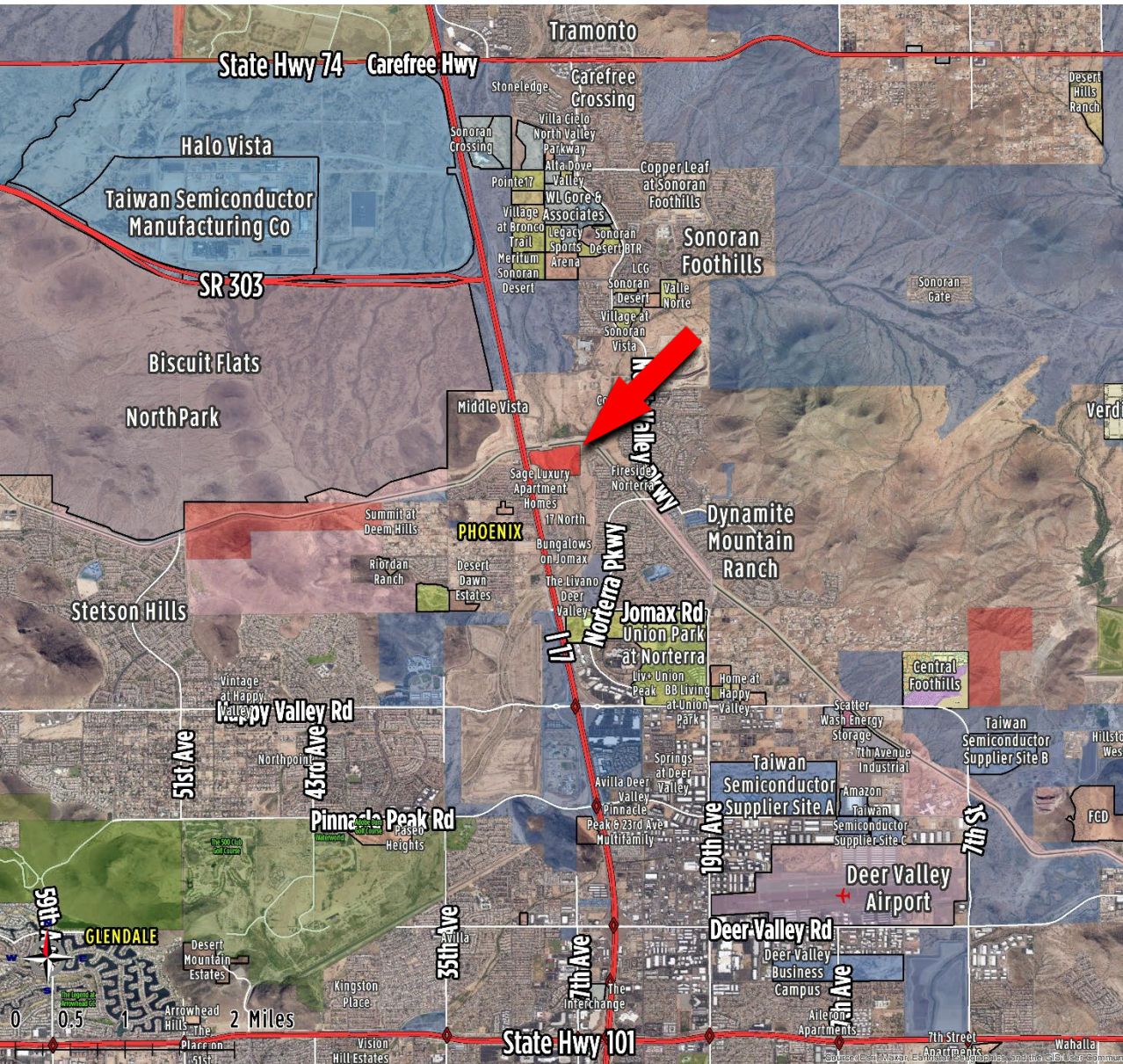


# I-17 Corridor Acreage by TSMC | Phoenix, AZ

The Hogan Group  
7114 E Stetson Drive  
Suite 400  
Scottsdale, AZ 85251  
(602) 553-4117



Location: SEC of the CAP & I-17  
Phoenix, AZ

Purchase Price: Submit Offers

Description: 54.19 Acres  
APN 204-23-462A  
Zoned R1-6 PCD

Utilities: Water – City of Phoenix  
Sewer – City of Phoenix  
Electricity – APS  
Gas – Southwest Gas

Comments: The property is currently in the floodway however there is a path to recover approximately 36.9 acres of the site which is addressed in the linked feasibility study. The seller will allow time for the buyer to get through the CLMR process and entitlements.

Link: [LJA Feasibility Study](#)



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jtipton@hogangroupaz.com  
jbeach@hogangroupaz.com

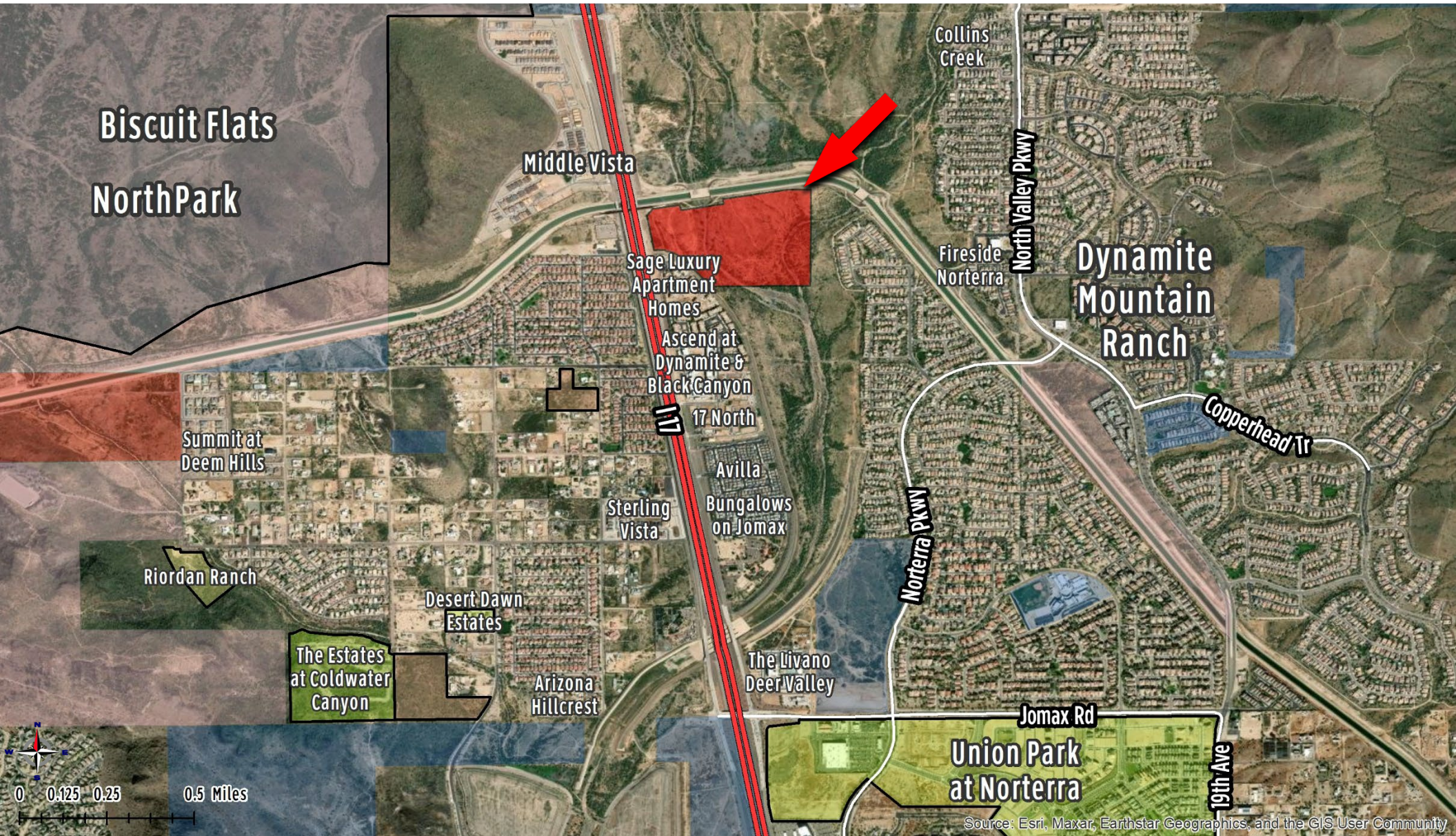
## EXCLUSIVELY LISTED

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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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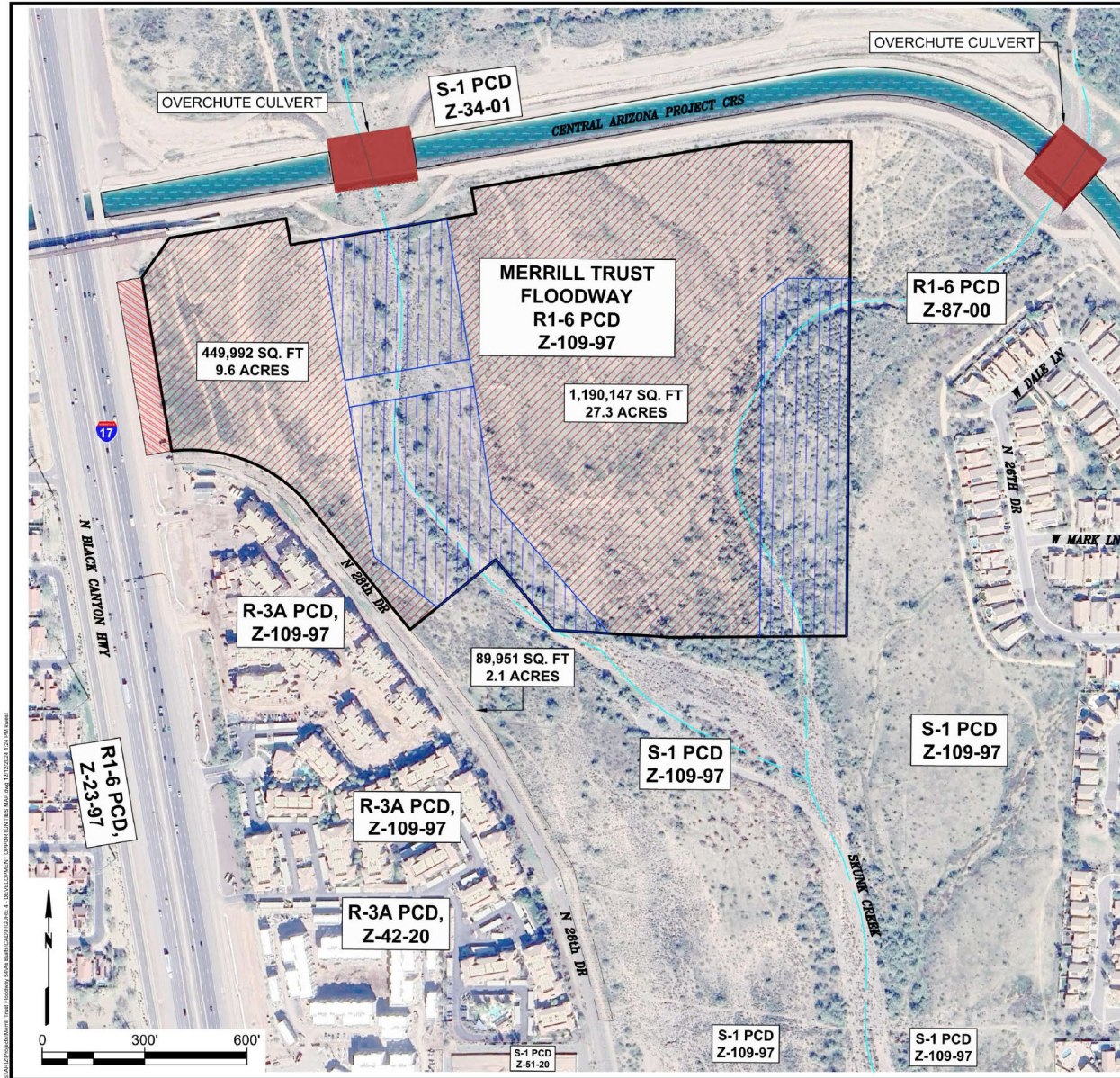
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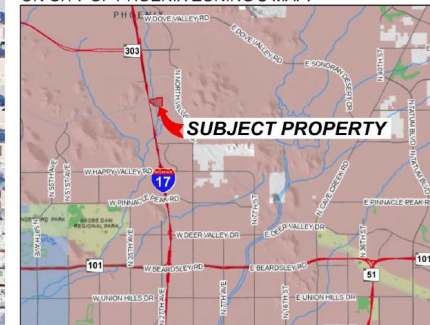
## LEGEND:

- ZONING BOUNDARY
- WASH FLOW LINE
- SUBJECT PROPERTY
- CENTRAL AZ PROJECT
- EXISTING OVERCHUTE CULVERT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED ROADWAY IMPROVEMENTS

## NOTE:

ZONING BOUNDARIES WERE APPROXIMATE BASED ON CITY OF PHOENIX ZONING'S MAP.

PARCEL BOUNDARIES WERE APPROXIMATE BASED ON CITY OF PHOENIX ZONING'S MAP.



**VICINITY MAP**  
N.T.S.



**LJA Engineering, Inc.**  
426 N. 44th Street, Suite 300  
Phoenix, Arizona 85008  
Phone: 480.571.6150  
LJA.com  
Employee-Owned. Client Focused.

MERRILL TRUST FLOODWAY 54

FIG. 4: DEVELOPMENT OPPORTUNITIES MAP

DATE:  
12/04/2024  
JOB NO:  
AZ5288-0054  
DRAWN BY:  
KW/CZ  
CHECKED BY:  
AC/RQ

**E4**

4 OF 10



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[illegible]

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