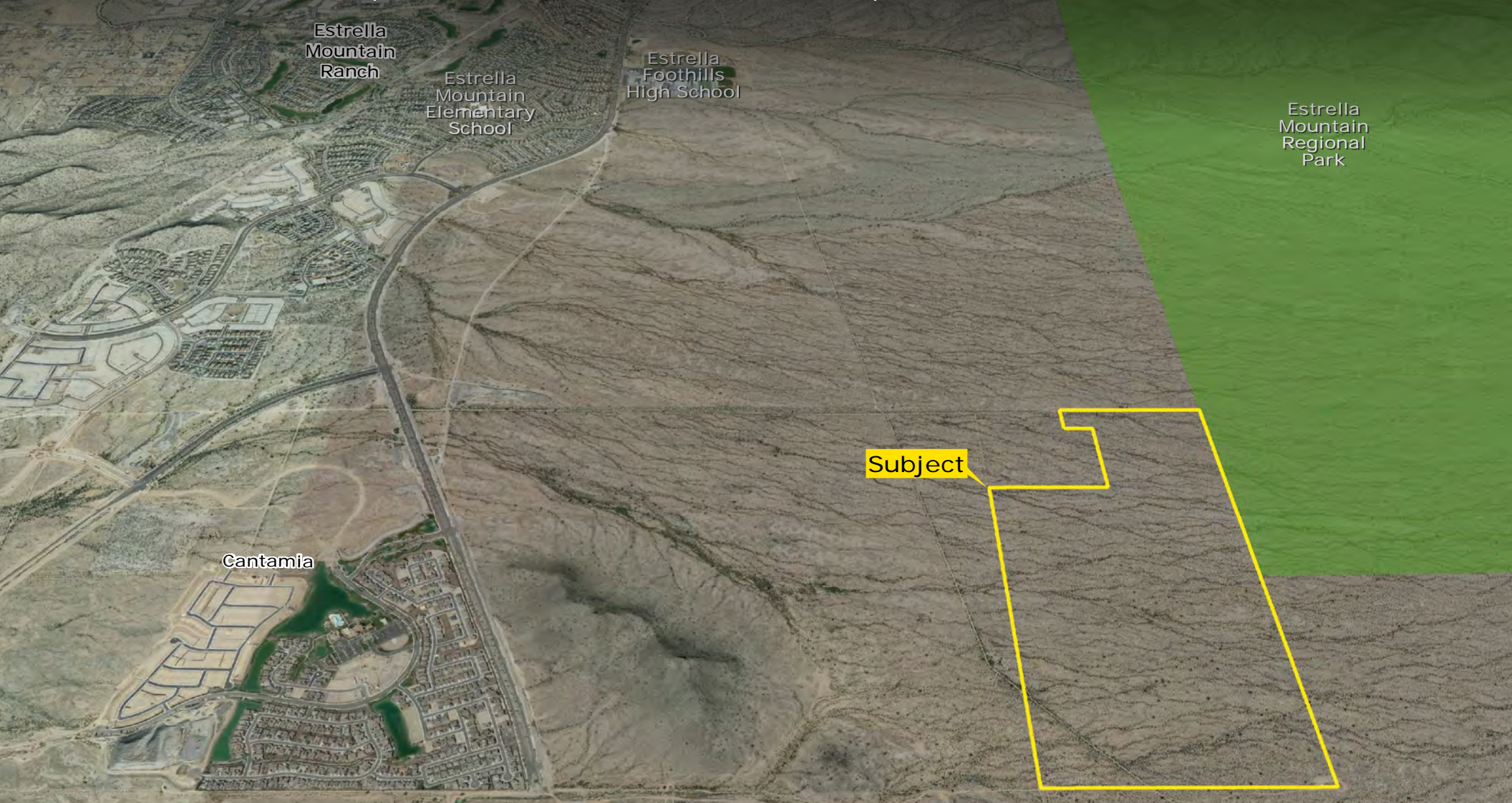


SIERRA VISTA FOOTHILLS

EXCLUSIVE LISTING | NEC PECOS ROAD & COTTON LANE | GOODYEAR, ARIZONA



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4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZBK27371-12.21.17

SIERRA VISTA FOOTHILLS PROPERTY OVERVIEW

LOCATION

NEC Pecos Road and Cotton Lane (163rd Avenue/Sarival Road Alignments)

SIZE ±280.8 acres

PRICE Submit

ZONING

PAD – Passes & Amended 11/15/2010 (amended by ordinance #10-1227)

[Click here to view Amended Final PAD](#)

[Click here to view Ordinance Doc. #10-1227](#)

UNITS 1,191 Approved Dwelling Units per PAD Zoning

UTILITIES

Sewer/Water - City of Goodyear Rainbow Valley District

Gas - Southwest Gas

Electric - Arizona Public Services

Telephone/Cable - Cox

TAXES \$383.86 (2016)

SCHOOLS

Weststar Elementary

(Liberty Elementary School District) - approx. 2 miles NW of Site

Estrella Foothills High School

(Buckeye Union High School District) - approx. 2 miles NW of Site

COMMENTS

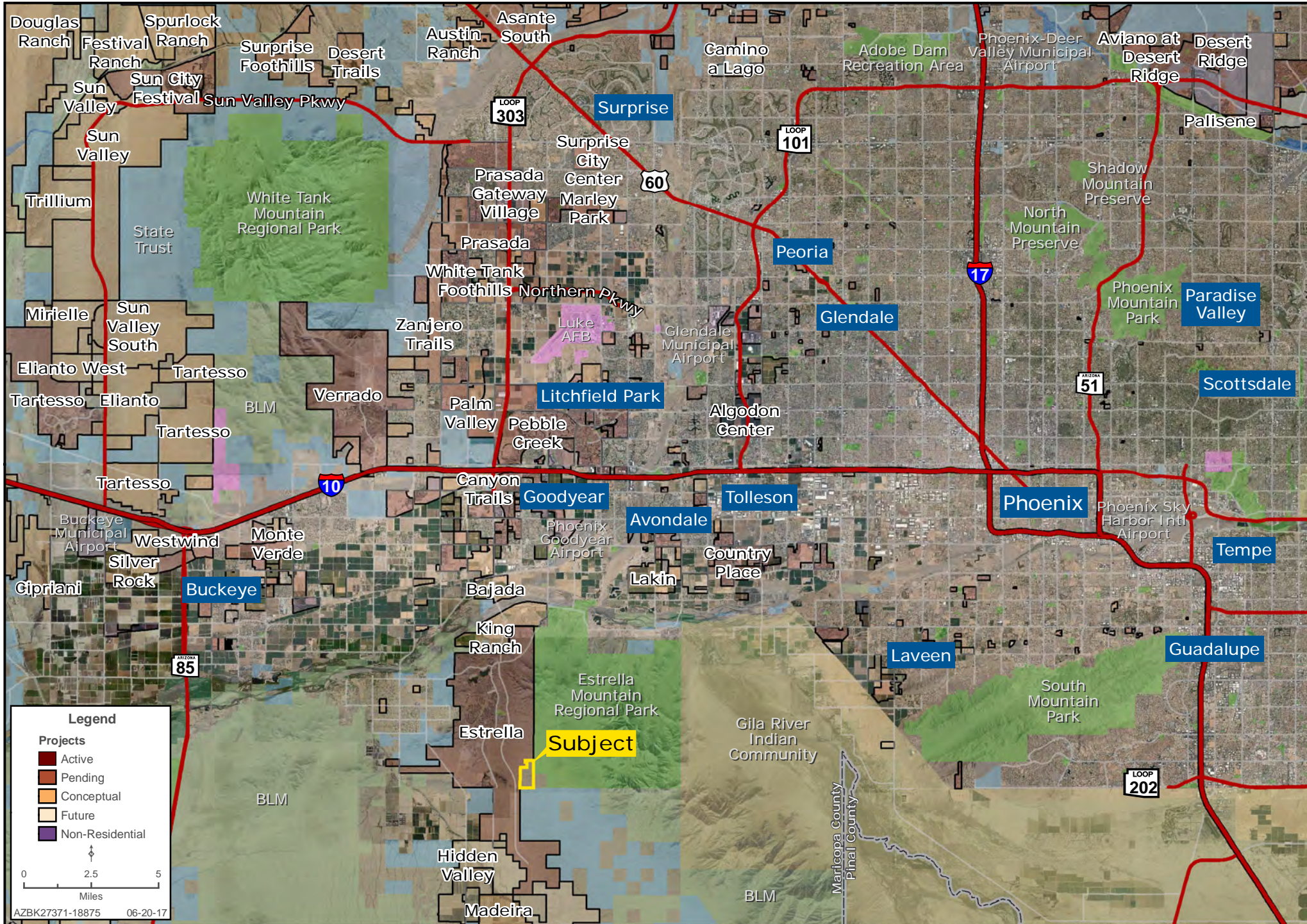
- Property is adjacent to Estrella, one of the most active and highly amenitized communities in Phoenix - [click here for more details.](#)
- 1,191 Approved Dwelling Units per PAD Zoning
- Active Grazing Lease through March, 2018
- Completed Preliminary Drainage Report
- 2010 Updated ALTA
- 2009 Traffic Impact Analysis
- RBF Preliminary Water & Sewer Report
- Approval of Analysis of Assured Water Supply – ASWR March 17, 2014
- Proposed community does not contain any 404 or defined wash jurisdictional areas

COMMUNITY LAND PLAN



REGIONAL MAP

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Legend

Projects

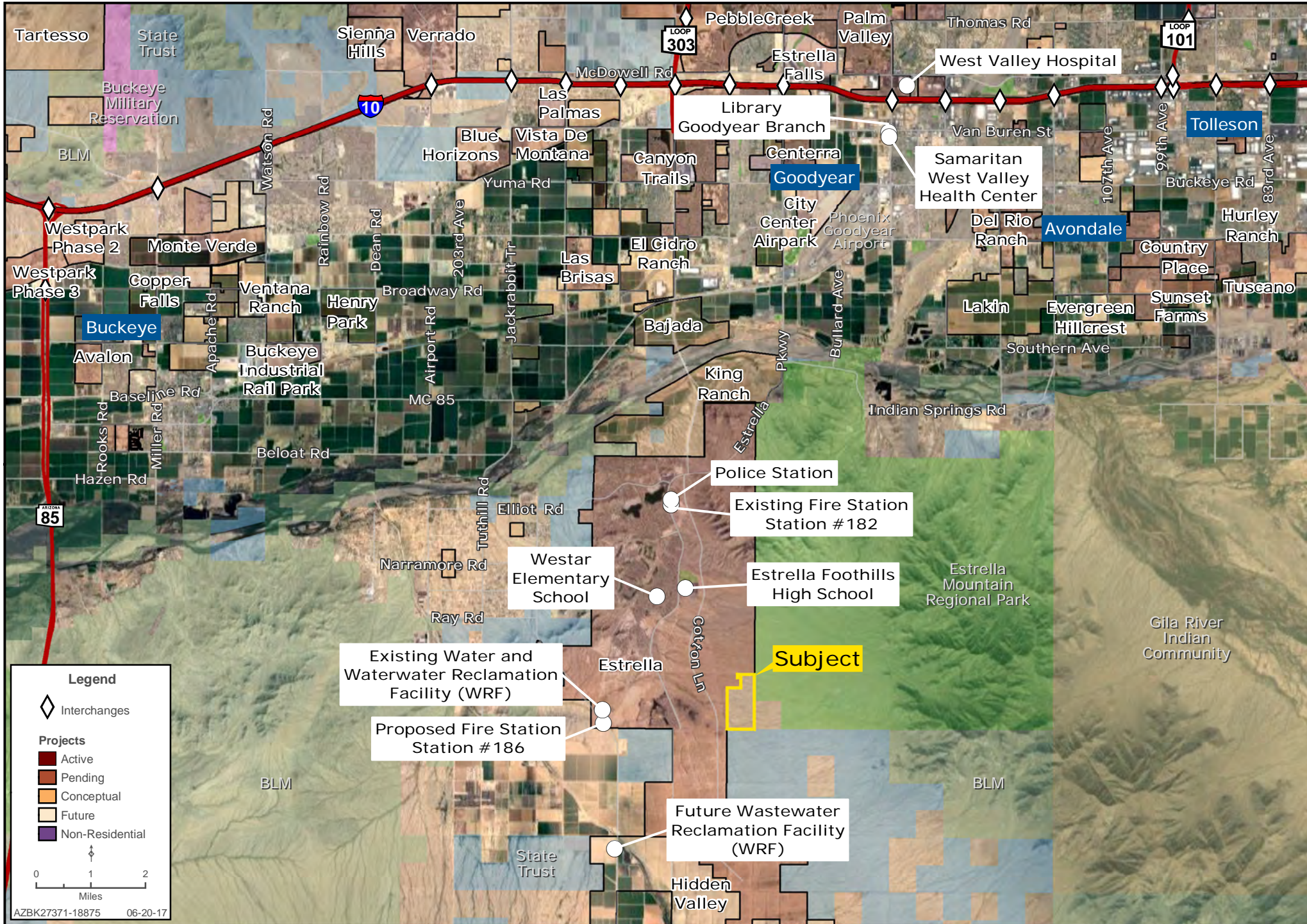
- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 2.5 5
Miles

AZBK27371-18875 06-20-17

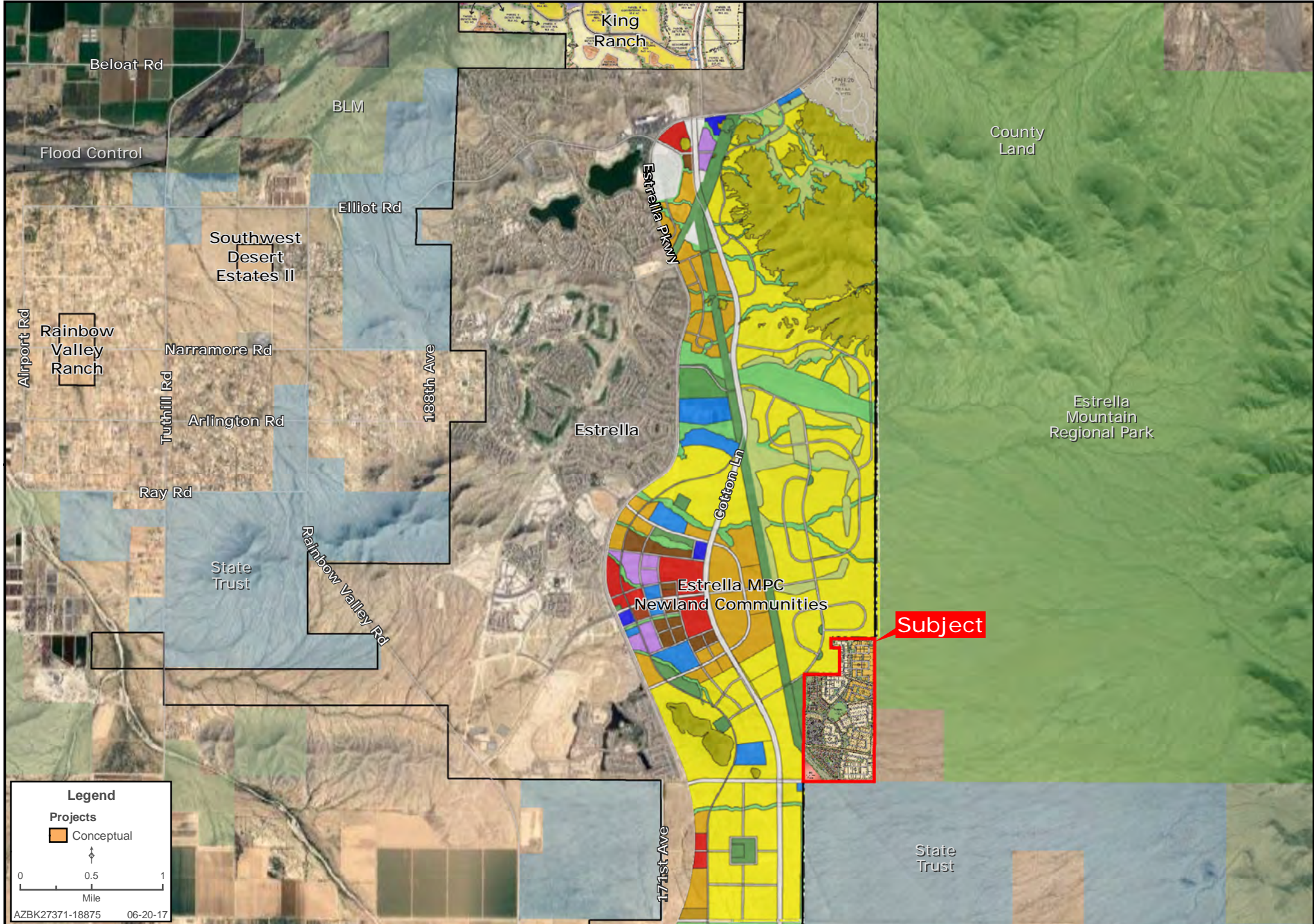
SURROUNDING DEVELOPMENT MAP

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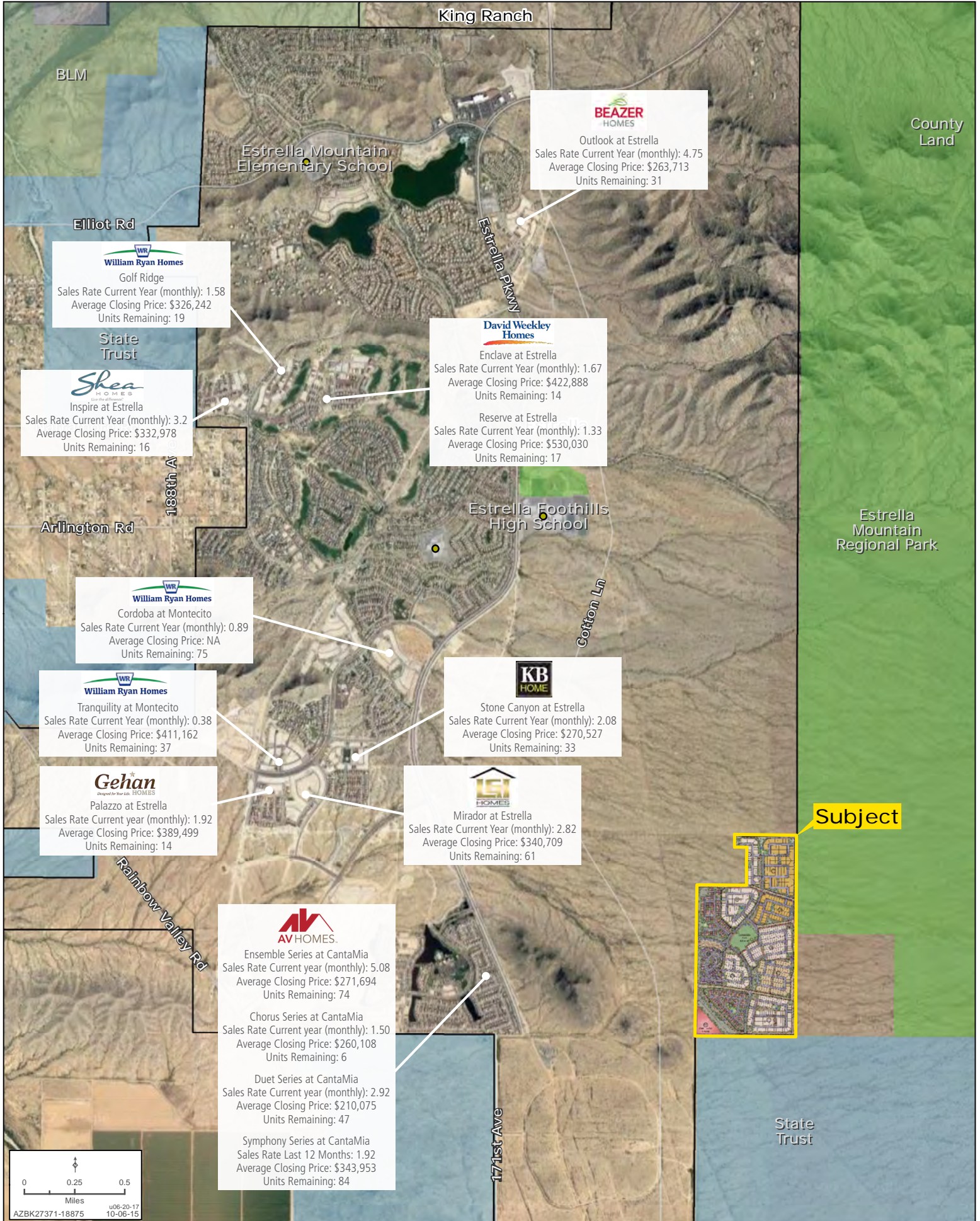
SURROUNDING AREA MAP

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ESTRELLA ACTIVE BUILDERS MAP

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BEAZER HOMES
Outlook at Estrella
Sales Rate Current Year (monthly): 4.75
Average Closing Price: \$263,713
Units Remaining: 31

William Ryan Homes
Golf Ridge
Sales Rate Current Year (monthly): 1.58
Average Closing Price: \$326,242
Units Remaining: 19

David Weekley Homes
Enclave at Estrella
Sales Rate Current Year (monthly): 1.67
Average Closing Price: \$422,888
Units Remaining: 14
Reserve at Estrella
Sales Rate Current Year (monthly): 1.33
Average Closing Price: \$530,030
Units Remaining: 17

Shea HOMES
Inspire at Estrella
Sales Rate Current Year (monthly): 3.2
Average Closing Price: \$332,978
Units Remaining: 16

William Ryan Homes
Cordoba at Montecito
Sales Rate Current Year (monthly): 0.89
Average Closing Price: NA
Units Remaining: 75

KB HOME
Stone Canyon at Estrella
Sales Rate Current Year (monthly): 2.08
Average Closing Price: \$270,527
Units Remaining: 33

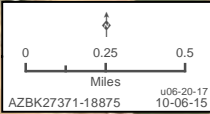
William Ryan Homes
Tranquility at Montecito
Sales Rate Current Year (monthly): 0.38
Average Closing Price: \$411,162
Units Remaining: 37

Gehan
Palazzo at Estrella
Sales Rate Current year (monthly): 1.92
Average Closing Price: \$389,499
Units Remaining: 14

LEI HOMES
Mirador at Estrella
Sales Rate Current Year (monthly): 2.82
Average Closing Price: \$340,709
Units Remaining: 61

AV HOMES
Ensemble Series at CantaMia
Sales Rate Current year (monthly): 5.08
Average Closing Price: \$271,694
Units Remaining: 74
Chorus Series at CantaMia
Sales Rate Current year (monthly): 1.50
Average Closing Price: \$260,108
Units Remaining: 6
Duet Series at CantaMia
Sales Rate Current year (monthly): 2.92
Average Closing Price: \$210,075
Units Remaining: 47
Symphony Series at CantaMia
Sales Rate Last 12 Months: 1.92
Average Closing Price: \$343,953
Units Remaining: 84

Subject



OVERLAY MAP

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