



**HAUGEN**  
Commercial Real Estate, Inc.  
www.HaugenCommercialRealEstateInc.com

# MYSTIC AT LAKE PLEASANT HEIGHTS DEVELOPMENT OPPORTUNITY

## NWC Westland Road & El Mirage Road Peoria, AZ 85383

*Zoned PCD-MU • Approximately 5 Acres*



### PROPERTY DETAILS

Location: NWC Westland Road & El Mirage Road Peoria, AZ  
 Size: Approximately 5 Acres  
 APN: 503-88-995C  
 R.E. Taxes: \$2,995.40 – 2020 Tax Year  
 Zoning: Link: [Lake Pleasant Heights PCD Mixed Use Designation](#)  
 Utilities: Available  
 Demographics: Link: [Westland Road Demo Report](#)  
 Purchase Price: Please call (Submit offer)

APRIL 2021

**George Haugen**  
Designated Broker



8765 E. Bell Road, Suite 207  
 Scottsdale, AZ 85260  
 (480) 455-1150 Office  
 (602) 499-6000 Mobile  
[George@HaugenCommercial.com](mailto:George@HaugenCommercial.com)

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.



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SOUTHWEST VIEW



## PROPERTY HIGHLIGHTS

APRIL 2021

- Mixed Use Zoning Allows Commercial or Multi-Family (15+ Units Per Acre)!
- Adjacent to Vistancia an award-winning Master Planned Community!
- NW Peoria is one of the fastest growing submarkets in the Phoenix Metropolitan Area!
- Multiple Single and Multi-Family projects planned adjacent to property!
- El Mirage Road is planned to extend north over the CAP Canal as demand grows for additional development in Lake Pleasant Heights!
- Beautiful High Desert Location with Fantastic Views!

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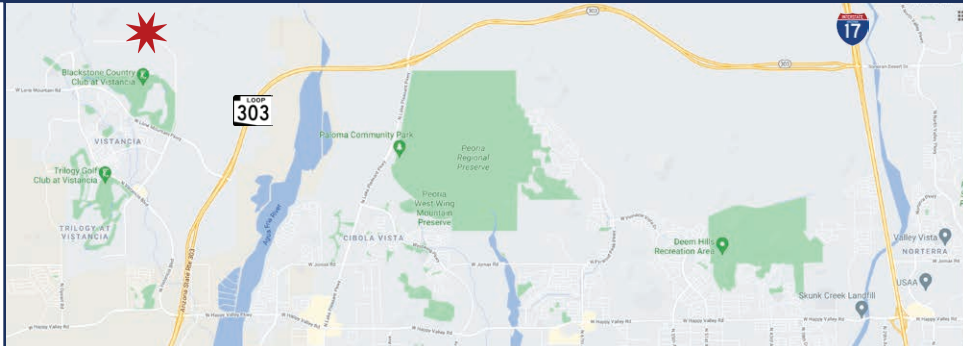
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### PROPERTY LOCATION



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## NWC Westland Road & El Mirage Road Peoria, AZ 85383

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**NORTHWEST VIEW**



**For Planning and Zoning Information please contact:**

Jennifer Fostino | Planner  
City of Peoria | Planning and Community Development  
9875 N. 85th Avenue  
Peoria, AZ 85345  
P: 623-773-7565 | F: 623-773-7245  
jennifer.fostino@peoriaaz.gov

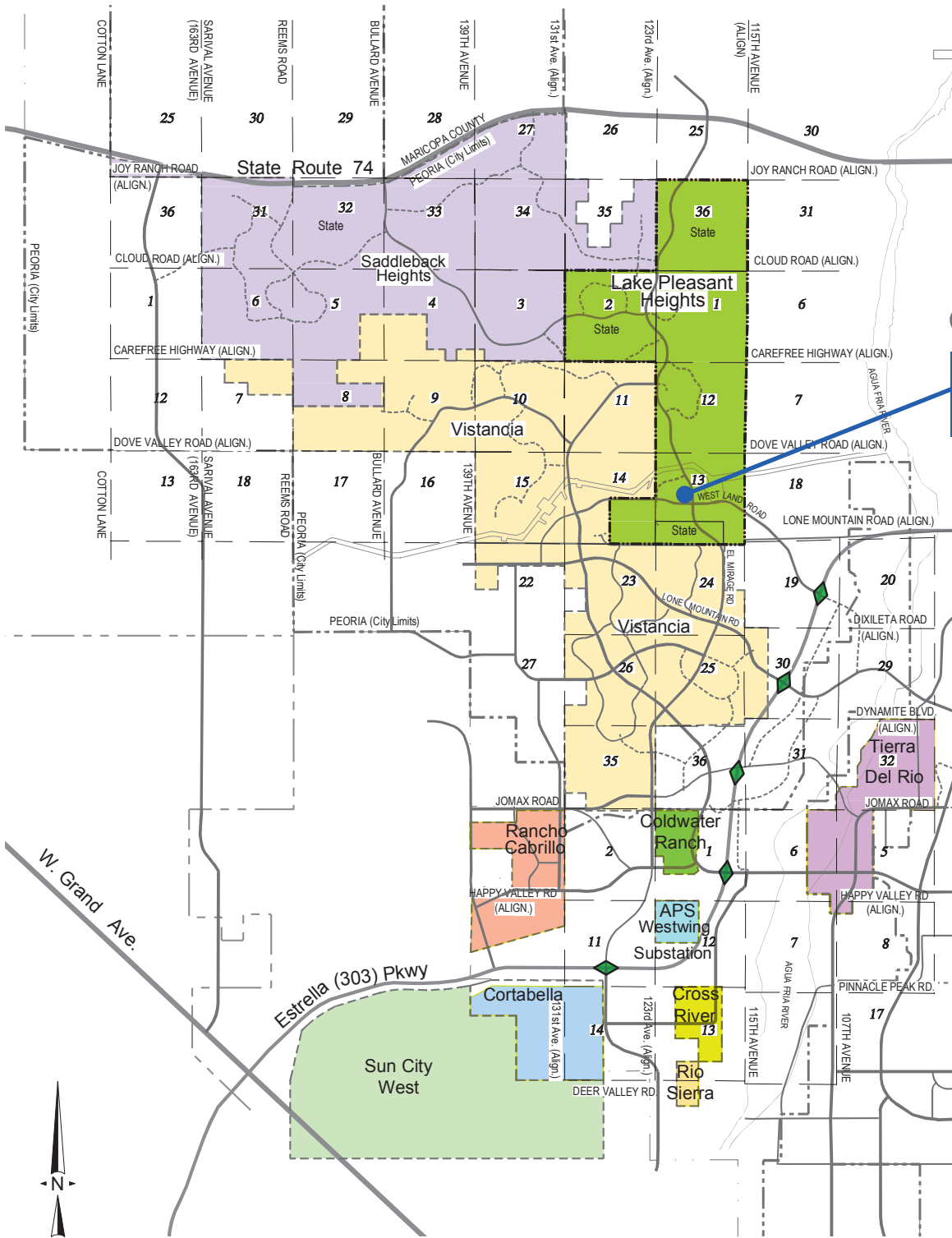


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**SUBJECT LOCATION**



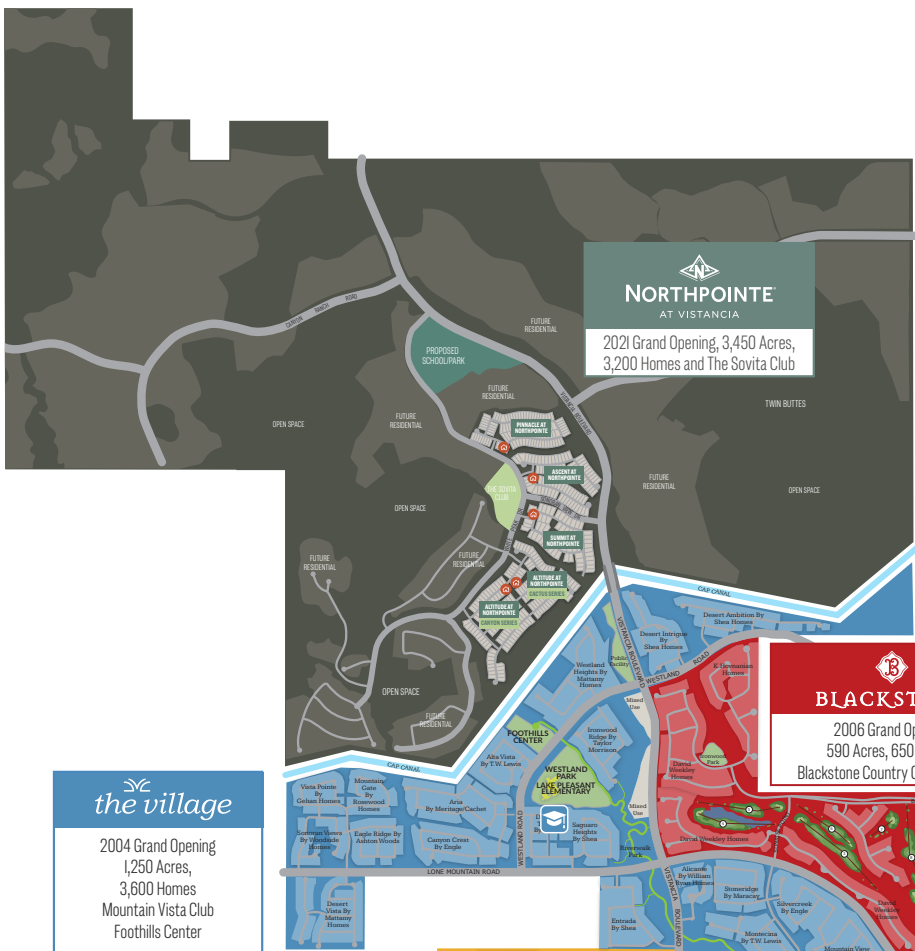
**Lake Pleasant Heights**  
Planned Community District  
PEORIA, ARIZONA



DATE: 8/22/14



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- Model Homes
- Open Space
- Future Development
- Proposed School/Park
- Education
- Retail/Shopping
- Golf
- Restaurants
- Vistancia Visitor Center
- The Village
- Blackstone
- Trilogy
- Northpointe
- Parks/Community Amenities
- Schools
- Future Mixed Use
- Retail

*the village*

2004 Grand Opening  
1,250 Acres, 3,600 Homes  
Mountain Vista Club  
Foothills Center

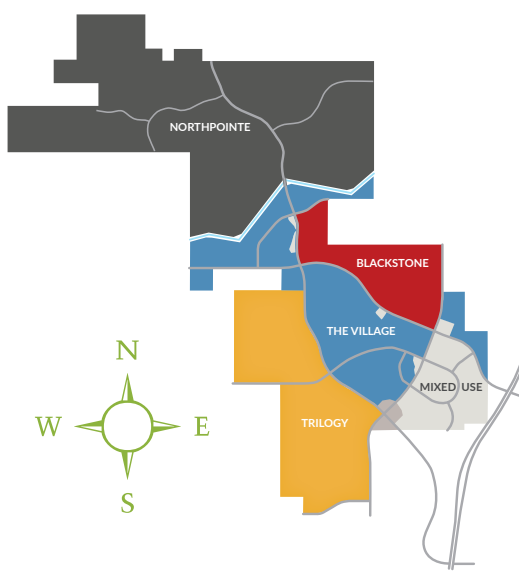
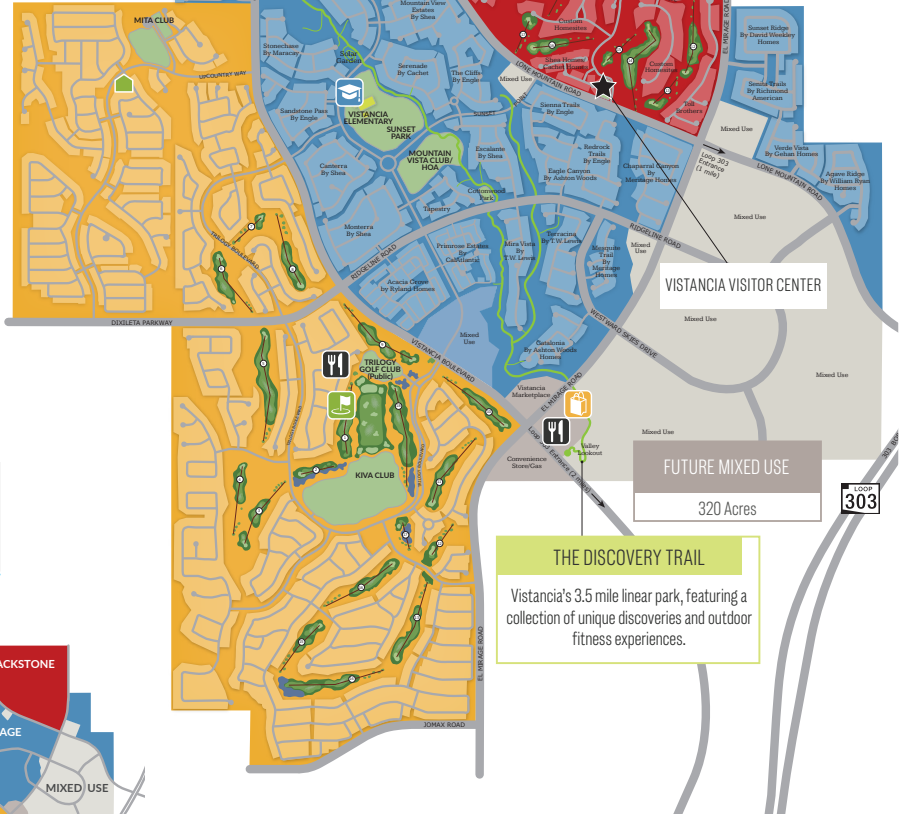
**BLACKSTONE**

2006 Grand Opening  
590 Acres, 650 Homes  
Blackstone Country Club (Private)

**Approximate Property Location**

**Trilogy**

2004 Grand Opening/2015 Expansion  
1,360 Acres, 3,400 Homes  
Tour Center – Models and Sales Office  
Kiva Club  
Mita Club  
Trilogy Golf Club (Public)



**THE DISCOVERY TRAIL**

Vistancia's 3.5 mile linear park, featuring a collection of unique discoveries and outdoor fitness experiences.

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