

**2.26+/- ac Corner Commercial Lot**



**SELLS WITHOUT RESERVE**

**Seller Financing Available**

**Time of Sale**

11am MST Thur, Sept 9 or Bid Online during the live auction

**Address**

NW Corner of South 51st Ave & West Elliot Rd  
Phoenix, AZ 85339

**Open House**

Please view at your convenience during daylight hours.

3% Buyer's Premium

Commercial corner lot consisting of 2.26+/- acres situated adjacent to the future multi-phased Master Planned Community (MPC) known as Tierra Montana MPC. The property is located at the northwest corner of South 51st Avenue and West Elliot Road, which is the outbound commute corner (going home corner). South 51st Avenue is a well traveled thoroughfare with daily vehicle counts exceeding 14,000.

The ideal location coupled with ingress/egress off of South 51st Avenue and West Elliot Road provides great opportunity for development within a growing area. This land is zoned Commercial C-1, allowing for district - neighborhood retail and customer service business that is compatible with nearby residential districts. This corner lot offers opportunity for commercial development such as a Gas Station, Convenience Store, Retail Drug Store, and/or Mini-Mart Liquor Sales build out.

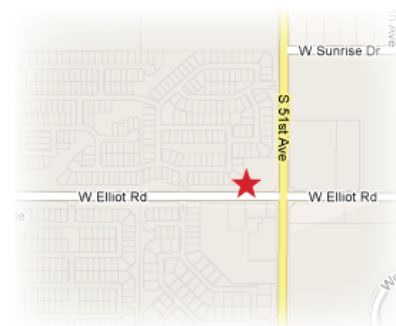
Two homebuilders, Taylor Woodrow Homes and Blandford Homes, have a combined 290 acres or 1,160 future home sites planned for the immediate area surrounding this commercial,

corner lot. Final planning has been completed. The south side of West Elliot Road is paved with sidewalks and sewer in place. As these phases progress, South 51st Avenue will be widened into eight lanes and West Elliot Road will be expanded to five lanes.

Approximately two miles west of the property will be the future 202 freeway, a 22 mile loop that will wrap around the Mountain Park Ranch and the foothills, traveling north to connect again to Interstate 10. Freeway 202 will allow traffic from Tucson to bypass downtown congestion and connect to Interstate 10 around 67th Avenue. Construction of this freeway is scheduled to begin in 2013.

Approximately two miles to the north of the property is Baseline Road a significant, well-established east-west arterial. This intersection is home to big box retail, numerous national in-line tenants and single- and multi-tenant centers. South of Baseline Road is home to established and new single-family residential, which extends up to the property's neighboring parcels.

**Directions**



From S 51st Ave and W Dobbins Rd:  
South approx 3 miles to property.



800.801.8003

Property ID - 304888



## Buying Real Estate at Williams & Williams Auction

**Inspect** the property before bidding during the open houses and/or day of sale. Transfer funds or arrange for financing to accommodate an immediate (no later than 30 days) closing per the terms and conditions of sale stipulated exclusively in the Contract and its Addenda, available online at our website and/or day of sale and by reference incorporated herein.

**Register** to bid by following the online instructions and/or bring to the live auction your ID (driver's license) and check/cash for required down payment. DO NOT BID unless you've inspected the property, agreed to be bound to the Contract and Addenda and received and read a Bidder's Card and Sale Day Notes as all properties are sold "AS IS, WHERE IS" without financing, inspection or other contingencies to sale.

**Bidding** is open to the public. The Auctioneer, as the sole arbiter and controller of the conduct of the live auction, will call the sale, control any increments of bidding, and be the final and absolute authority without liability to any party. To make a bid, raise your Bid Card or hand to be recognized. Bidding generally concludes in less than five minutes per property. To bid online, when available, review the online bidding instructions.

**Deposits** are required (10%, \$2,500 minimum per property) in the form of cash or check (immediately processed electronically and non-refundable) from each high bidder at the auction with the balance of the purchase price and all closing or other announced costs due within 30 days (closing costs typically approximate 1% of the purchase price, \$1,000 minimum, and include but are not limited to title exam and policy, closing fee and filing costs).

**A Buyer's Premium** of 3% (\$2,500 minimum) will be added to the high bid and included in the total purchase price. All properties offered for sale at auction under the "ABSOLUTE" or "WITHOUT RESERVE" designations are being offered for sale without reserve (i.e.) for the high bid price in each instance and are not subject to subsequent approval by any third party. Buyers are not allowed possession until Closing and filing of the deed, at which time the property should be re-keyed. If for any reason the Seller is unable to transfer the property, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

## Selling Real Estate at Williams & Williams Auction

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Last modified 8-3-2010