



**VACANT LAND FOR SALE – ±0.435 ACRES ZONED R-O – \$331,660**

2901 W CACTUS RD PHOENIX, AZ



CACTUS RD

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

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**±18,952**

Land Square Feet

**±.435**

Total Acres

**\$331,660** (\$17.40/SF)

Purchase Price w/ R-O Zoning

**\$381,660** (\$20.14/SF)

Purchase Price w/ Zoning  
Contingency

**R-O**

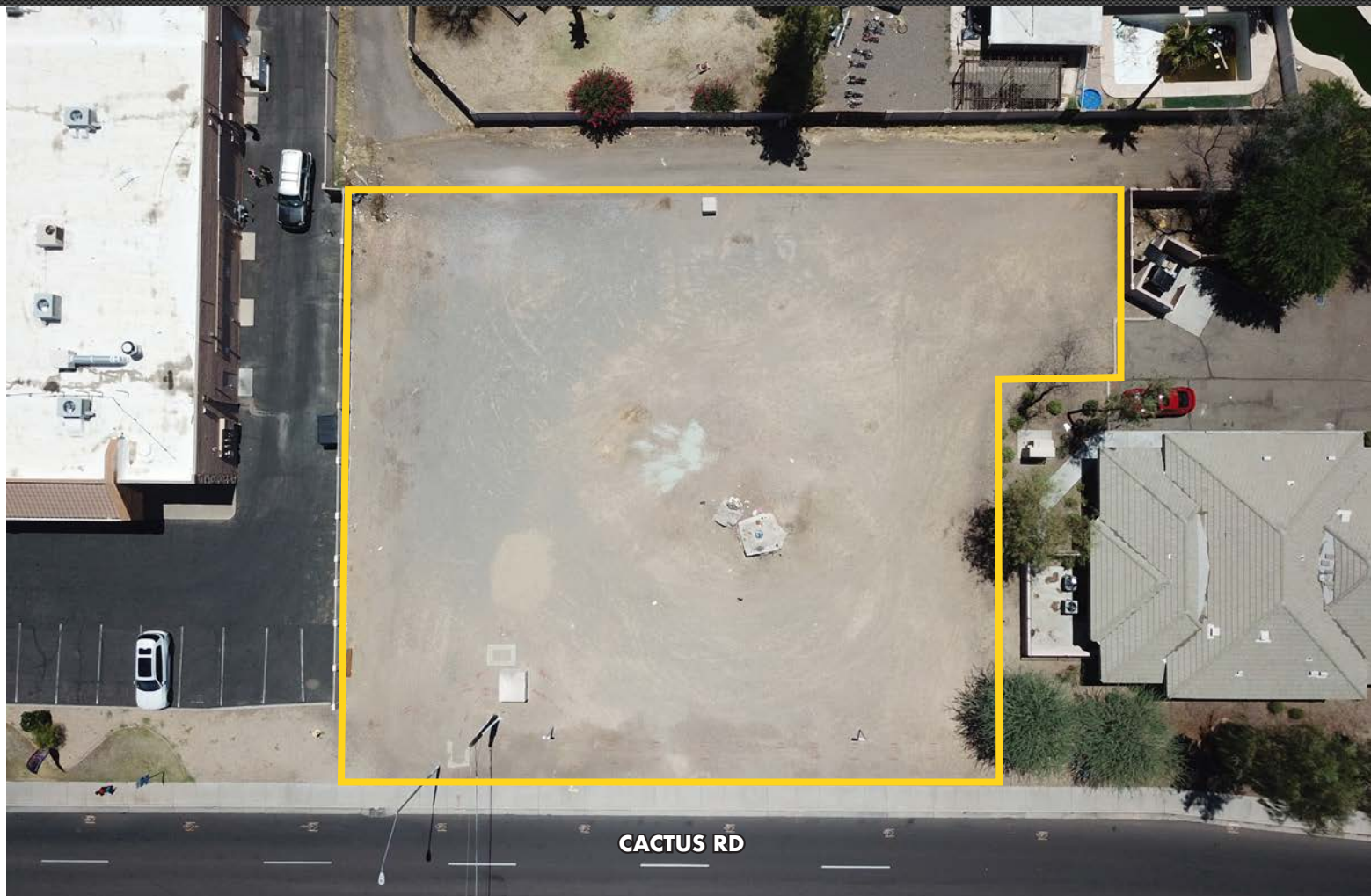
Zoning

**149-20-171**

Parcel

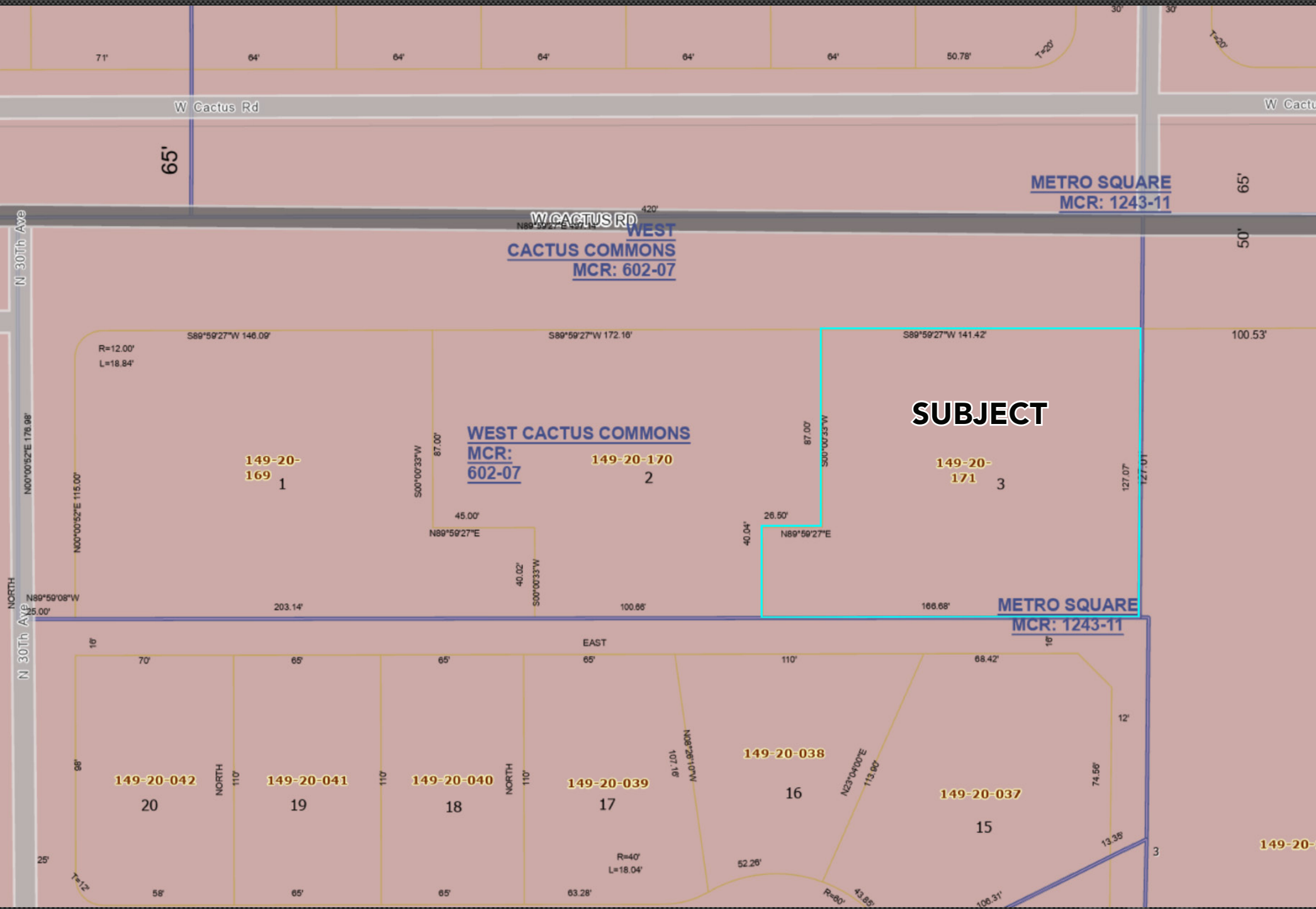
**\$3,924.34**

2024 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.

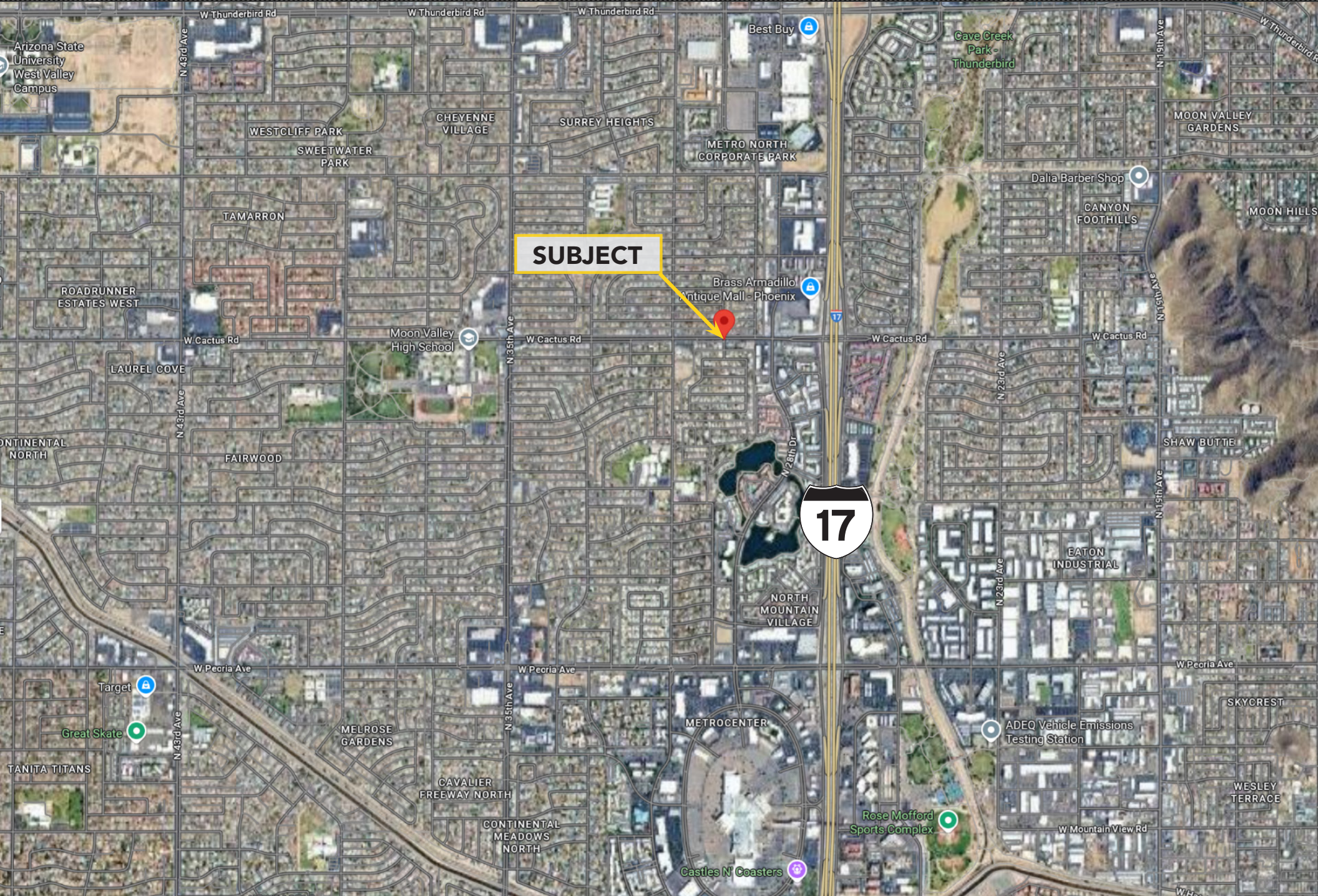
There is a shopping center just east of the subject that is zoned C-1 and the veterinarian office just west of the subject is also zoned C-1. The subject property has two prices. If the property is purchased with no zoning change contingency then the price is \$331,660. If the buyer wants to delay the closing until the zoning can be changed then the price is \$381,660. 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. The seller has created an incentive with the pricing so that the seller will not have to wait for the zoning change approval. This could also be ideal for a new owner/user medical building.



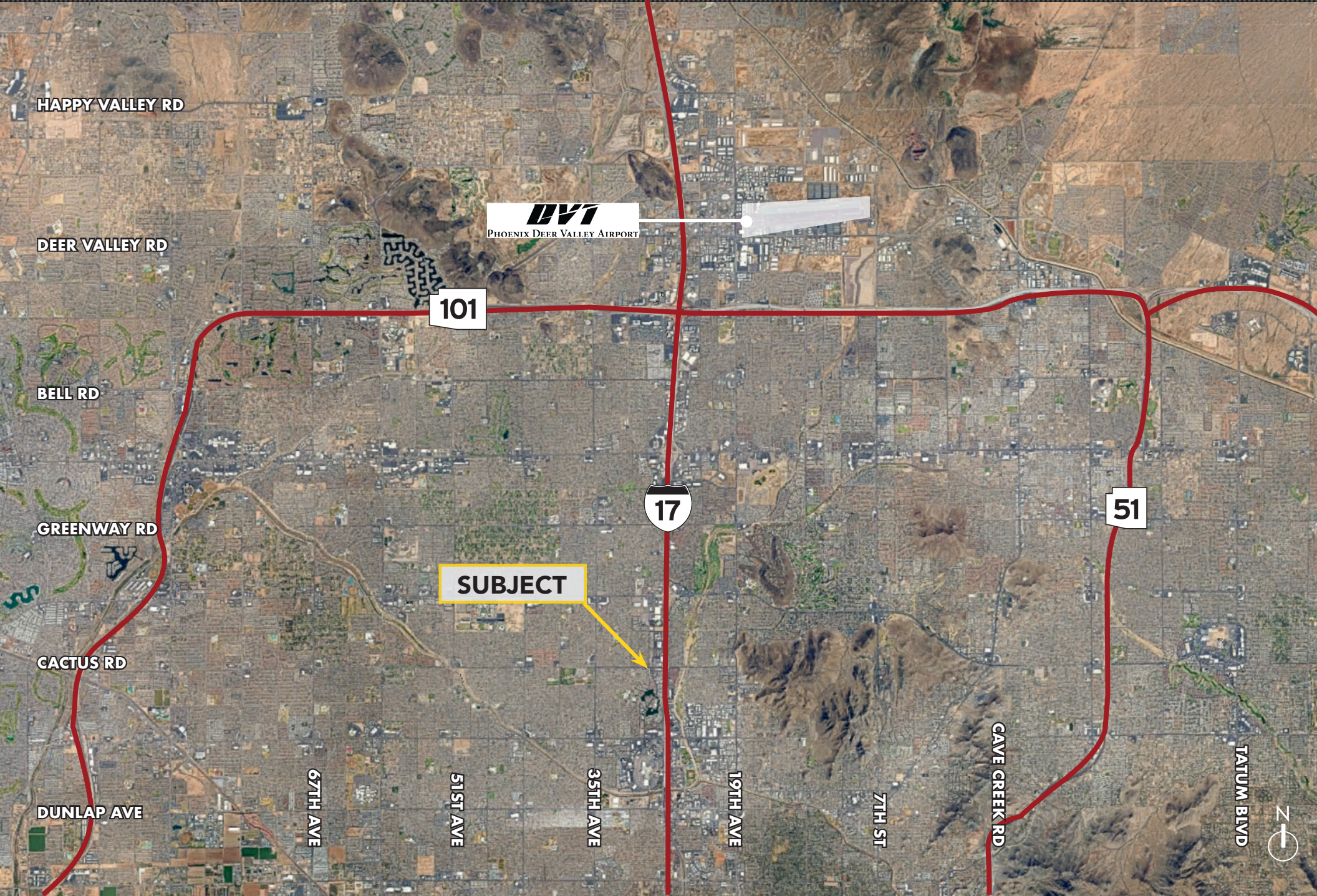














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