Avenue alignment on the east. The Lake Pleasant Heights Planned Community is situated at the southeastern terminus of the Hieroglyphic Mountain Range, a range that lies immediately southwest of Lake Pleasant.



George Haugen

Designated Broker

(602) 499-6000 Mobile

www.HaugenCommercial.com

George@HaugenCommercial.com

NORTH VIEW

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PROPERTY HIGHLIGHTS

- Near Vistancia, an award-winning Master Planned Community!
- Near Saddleback Heights, a future 5,260 Acre Master Planned Community!
- NW Peoria is one of the fastest growing submarkets in metropolitan Phoenix!
- Taiwan Semiconductor Manufacturing Company's (TSMC) computer chip fabrication plant at Loop 303 and Interstate 17 is creating strong demand for additional residential development!
- Near the popular Lake Pleasant Recreational Area!
- Beautiful High Sonoran Desert Location with Fantastic Views!
- Limited amount of available private land in the submarket!
- Property is in the path of development!



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SOUTH VIEW

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PROPERTY DETAILS

Location:

A portion of the planned Lake Pleasant Heights Master Planned Community located northwest of the El Mirage Road alignment and the CAP canal in Peoria, Arizona.

Size: Approximately 780 Acres

Maricopa County Tax Parcel Number(s):
503-88-006F and 503-88-019D

Real Estate Taxes: \$487.30 (2022 Tax Year)

Lake Pleasant Heights PCD Zoning:
[CLICK HERE](#) for Zoning Document

Development Agreement Information:
[CLICK HERE](#) for Development Agreement

Please note, Owner has previously paid approximately \$1,200,000.00 to \$1,400,000.00 dollars in water extension fees and water Campus fees.

Demographics:

[CLICK HERE](#) for Demographics

Purchase Price:
Call for Pricing



TSMC Chip Plant
Under Construction
Loop 303 and Interstate 17

[CLICK HERE](#)
for TSMC News

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EAST VIEW



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FOR INFRASTRUCTURE & PLANNING INFORMATION:

**Mr. Alan Beaudoin, Principal
Norris Design**
901 East Madison Street
Phoenix, Arizona
(602) 254-9600
www.norris-design.com

Mr. Beaudoin has been involved in the planning of the property for over 20 years and was the original author of the PCD.

Mr. Beaudoin can answer any infrastructure & planning questions or will direct you to the correct point of contact at the City of Peoria.

Norris Design Conceptual Plan
[CLICK HERE](#) for Conceptual Plan



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SOUTHEAST VIEW

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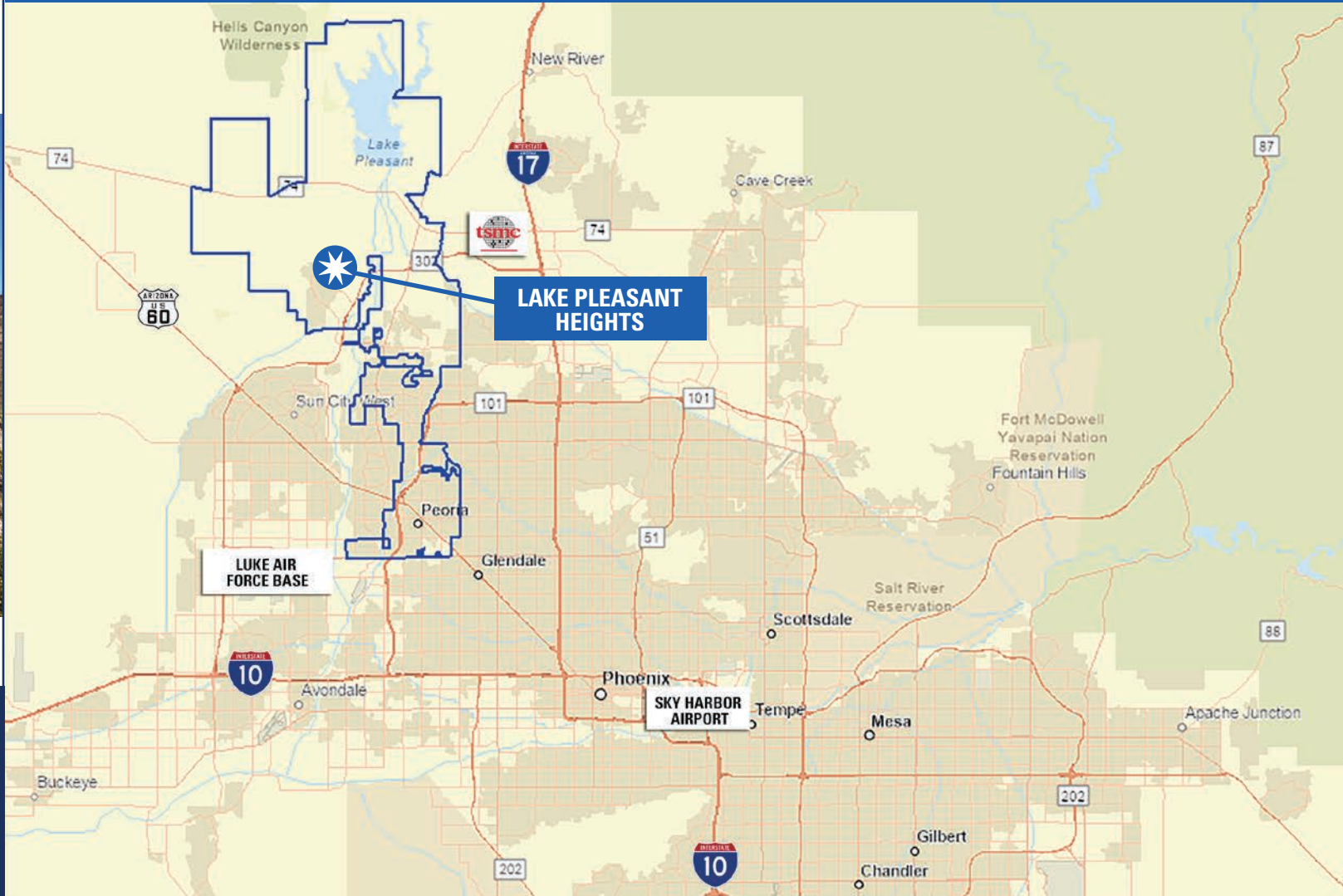
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PEORIA MAP



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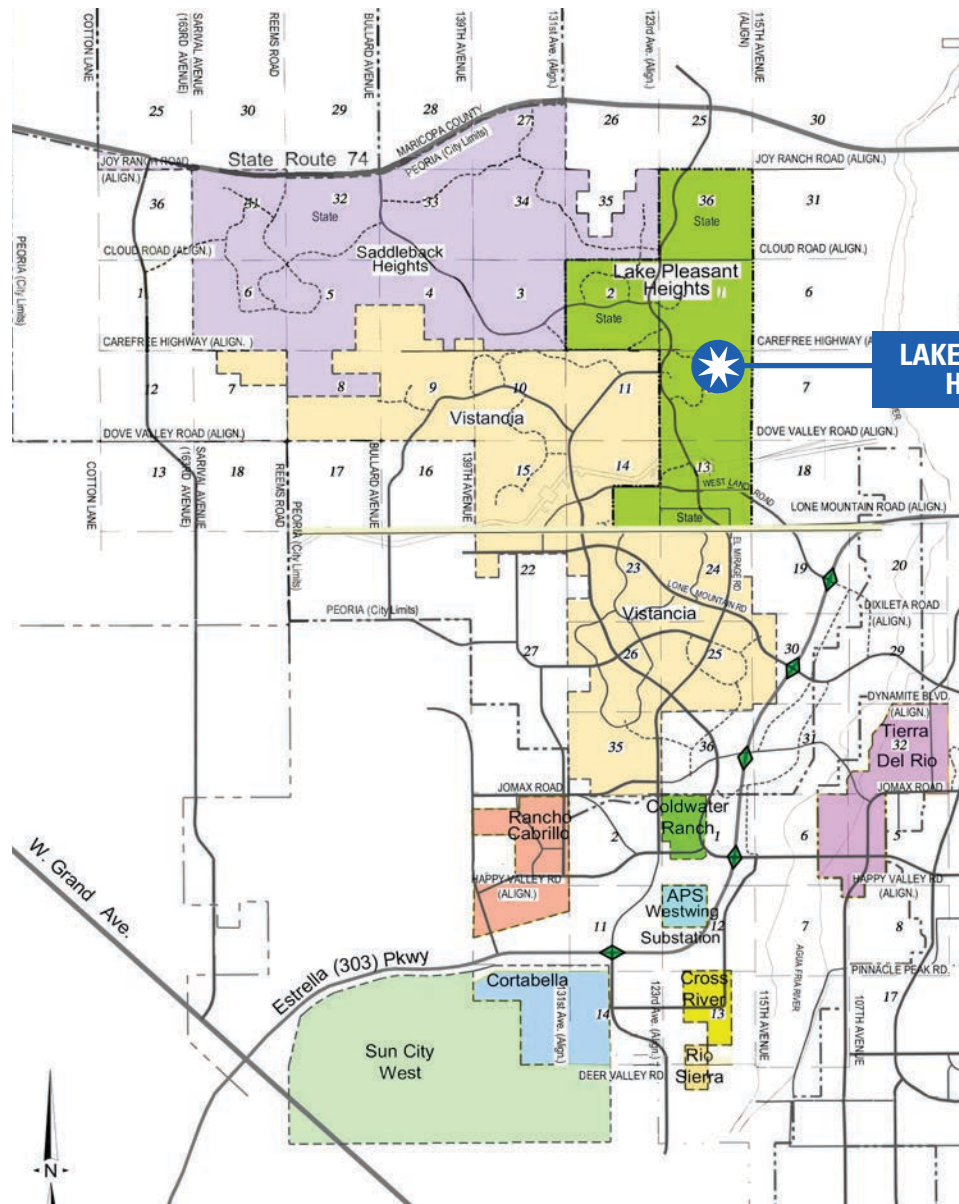
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VISTANCIA MASTER PLAN

Community Information

<https://vistancia.com/>

<https://www.liveatnorthpointe.com/>



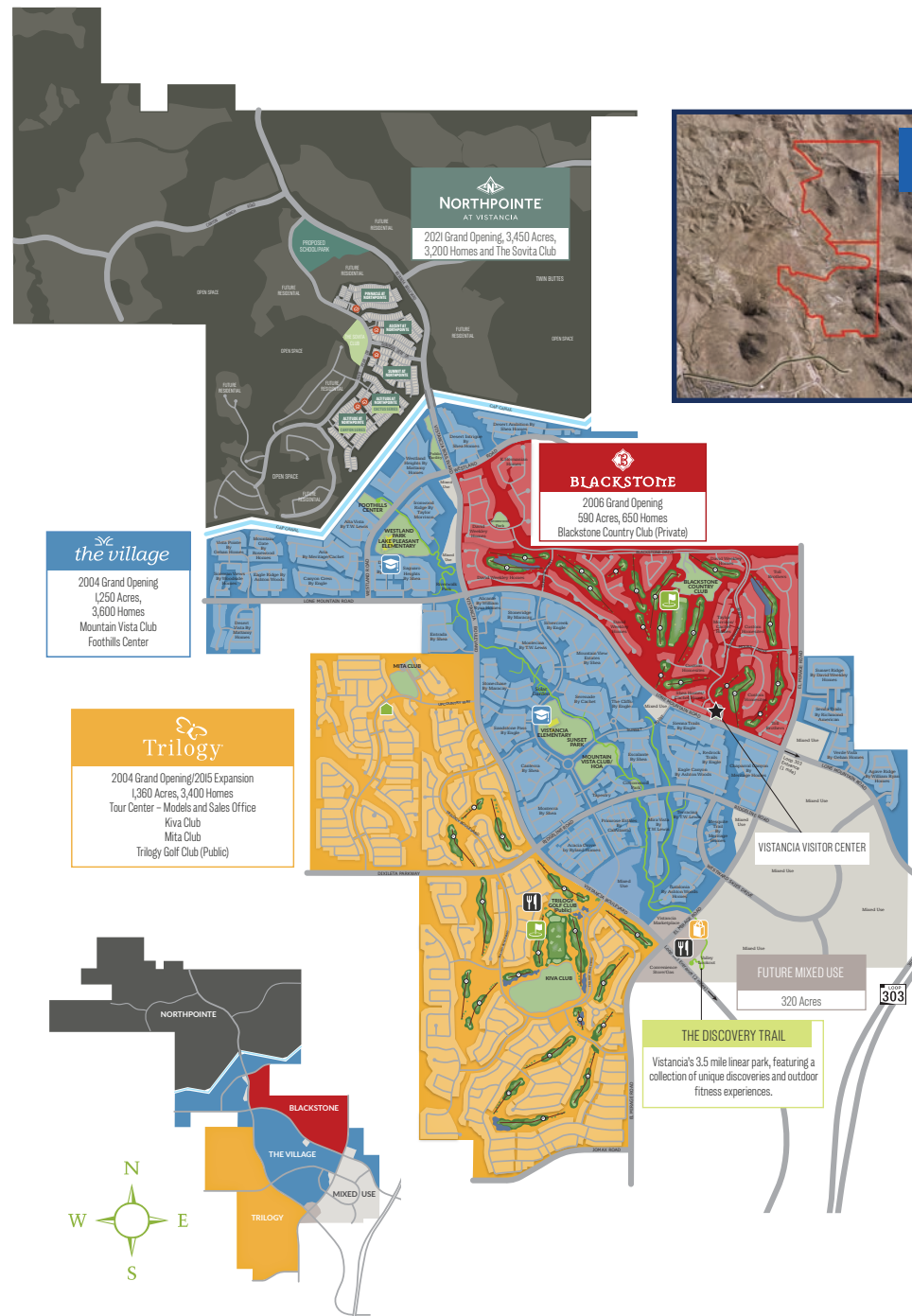
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