

# MARKET ANALYSIS & EXCESS LAND WORKSHEET

Project: M6972 01X 060 MA 145 H8374

Parcel: L-C-046 B

Highway: US 60

Owner: ADOT

Section: Thunderbird Road T. I.

Agent: Tammy Alme

## COMPARABLE MARKET DATA

Assessor Parcel #	Sale Date	Sales Price Per Unit	GENERAL ADJUSTMENT FEATURES					ADJUSTED UNIT VALUE
			Size	Zoning	Topography	Location	Other	
503-57-026A Maricopa Co.	6/1/25	\$2.57/sf	19,487sf	RU-43	Flat triangular	West of Sun City	Assemblage	\$1.50/sf
							--	
501-36-122A	11/1/22	\$1.28/sf	4,888sf	SN	flat	El Mirage AZ	Land Locked	\$1.00/sf
					-		-	
501-28-027	10/1/18	\$1.72/sf	8,700sf	MU	flat	El Mirage	Vehicle storag	\$1.00/sf
					-		-	
SUBJECT 501-26-016			2,373sf small	UC	Flat triangular	El Mirage	limited access small size	
<b>RECOMMENDED LAND UNIT VALUE:</b>								\$1.00/sf

NOTE: The above sale/listing data was obtained from sources such as Comps of Arizona, TRW/REDI, Multiple Listing Service, etc. and may not have been independently confirmed. This document shall be accompanied by a delineation package prepared as define in the ADOT R/W Manual, Plans-4948, Section 18.04: Preparation of Parcel Files, real estate comparables, maps and all supporting documentation. If using a % of fee, it must be justified as to why and all pertinent information be attached.

**ACQUISITION FROM SUBJECT PROPERTY:** Area: 2,373/sf x \$1.00/sf = \$2,373 SAY \$2,400

Photograph of property attached for value \$25,000 - \$50,000 Type of Interest:

Highest and best use: x unchanged    changed (see comments)

**COMMENTS:** (re: access, shape, location, topography, intensity of use for partial interests, minor improvements/cost-to-cure, etc.) Sale 1 was needed for an assemblage (helping size and solving a shape problem) for an existing business. Sale 2 has good future potential for legal street access, and size/shape for residential development at that time. Sale 3 is a currently buildable lot with good access being used for equipment storage. The subject is small and triangular, and only has access to an alley. It has frontage on N. Honcho road, but no access there. Likely not buildable because of lot size with required setbacks. It does have potential to be assembled with the adjoining vacant parcel. The City will not want a billboard on this site.

**PROPOSED MINIMUM: \$2,400**

**CONCURRENCE:**

T. Alme  
ADOT Right of Way Manager

12/10/25  
Date

