



**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:** R - Residential
- **Water:** Doney Park Water
- **Electric:** APS available at Rope Rd., accessible to all four parcels (per APS)
- **Road Access:** Legal easements via E Rope Rd and North Wind Circle Rise
- **HOA:** None
- **Price:** \$840,000 for all four (\$210k/parcel) or \$235,000 for each individual parcel (Cash / Partial seller carry for 4 parcels)

**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**

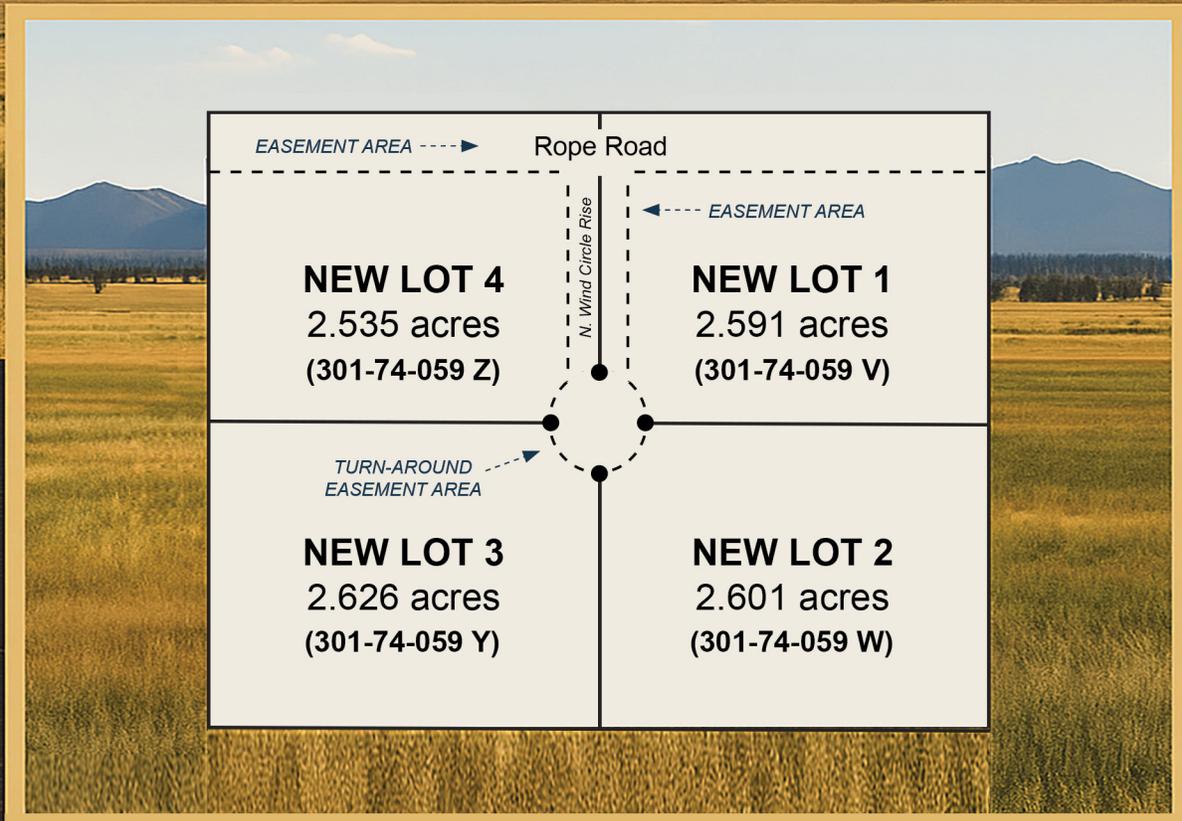
*Blue Bird Property Buyers*

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# BUILDER OPPORTUNITY

4 ADJACENT PARCELS IN DONEY PARK, FLAGSTAFF, AZ



**\$840,000 for all four (\$210k/parcel) or \$235,000 each**

- Road access from Rope Rd. and N. Wind Circle Rise
- Doney Park water and utilities accessible from Rope Rd.
- Flat, buildable lots with beautiful mountain views
- Ideal for builders doing spec homes / residential development
- Four package deal
- APN's 301-75-059 V, W, Y & Z
- Sale type: Cash / Partial seller carry for 4 parcels