



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

Marketing Video:
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Approximate Location & Property Boundaries



George Haugen

Designated Broker

8765 E. Bell Road, Suite 207
Scottsdale, AZ 85260
(602) 499-6000 Mobile
www.HaugenCommercial.com
George@HaugenCommercial.com

LAKE PLEASANT HEIGHTS FOR SALE

Peoria, AZ 85383 | Approximately 780 Acres

SADDLEBACK
MASTER PLANNED COMMUNITY



LENNAR



NORTHPOINTE
AT VISTANCIA



David Weekley Homes



TWIN BUTTES BLVD.

**APPROXIMATE LOCATION
OF SUBJECT PROPERTY**

**PROPOSED EL MIRAGE
ROAD BRIDGE**

NORTH VIEW

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PEORIA MAP



City of Peoria Community Profile:
[CLICK HERE](#)

Demographics:
[CLICK HERE](#)



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PROPERTY HIGHLIGHTS

- North of Vistancia, an award-winning Master Planned Community!
- Adjacent to Northpointe @ Vistancia. A +/-3,400 acres Master Planned Community!
- Near Saddleback Heights, a +/-5,260 Acre Master Planned Community!
- NW Peoria is one of the fastest growing submarkets in metropolitan Phoenix!
- Approximately 15-minute drive to **TSMC** Semiconductor Campus!
- **AMKOR** Planning Major Project Near Lake Pleasant Highway and Loop 303!
- Near the popular Lake Pleasant Recreational Area!
- Beautiful High Sonoran Desert Location with Fantastic Views!
- Limited amount of available private land in the sub-market!
- Property is in the path of development!

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SOUTH VIEW



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PROPERTY DETAILS

Location:

A portion of the PCD Zoned Lake Pleasant Heights Master Planned Community located north of the CAP canal and on the eastern edge of the El Mirage Road alignment and in Peoria, Arizona.

Size: Approximately 780 Acres

APN: 503-88-006F and 503-88-019D

Real Estate Taxes: \$437.58 (2025 Tax Year)

Zoning:

Lake Pleasant Heights
PCD Zoning allows up to 831 units:
[CLICK HERE](#) for Zoning Document

Development Agreement:

The property is subject
to a Development Agreement
[CLICK HERE](#) for Development Agreement

Purchase Price:

Submit Offer

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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 25 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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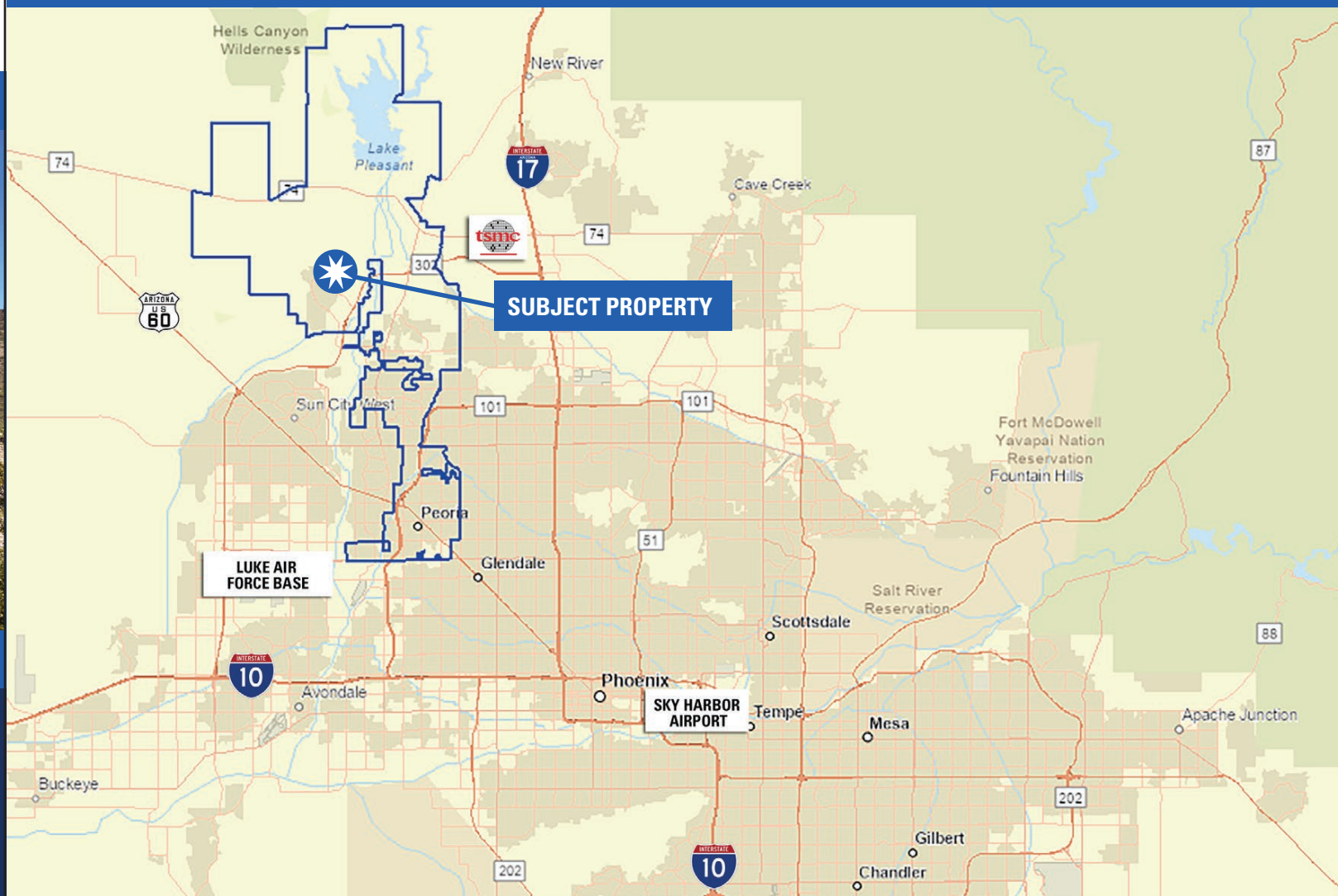
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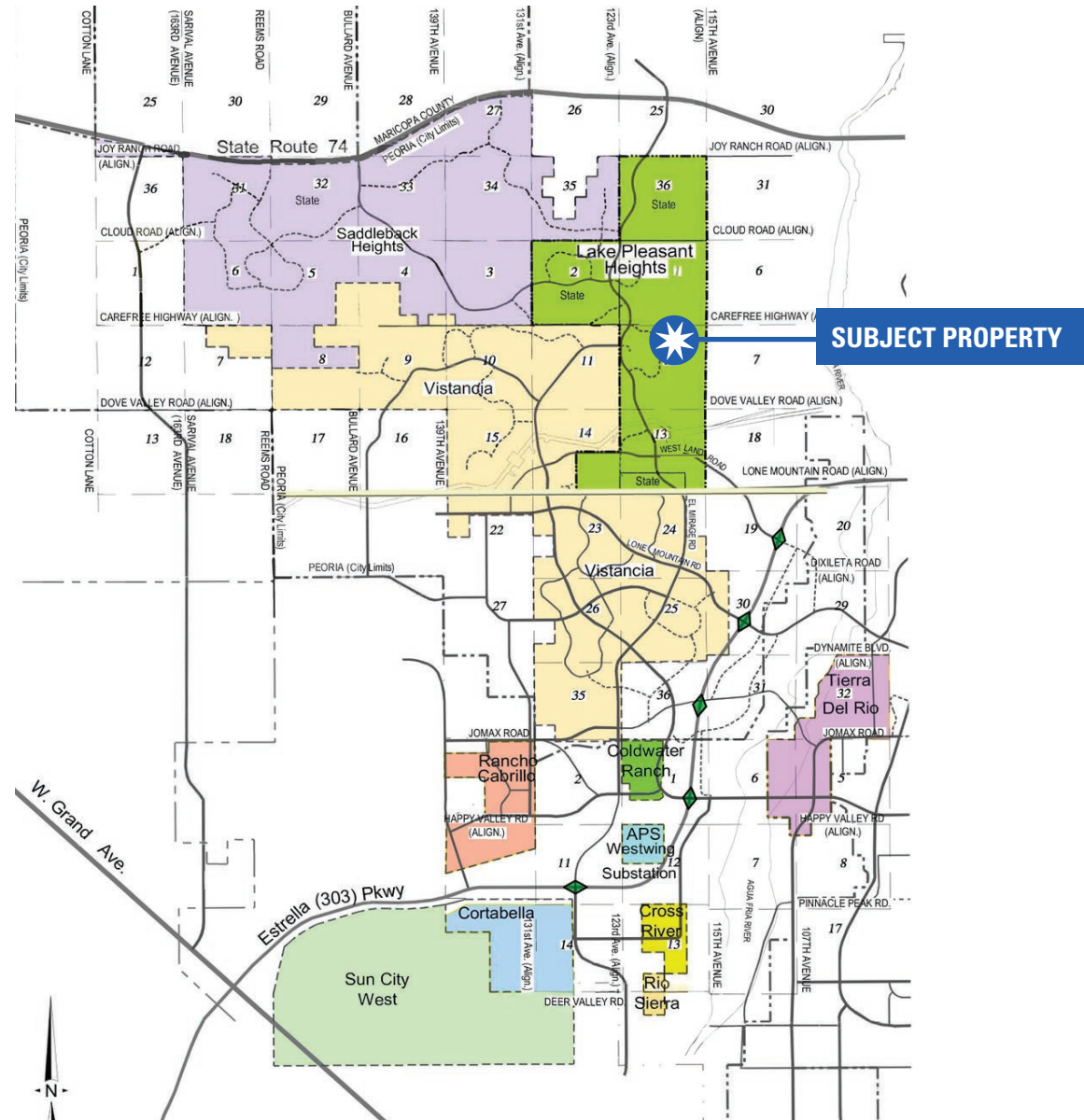
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VISTANCIA MASTER PLAN

Community Information

<https://vistancia.com/>

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

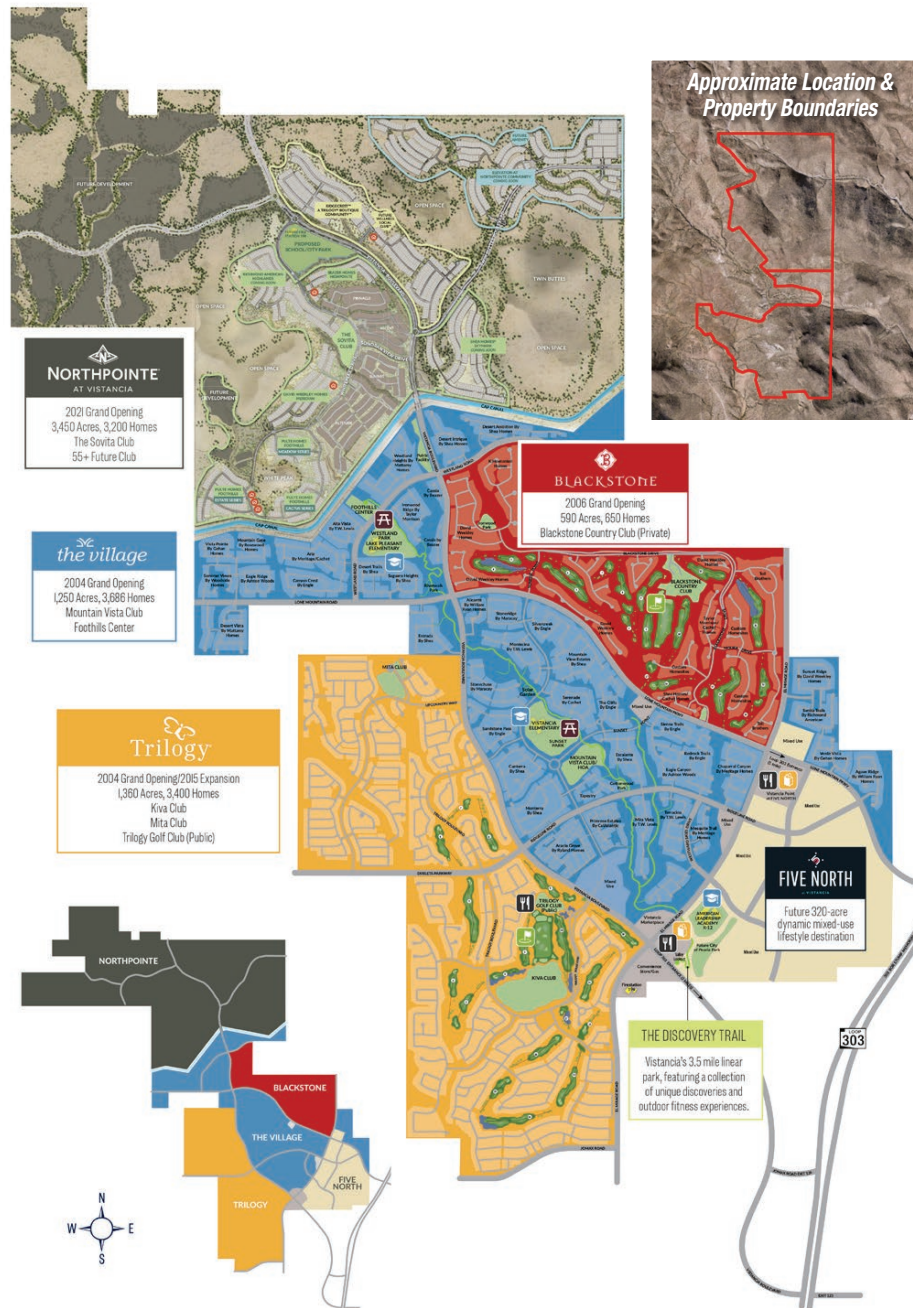
<https://saddlebackarizona.com/>



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