

# COTTON MEADOWS

EXCLUSIVE LISTING | NEC APACHE ROAD & SOUTHERN AVENUE | BUCKEYE, ARIZONA

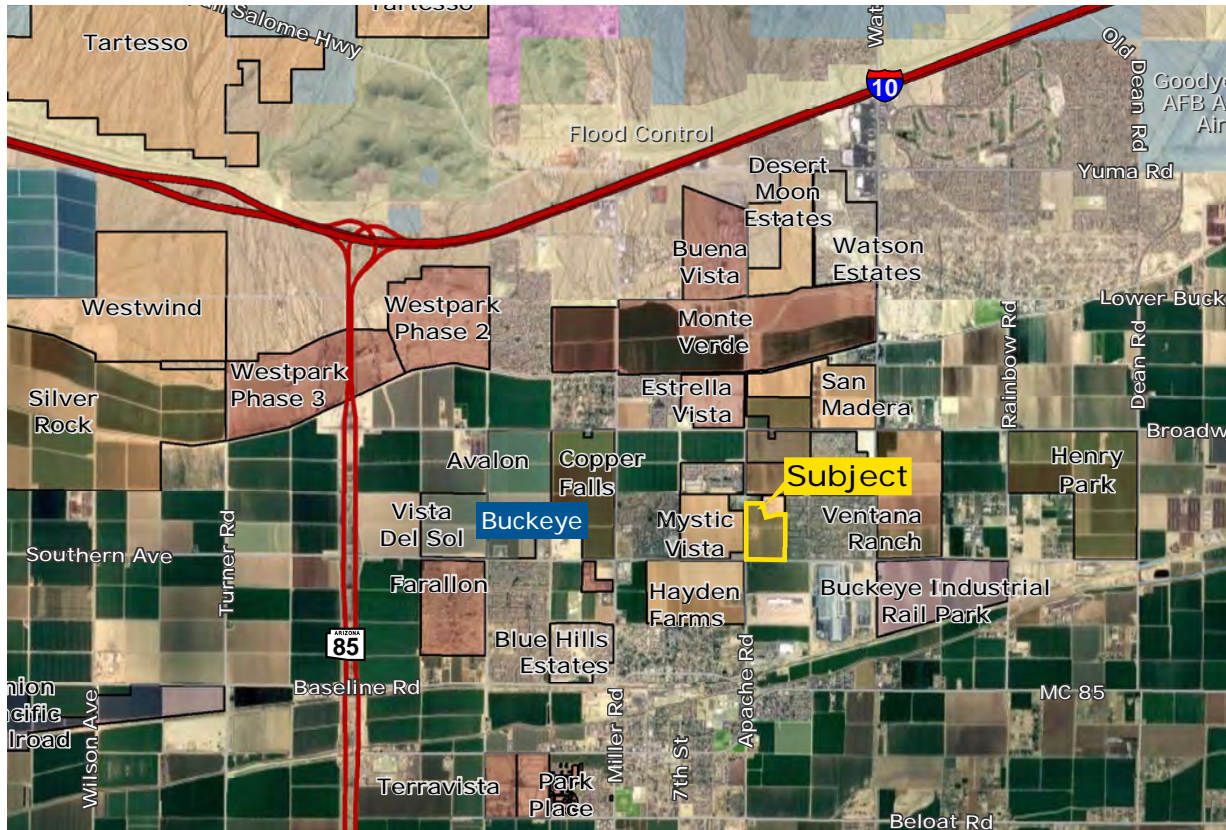


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ORGANIZATION

# COTTON MEADOWS PROPERTY OVERVIEW



**LOCATION** Property is located at the NEC Apache Road and Southern Avenue in Buckeye, Arizona

**SIZE** ±74 gross acres

**PRICE** \$45,000 per acre

**PARCELS** 504-41-005U, 005D, 005X, 005W, 005Y, 005V and 005T

**ZONING** PR (Approved August 16, 2005 / Ordinance 40-05)

**CONCEPTUAL SITE PLAN** Previously approved for 289 lots  
 105 – 48’ X 110’ lots  
 120 – 53’ X 110’ lots  
 64 – 63’ X 120’ lots

**CFD INFORMATION** \$161,617.64 (2017 combined bill)  
 - \$1,452,115.90 remaining balance. Click here to view [repayment schedule](#).

**UTILITIES**

Sewer: City of Buckeye – existing sewer main along Apache Road  
 Water: City of Buckeye – existing 16” water distribution line along Apache  
 Gas: Southwest Gas  
 Power: APS

**COMMENTS**

- Site is well located in North Buckeye, adjacent to LGI Homes active subdivision Crystal Vistas
- Buckeye saw a 55% increase in new home permit activity from 2015 with over 1500 starts, putting Buckeye in the top 5 most active Cities within the Phoenix MSA
- Marionneaux Elementary School is currently under construction scheduled to open Fall 2017. Click here to view [school details](#).
- Cotton Meadows final plat was approved, City of Buckeye Doc. PP06-13, however not recorded
- Cotton Meadows is part of the Watson Road CFD and Valencia Water District allowing the ability to connect to existing sewer and water within Apache Road

**IMPACT FEES**

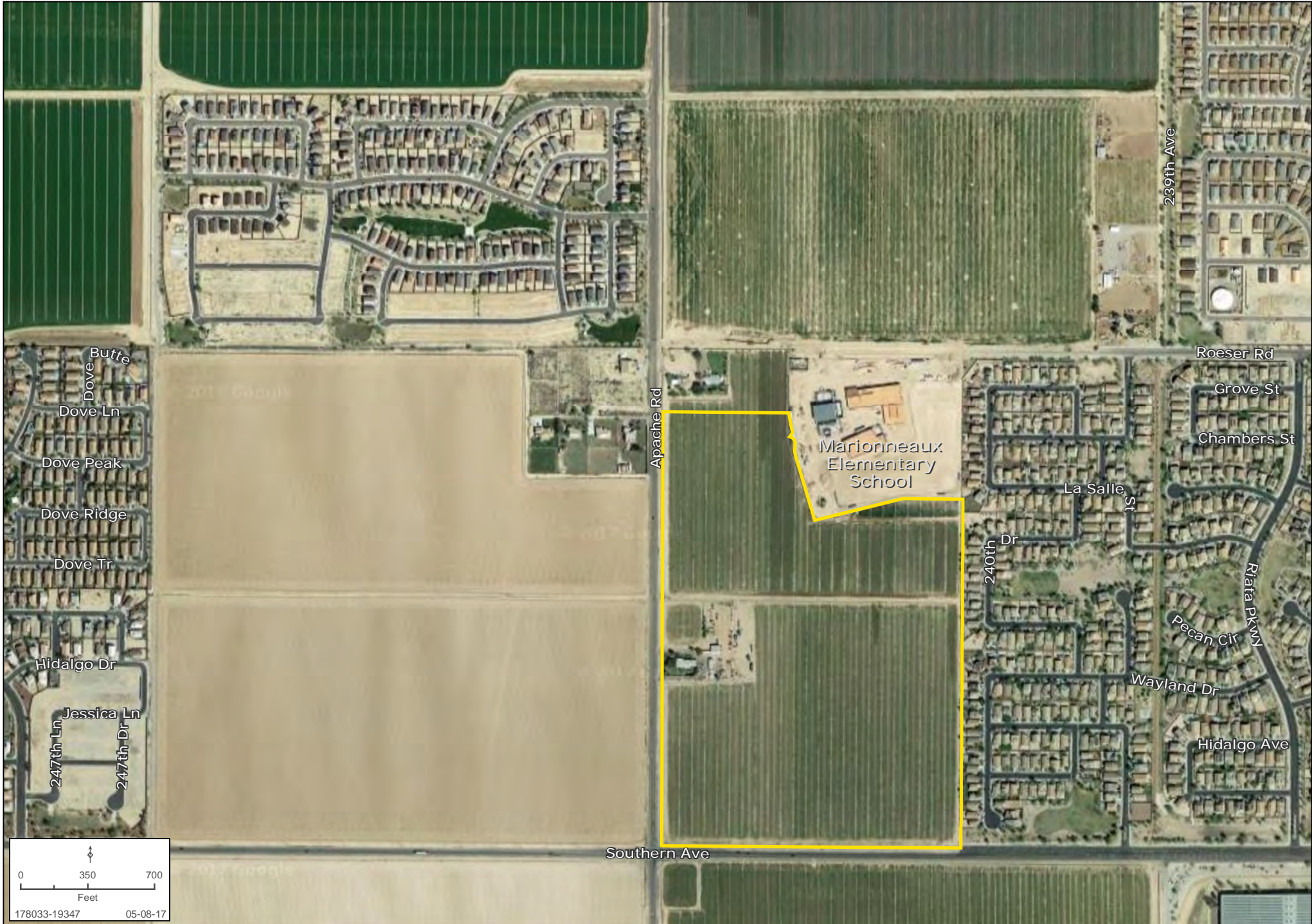
Buckeye Impact Fees	Water Resources	Water System	Wastewater & Reclaimed	Streets	Police	Fire	Library	Parks & Rec.	Total
Central East	N/A	\$7,800	\$3,865	\$252	\$1,076	\$1,022	\$622	\$1,374	\$16,011
Cotton Meadows	N/A	\$2,100*	\$0**	\$252	\$1,076	\$1,022	\$622	\$1,374	\$6,466

\*Water fee due at the recordation of final plat or upon sale of the property to end-user

\*\*Watson CFD

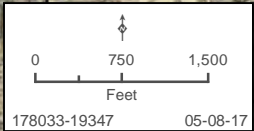
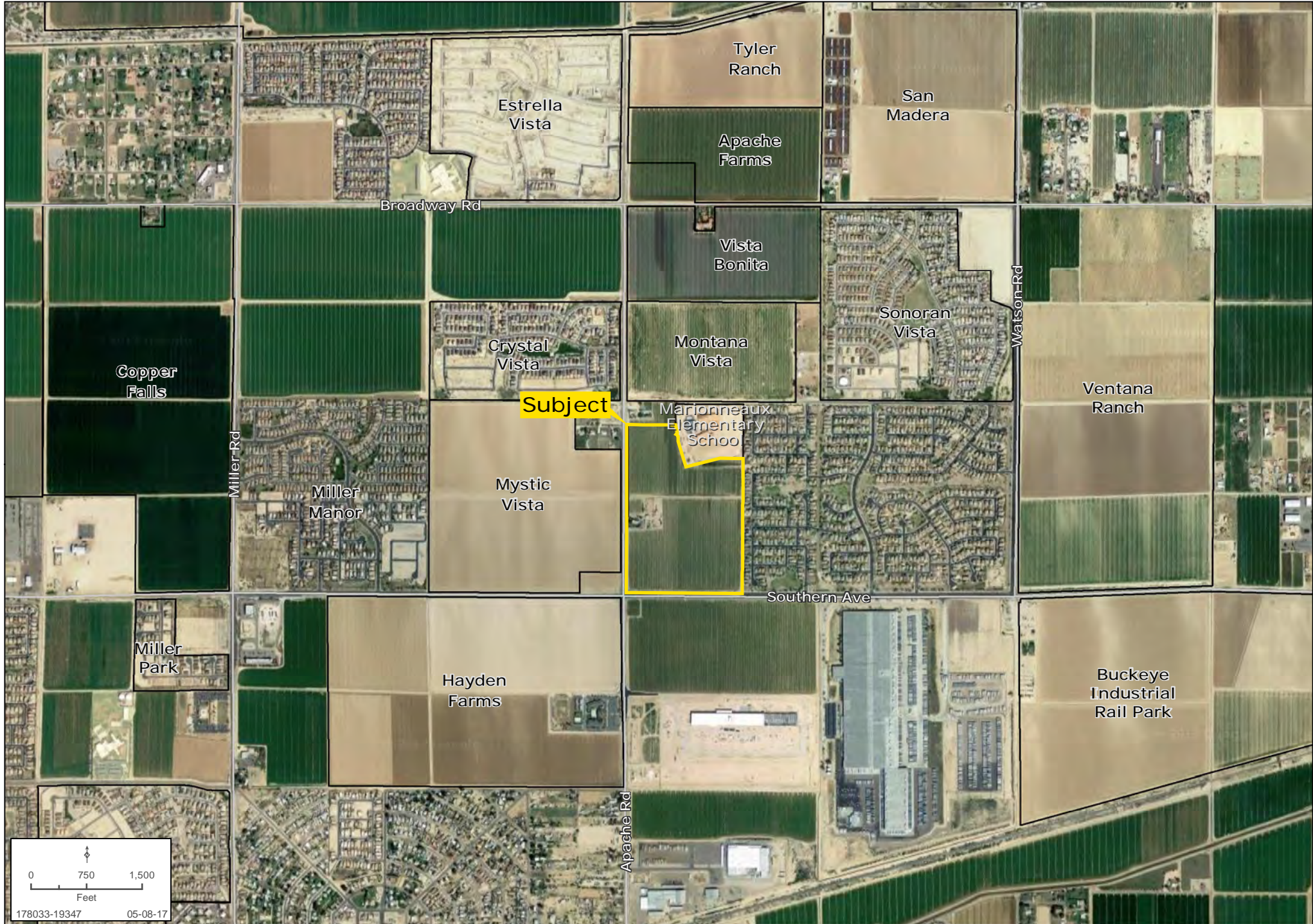
# PROPERTY DETAIL MAP

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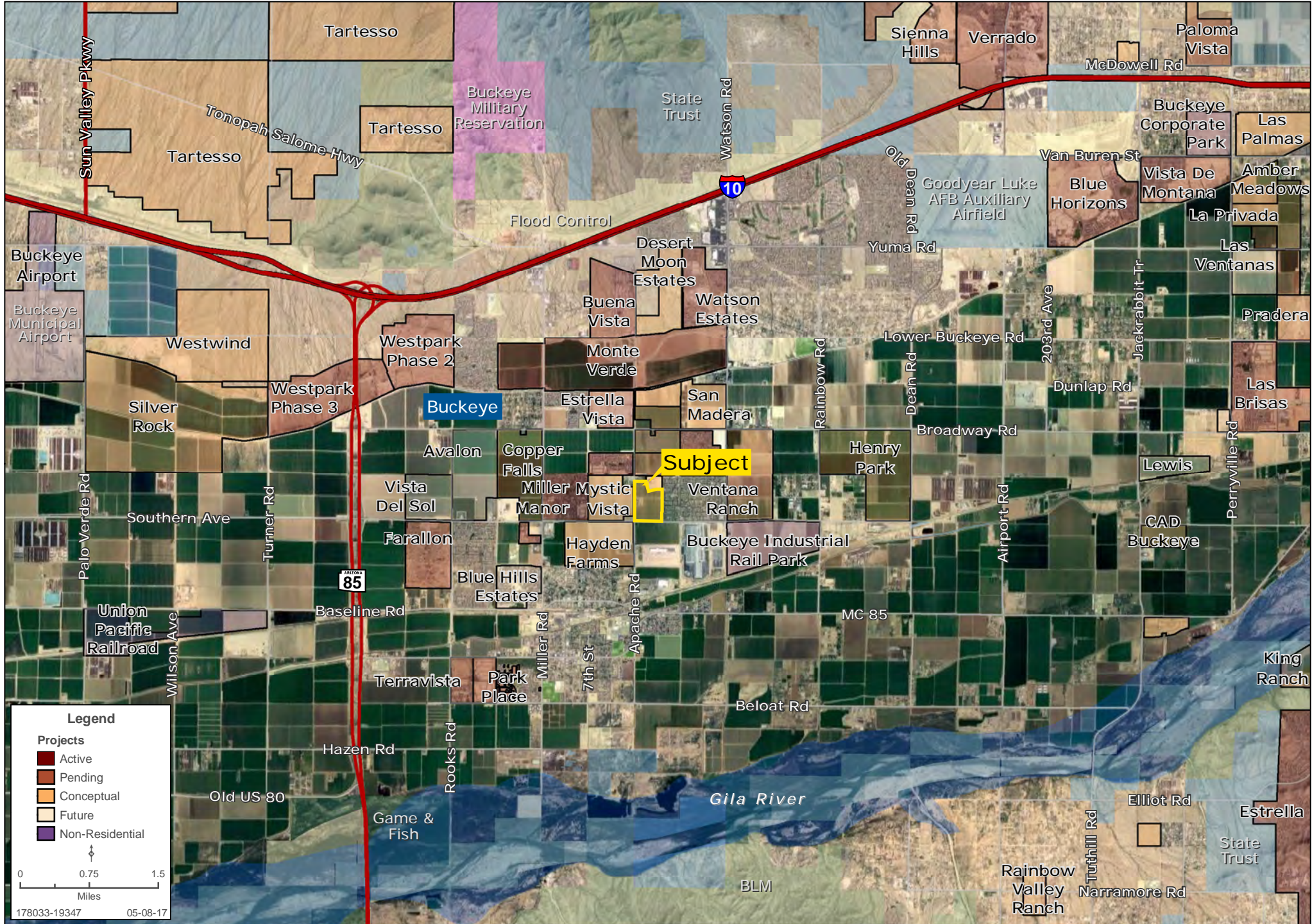
# SURROUNDING AREA MAP

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# SURROUNDING DEVELOPMENT MAP

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# REGIONAL MAP

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# COTTON MEADOWS CONCEPTUAL SITE PLAN

