

# ±40 ACRES AVAILABLE

## FOR DEVELOPMENT

Joy Ranch Rd

N 211th Ave

English Wells Rd

503-12-001E

503-12-001H

503-12-001G

503-12-001D

W Carlise Rd

W Madcock Rd

**DOVE VALLEY ROAD & 211TH AVENUE**  
WITTMANN, ARIZONA 85361

FOR SALE (CONTACT AGENT FOR PRICING)  
±40 ACRES (1,742,400 SQUARE FEET)  
RU190 ZONING

**Chad Nepl**

Senior Vice President

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**citywide**  
COMMERCIAL REAL ESTATE

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**SUBJECT**

-  Parcels
-  Apple Testing Grounds
-  Burlington Northern Santa Fe Proposed Western Hub
-  Mountain High School (opened July 2023)

- Utilities Near Sites
- Ideal for Warehouse or Distribution Center Development
- Relatively Flat Land
- ±3,000 Feet to Developing BNSF Railroad Yard
- Adjacent to Apple Vehicle Testing Grounds
- Located Between SR 74 & US 60
- Potential to add an Additional 40 Acres (Lots D & G)

**FOR MORE INFORMATION**

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