



Dear Builder or Developer,

I'd like to introduce an opportunity that may be a strong fit for your next residential project or spec home investment project—**4 adjacent, off-market, vacant parcels** located in Doney Park, Flagstaff, AZ.

Each parcel is approximately **2.6 acres** and fully surveyed.

Property Highlights:

- **Lot Size:** Approximately 2.6 acres each
- **Zoning:** Rural - Residential
- **Water:** Doney Park Water
- **Electric:** APS available. Accessible to all four parcels (per APS)
- **Road Access:** Legal easements via E Rope Rd and North Wind Circle Rise
- **HOA:** None
- **Price:** \$740,000 for all four (\$185k/parcel) or \$214,900 for each parcel - (Cash purchase)

Addresses:

8000 & 8004 E Rope Rd., Flagstaff, AZ 86004

APNs:

- 301-74-059V (Lot 1 - 2.591 acres)
- 301-74-059W (Lot 2 - 2.601 acres)
- 301-74-059Y (Lot 3 - 2.626 acres)
- 301-74-059Z (Lot 4 - 2.535 acres)

If this sounds like something you're interested in, let's schedule a time to talk.

Warm regards,

AnneMarie Iorio

Blue Bird Property Buyers

(610) 810-1859

info.bbpb@gmail.com