



VACANT LAND FOR SALE – ±0.435 ACRES ZONED R-O – \$299,000

2901 W CACTUS RD PHOENIX, AZ



CACTUS RD

8767 E. Via de Ventura #290
Scottsdale, AZ 85258

RGcre.com

MARK REIN

480.214.9414
Mark@RGcre.com





±18,952

Land Square Feet

±.435

Total Acres

\$299,000

Purchase Price

\$15.78

Price Per SF

R-O

Zoning

149-20-171

Parcel

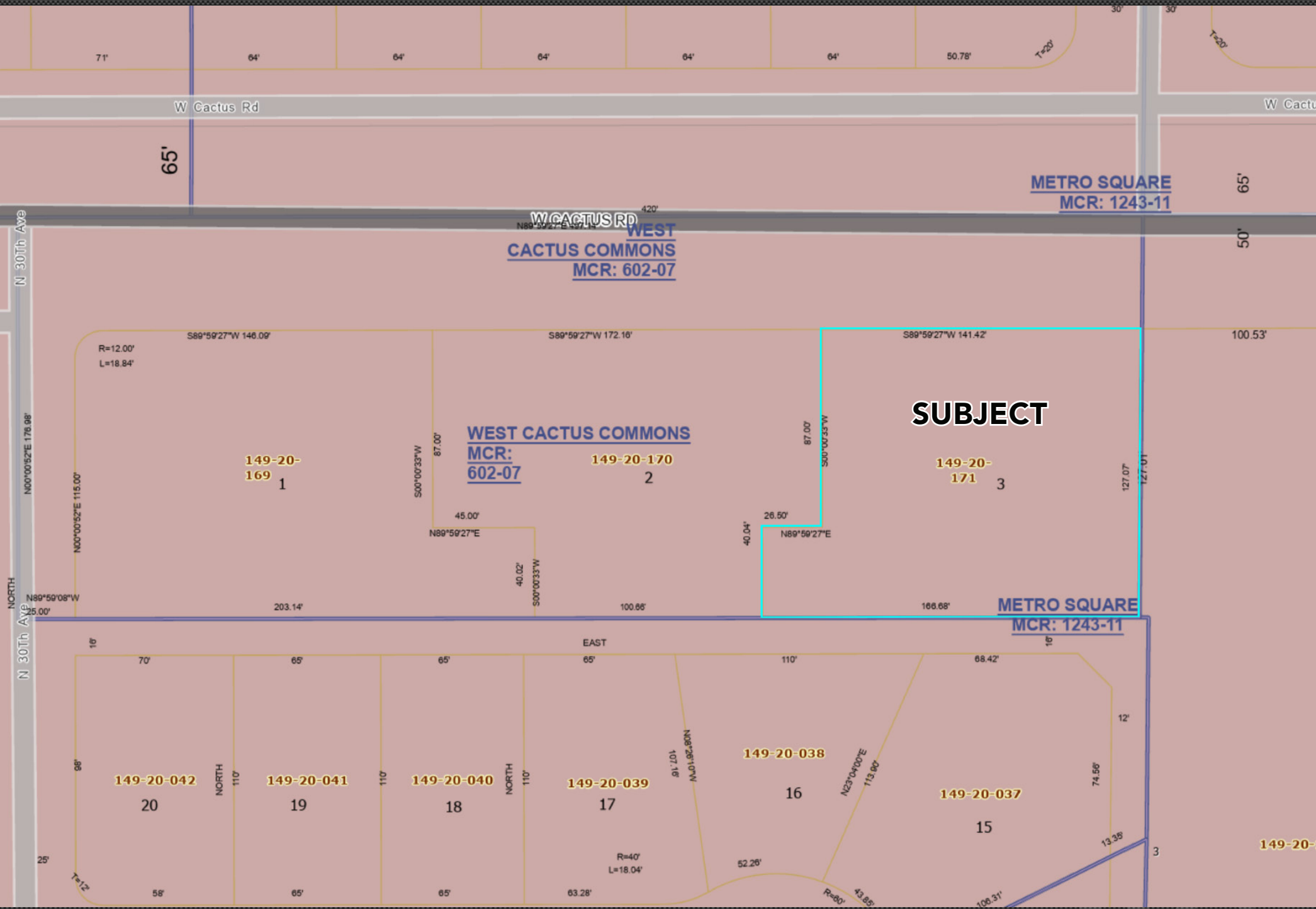
\$4,077.46

2025 Taxes

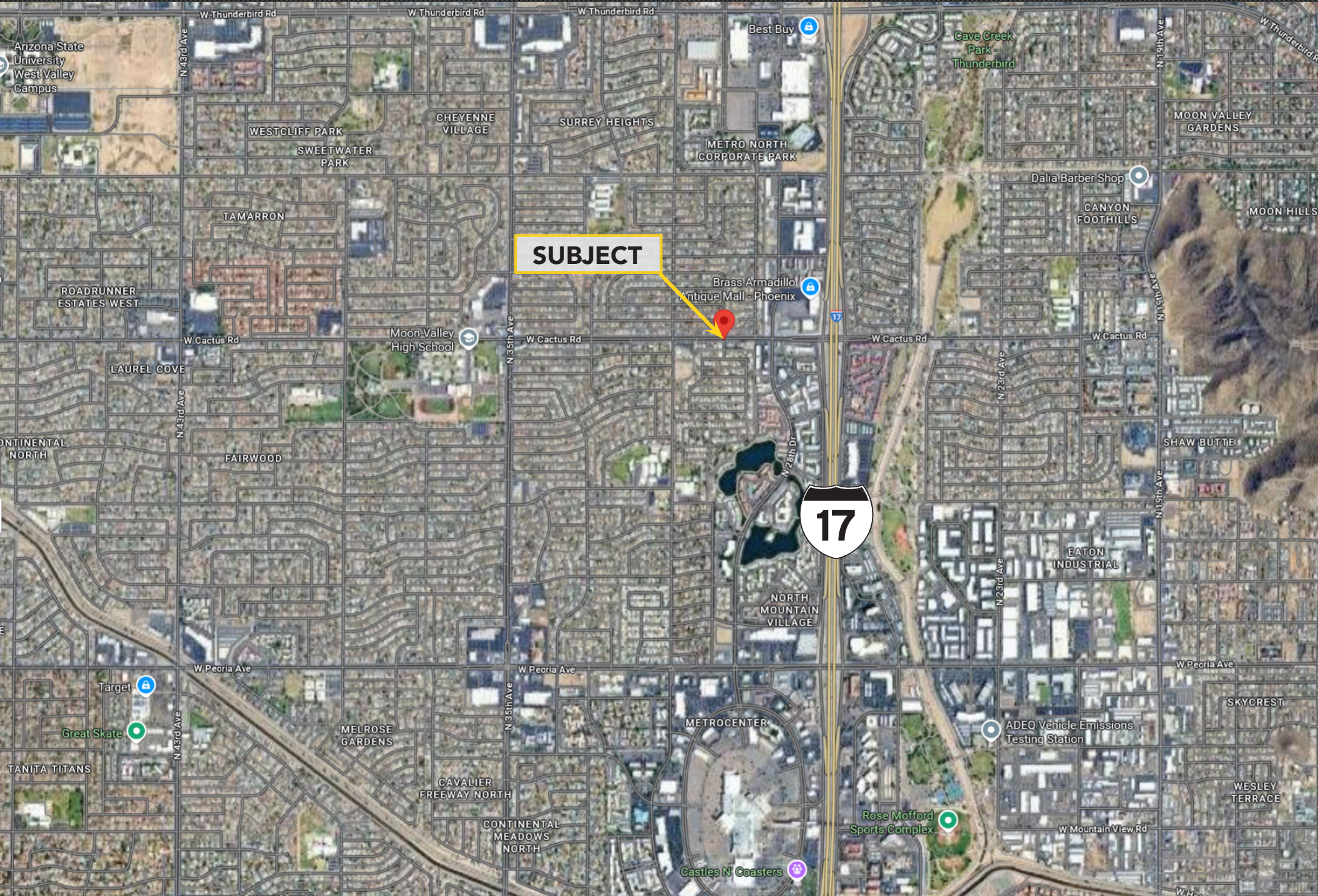


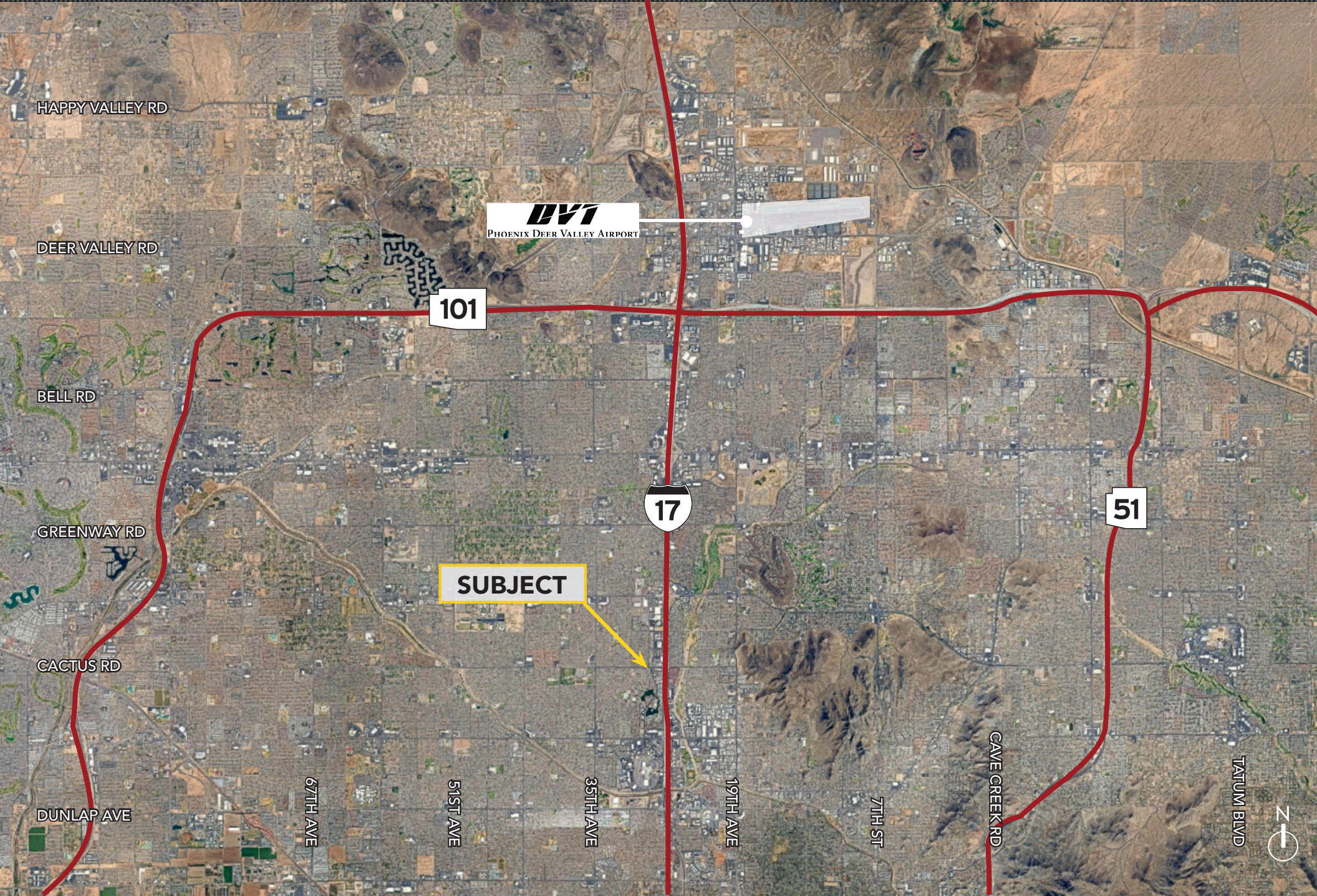
The subject property is a vacant land pad that is the third parcel of a medical office development. The other two parcels are already developed as a freestanding veterinarian office and a dental office. The subject parcel is just west of the intersection of 28th Drive and Cactus Road and is one block west of Interstate 17.

There is a shopping center just east of the subject that is zoned C-1 and the veterinarian office just west of the subject is also zoned C-1. The highest and best use of the property may now be retail rather than an office building. Arguably, the City will have a hard time denying the change of zoning to C-1 given that properties on both sides of the subject are already zoned C-1. This could also be ideal for a new owner/user medical building.









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