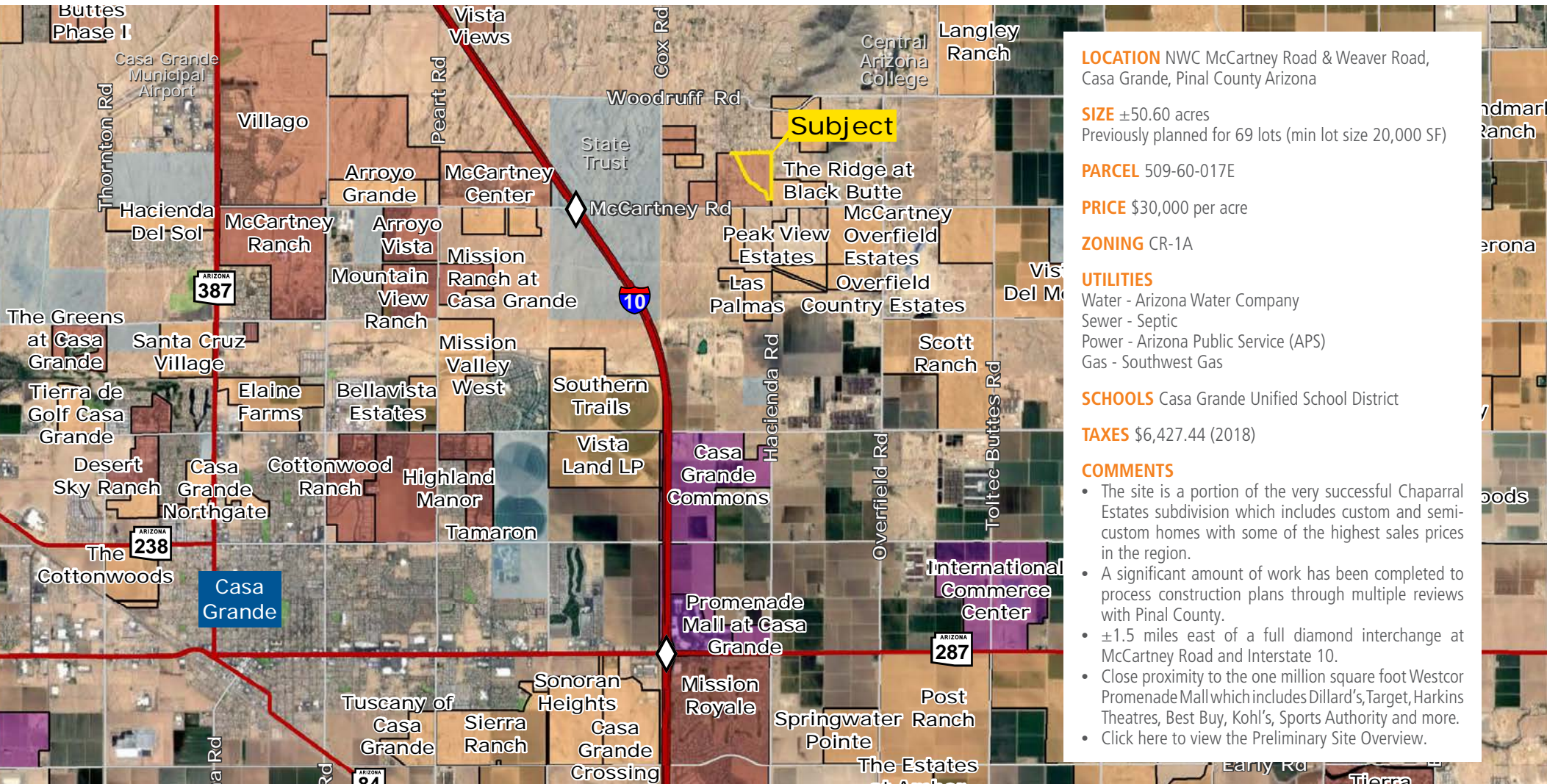


CHAPARRAL ESTATES PHASE III

EXCLUSIVE LISTING | CASA GRANDE, ARIZONA



LOCATION NWC McCartney Road & Weaver Road, Casa Grande, Pinal County Arizona

SIZE ±50.60 acres
Previously planned for 69 lots (min lot size 20,000 SF)

PARCEL 509-60-017E

PRICE \$30,000 per acre

ZONING CR-1A

UTILITIES
Water - Arizona Water Company
Sewer - Septic
Power - Arizona Public Service (APS)
Gas - Southwest Gas

SCHOOLS Casa Grande Unified School District

TAXES \$6,427.44 (2018)

COMMENTS

- The site is a portion of the very successful Chaparral Estates subdivision which includes custom and semi-custom homes with some of the highest sales prices in the region.
- A significant amount of work has been completed to process construction plans through multiple reviews with Pinal County.
- ±1.5 miles east of a full diamond interchange at McCartney Road and Interstate 10.
- Close proximity to the one million square foot Westcor Promenade Mall which includes Dillard's, Target, Harkins Theatres, Best Buy, Kohl's, Sports Authority and more.
- Click here to view the Preliminary Site Overview.

Kirk McCarville | kmccarville@landadvisors.com

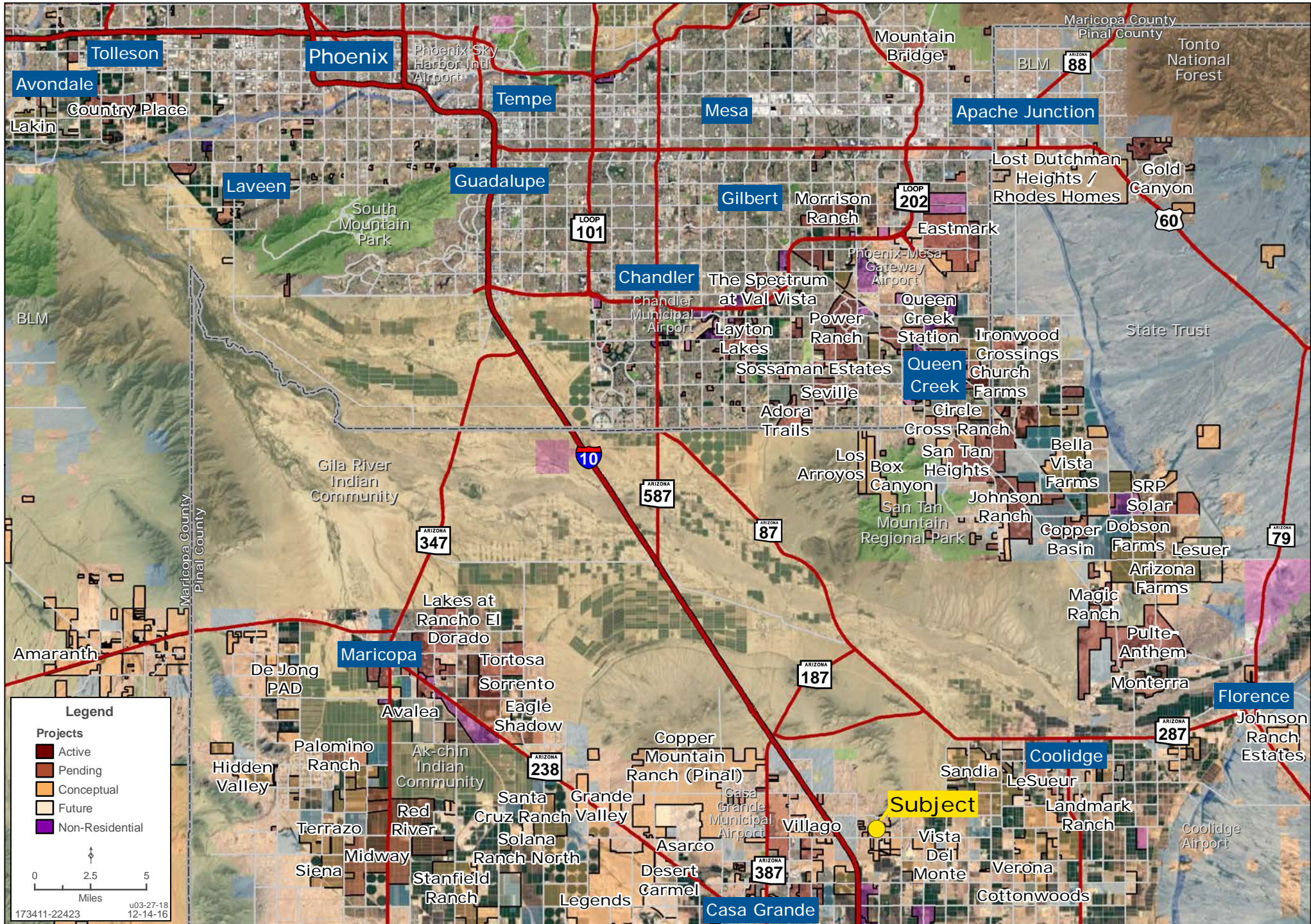
442 W. Kortsen Road, Suite 203, Casa Grande, Arizona 85122 ph. 520.251.0348 | www.landadvisors.com

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. AZPinal173411 - 5.31.19



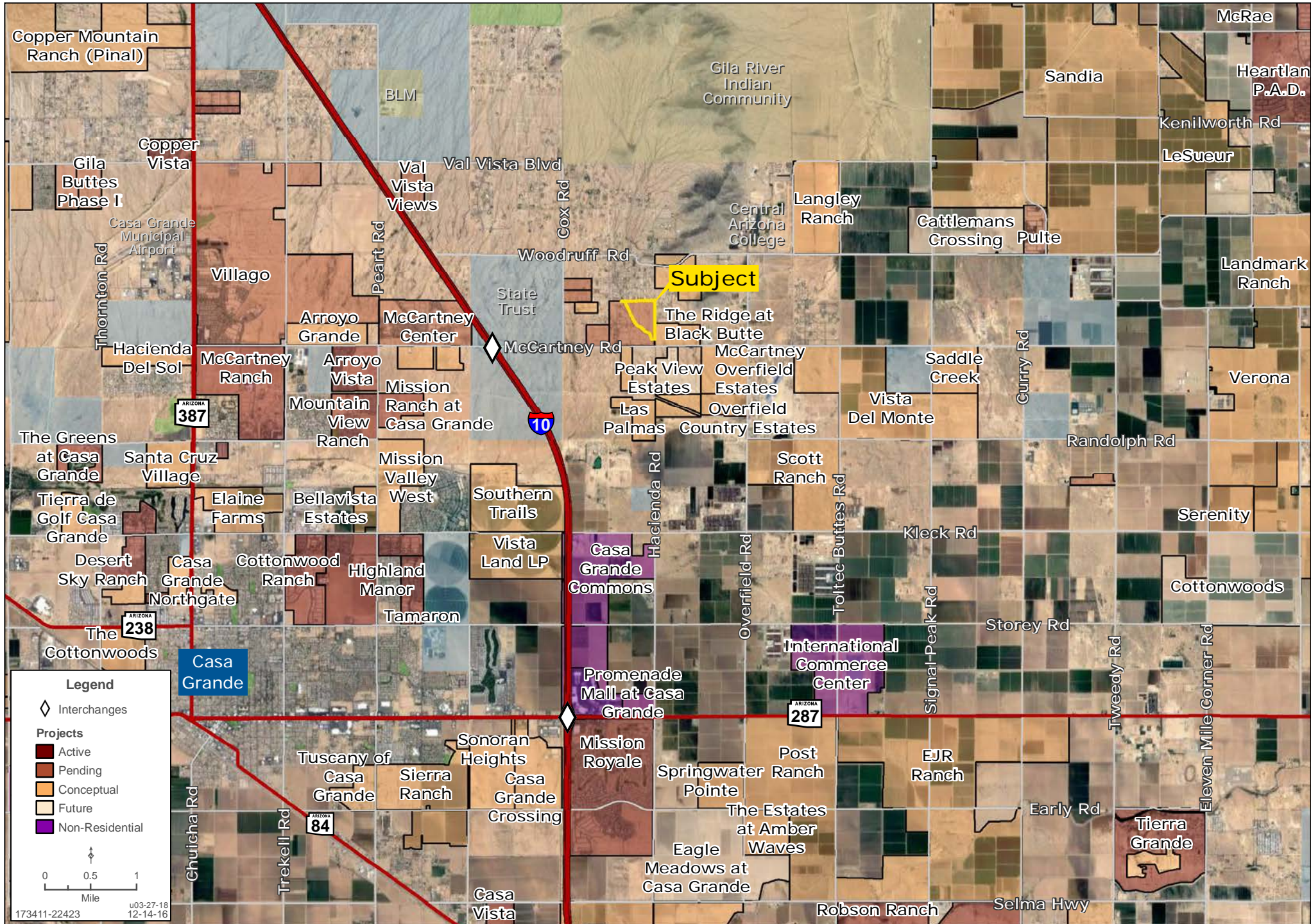
REGIONAL MAP

Kirk McCarville | 480.483.8100 | www.landadvisors.com



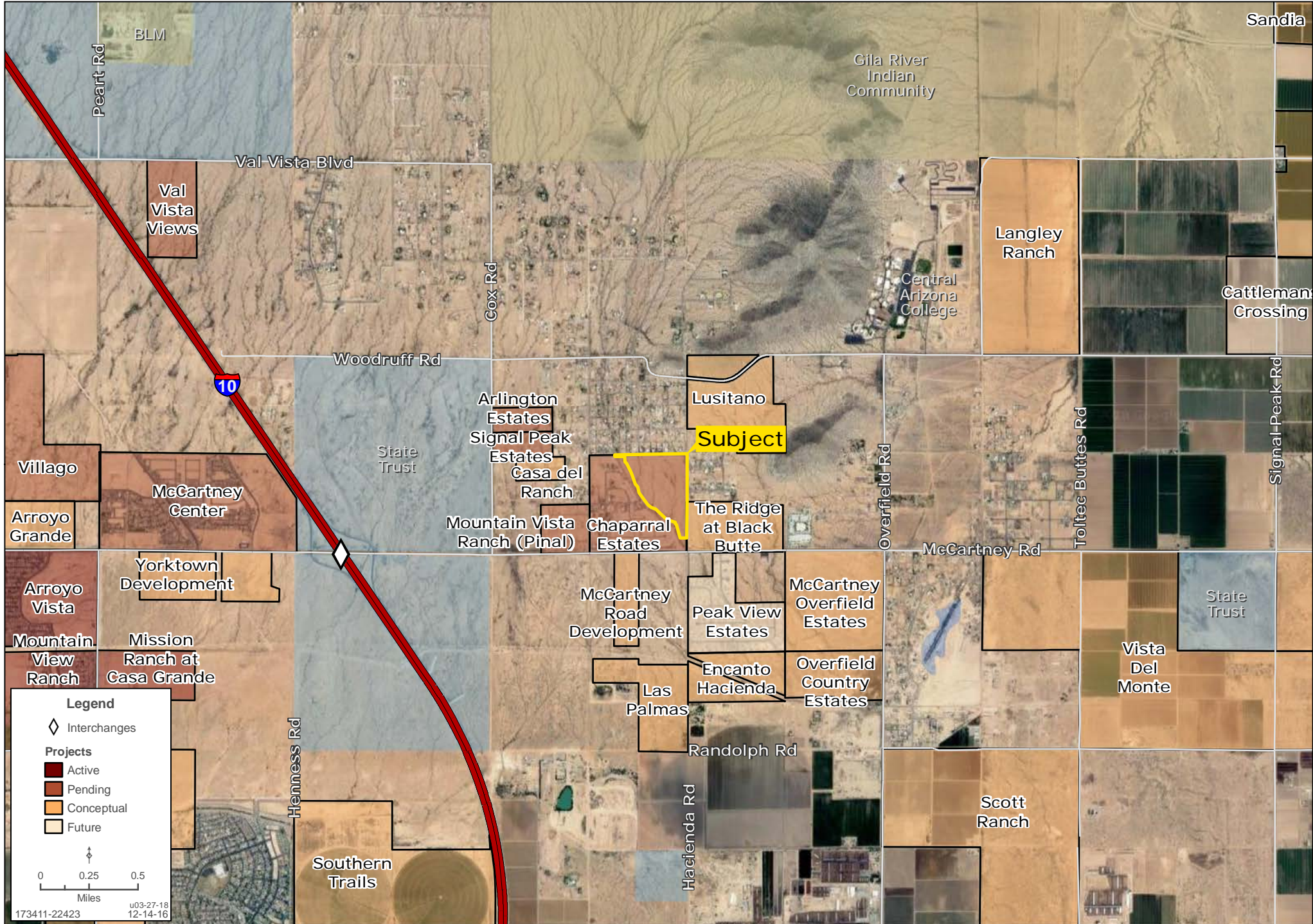
SURROUNDING DEVELOPMENT MAP

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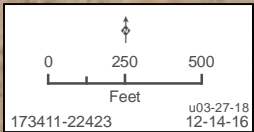
SURROUNDING AREA MAP

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PROPERTY DETAIL MAP

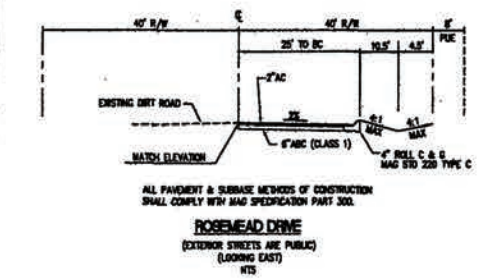
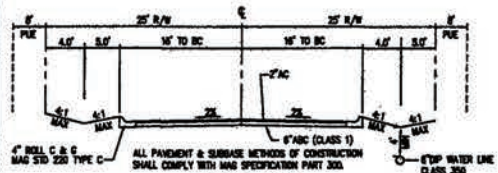
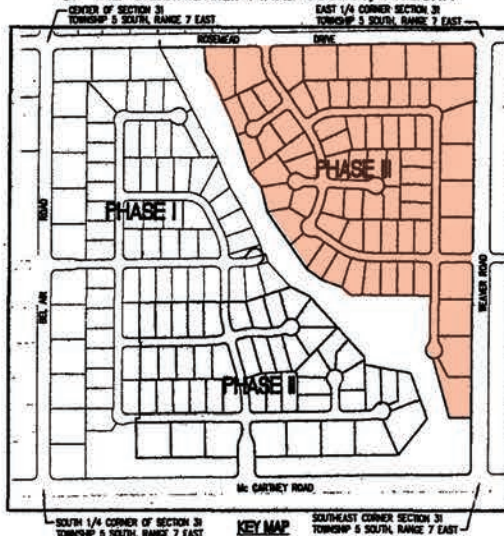
Kirk McCarville | 480.483.8100 | www.landadvisors.com



TENTATIVE PLAT FOR CHAPARRAL ESTATES

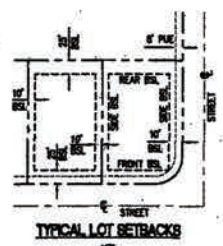
PHASES 2 AND 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 7 EAST OF THE G.&S.R.B.&M. PINAL COUNTY, ARIZONA

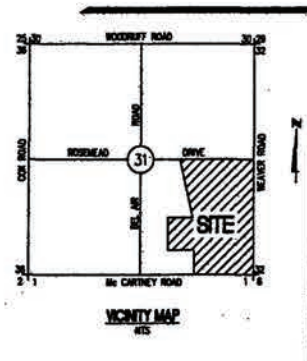


LEGEND

N/A/E	NON-VEHICULAR ACCESS EASEMENT
P/E	PUBLIC UTILITY EASEMENT
N/W	RIGHT OF WAY



- SITE DATA**
- THIS SUBDIVISION IS LOCATED IN THE CITY OF FLORENCE, PINAL COUNTY, ARIZONA. THE WATER SERVICE THIS PROJECT HAS BEEN DESIGNATED AS HAVING ASSURED WATER SUPPLY.
 - THE PROPOSED LAND USE OF THIS PARCEL IS FOR RESIDENTIAL.
 - WITHIN THE INTERIOR OF THIS PROPOSED SUBDIVISION, ALL UTILITIES NEW OR RELOCATED WILL BE PLACED UNDERGROUND.
 - NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY REVISION PLANNED WITHIN THE PUBLIC UTILITIES AND FACILITIES EASEMENTS, EXCEPT PAVING OR ANY PLANTING THAT HAS BEEN APPROVED BY PINAL COUNTY. IT SHALL BE FURTHER UNDERSTOOD THAT THE PINAL COUNTY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF UTILITIES.
 - NO STRUCTURES OF ANY KIND HAVE BEEN CONSTRUCTED OR ANY REVISION PLANNED WILL BE ALLOWED TO OBSTRUCT OR IMPEDE DRAINAGE EASEMENTS WHICH WOULD IMPERE THE FLOW OF WATER THROUGH THE EASEMENTS.
 - AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL DRAINAGE FACILITIES, EXTERIOR FINISH, COMMON AREAS, TRACTS, LANDSCAPED AREAS AND EASEMENTS, IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC WORKS.
 - THE PROPOSED PARCEL CONTAINS:
47 LOTS (PHASE II)
89 LOTS (PHASE III)
136 LOTS TOTAL
 - THE PROPOSED ZONING IS CR-1A & CR-1.
 - THE EXISTING ZONING IS OF GENERAL RURAL.
 - THE PARCEL AREA IS 4,601,033.94 SF = 105.63 ACRES.
 - THIS PARCEL IS SHOWN AS APN5068-80-016A AND APN5 520-80-057A ON PINAL COUNTY ASSESSOR'S MAP.
 - PROPOSED BUILDING SETBACKS:
25' FRONT
10' SIDE
25' REAR
 - SETBACKS:
FRONT CR-1A CR-1
25' 25'
SIDE 10' 10'
REAR 40' 20'
 - THE REQUIRED MINIMUM LOT SIZES ARE = 43,500 SF (CR-1A) & 20,000 SF (CR-1).
 - THE REQUIRED MINIMUM LOT WIDTHS ARE: 100 FT (CR-1A) & 80 FT (CR-1).
 - THE PROPOSED AVERAGE LOT SIZES = 43,500 SF (CR-1A) & 20,000 SF (CR-1).
 - STREET RIGHT OF WAYS:
PERIMETER = 255,816 SF = 5.8 AC
INTERIOR = 200,262 SF = 4.6 AC
 - A PRELIMINARY DRAINAGE, GEOTECHNICAL, AND TRAFFIC REPORTS HAVE BEEN SUBMITTED AS A PART OF THIS APPLICATION MATERIAL. FINAL DRAINAGE PLAN AND RETENTION WILL COMPLY WITH THE COUNTY'S DRAINAGE ORDINANCE.
 - ALL INDIVIDUAL LOTS WILL HAVE SITE SEPTIC SYSTEMS BY OTHER PERMIT.
 - REQUIRED MAXIMUM BUILDING HEIGHT: 2 STORES OR 30 FEET (CR-1A & CR-1).



ENGINEER AND LANDSCAPE ARCHITECT
HTPO ENGINEERING, SURVEYING, & LANDSCAPE ARCHITECTURE
13229 NORTH VERDE RIVER DRIVE (300)
FOUNTAIN HILLS, ARIZONA 85088
PH: 480-838-0535
FX: 480-838-0575
CONTACT: MR. CHARLES D. FOLIO, P.E.

OWNER / DEVELOPER
GERILL BY, LLC
2433 WEST DESERT COVE
PHOENIX, ARIZONA 85028
PH: 602-498-1000
FX: 480-985-8995
CONTACT: MR. BILL CLAYTON

LAND SURVEYOR
HTPO ENGINEERING, SURVEYING, & LANDSCAPE ARCHITECTURE
13229 NORTH VERDE RIVER DRIVE (300)
FOUNTAIN HILLS, ARIZONA 85088
PH: 480-838-0535
FX: 480-838-0575
CONTACT: MR. LLOYD E. PEW, RLS

BASS OF BEARINGS
MONUMENT LINE OF Mc CARTNEY ROAD ON THE SOUTH LINE OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 7 EAST GASPARA PINAL COUNTY.

BENCHMARK
SOUTH X CORNER SECTION 31 (Mc CARTNEY ROAD & BEL AIR ROAD) FOUND 1'-6" O.D. PIPE 8" CONCRETE. ELEVATION=1448.30 (ASSUMED ELEVATION FROM USGS QUAD MAP).

LEGAL DESCRIPTION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 7 EAST OF THE G.&S.R.B.&M. PINAL COUNTY, ARIZONA.

SHEET INDEX
1 COVER SHEET
2 TENTATIVE PLAT

UTILITY AND GOVERNING AGENCIES LIST:

SERVICE	AGENCY	CONTACT	PHONE #	DATE SENT	DATE RECEIVED
ELECTRIC	ELECTRIC DISTRICT #2	P.O. BOX 548 COOLIDGE, AZ 85228	TOM MARTIN 520-723-7741	X	X
TELEPHONE	WEST	6300 S. BAPPA AVE., WMT/22 TOLPE, AZ 85083	CHRIS LEXICHOE 800-630-0482	X	X
IRRIGATION	IRRIGATION & DRAINAGE DISTRICT HENDERSON	142 SOUTH ARIZONA BLVD COOLIDGE, AZ 85228	ANDY GILL 520-723-7791	X	X
GAS	SOUTHWEST GAS	201 WEST 4TH STREET CASA GRANDE, AZ 85222	EDDIE BEVES 520-438-8251	X	X
WATER	ARIZONA WATER COMPANY	P.O. BOX 1098 COOLIDGE, AZ 85228	RAY MURRENDO 520-723-5346	X	X
ELECTRIC	US DEPT OF INTERIOR SAN CARLOS RIVER PROJECT	13665 NORTH ARIZONA BLVD COOLIDGE, AZ 85228	STAN VALERIOA 520-723-8220	X	X
SCHOOL	CASA GRANDE UNION HIGH SCHOOL #82	7730 N WOODILL RD CASA GRANDE, AZ 85222	KEITH GREER 520-838-8500	X	X
FIRE DEPT.	REGIONAL FIRE & RESCUE DISTRICT			X	X

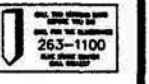
HTPO
Engineers - Surveyors

License No. PLS 1520
CEN 0-0000000000000000000000
AND 1520-0000000000000000000000



CHAPARRAL ESTATES PHASES 2 AND 3
FINAL COUNTY ARIZONA

TENTATIVE PLAT

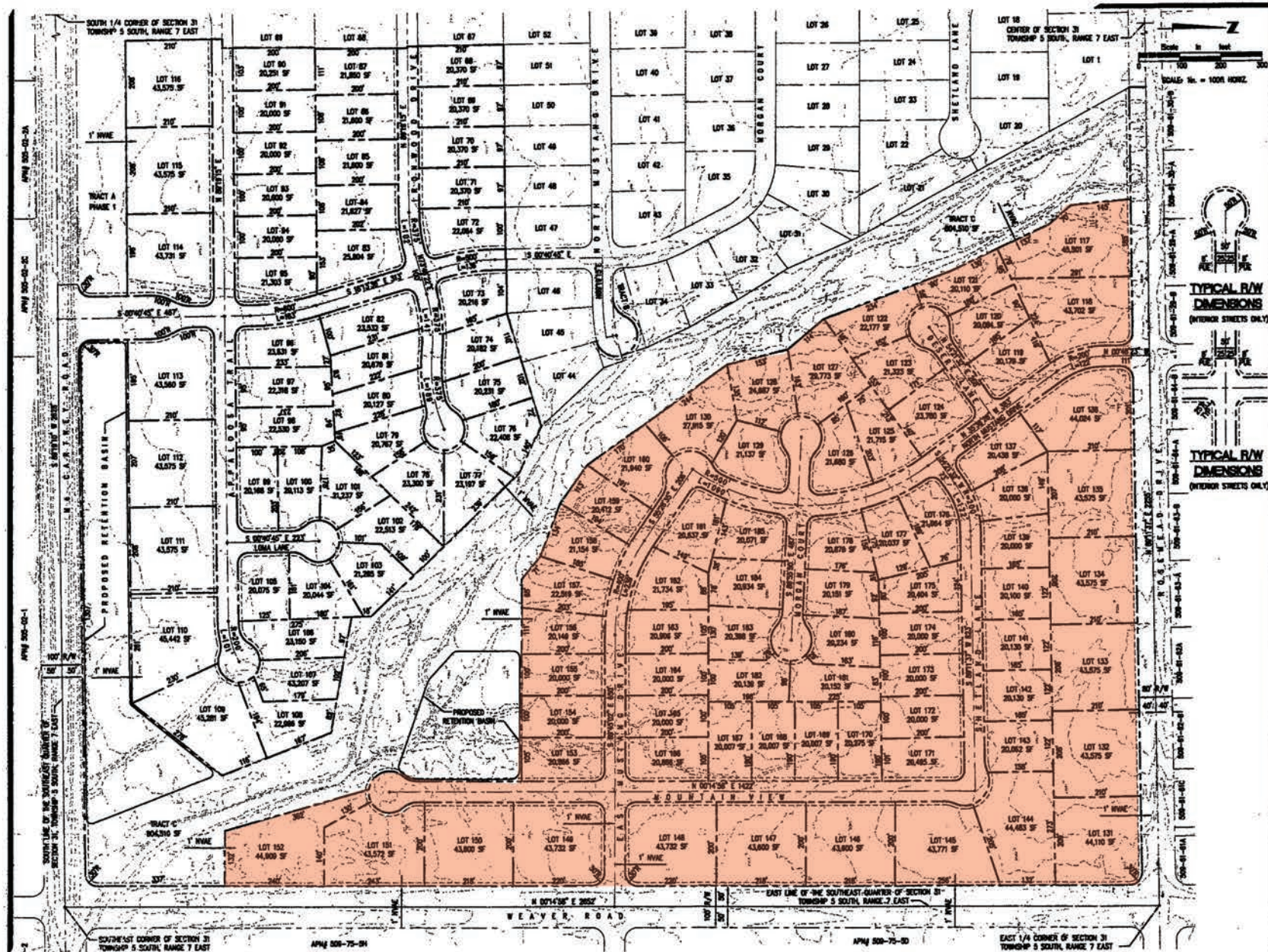


I hereby certify that this plan, modification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer of the State of Arizona.

CLASS 'E' PER A.C.E.
Reg. No. 22988, Exp. 12/31/2009

Drawn by: AOS-171
Title by: CR
Date by: JSL
Scale by: C.D.P.
Date: APRIL 2008

CHAPARRAL ESTATES PHASE III TENTATIVE PLAT MAP



HTPO
 Engineers - Surveyors

10000 North Phoenix Street, Suite 100, Phoenix, AZ 85028

CHAPARRAL ESTATES PHASES 2 AND 3 FINAL COUNTY ARIZONA TENTATIVE PLAT

263-1100

2 OF 2