

KENILWORTH GARDENS

EXCLUSIVE LISTING | NWC CHRISTENSEN ROAD & KENILWORTH ROAD, COOLIDGE, ARIZONA

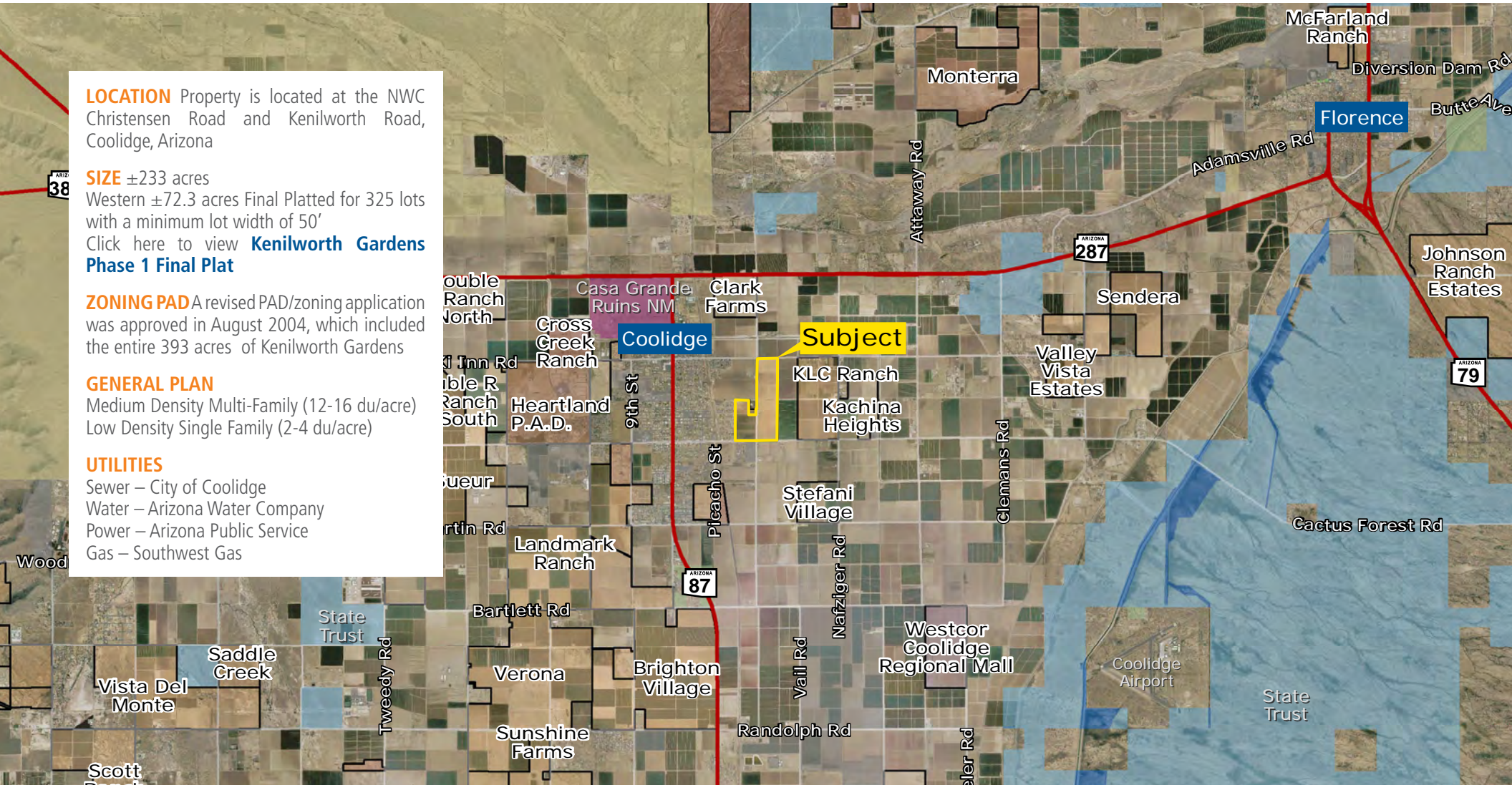
LOCATION Property is located at the NWC Christensen Road and Kenilworth Road, Coolidge, Arizona

SIZE ±233 acres
Western ±72.3 acres Final Platted for 325 lots with a minimum lot width of 50'
Click here to view [Kenilworth Gardens Phase 1 Final Plat](#)

ZONING PAD A revised PAD/zoning application was approved in August 2004, which included the entire 393 acres of Kenilworth Gardens

GENERAL PLAN
Medium Density Multi-Family (12-16 du/acre)
Low Density Single Family (2-4 du/acre)

UTILITIES
Sewer – City of Coolidge
Water – Arizona Water Company
Power – Arizona Public Service
Gas – Southwest Gas



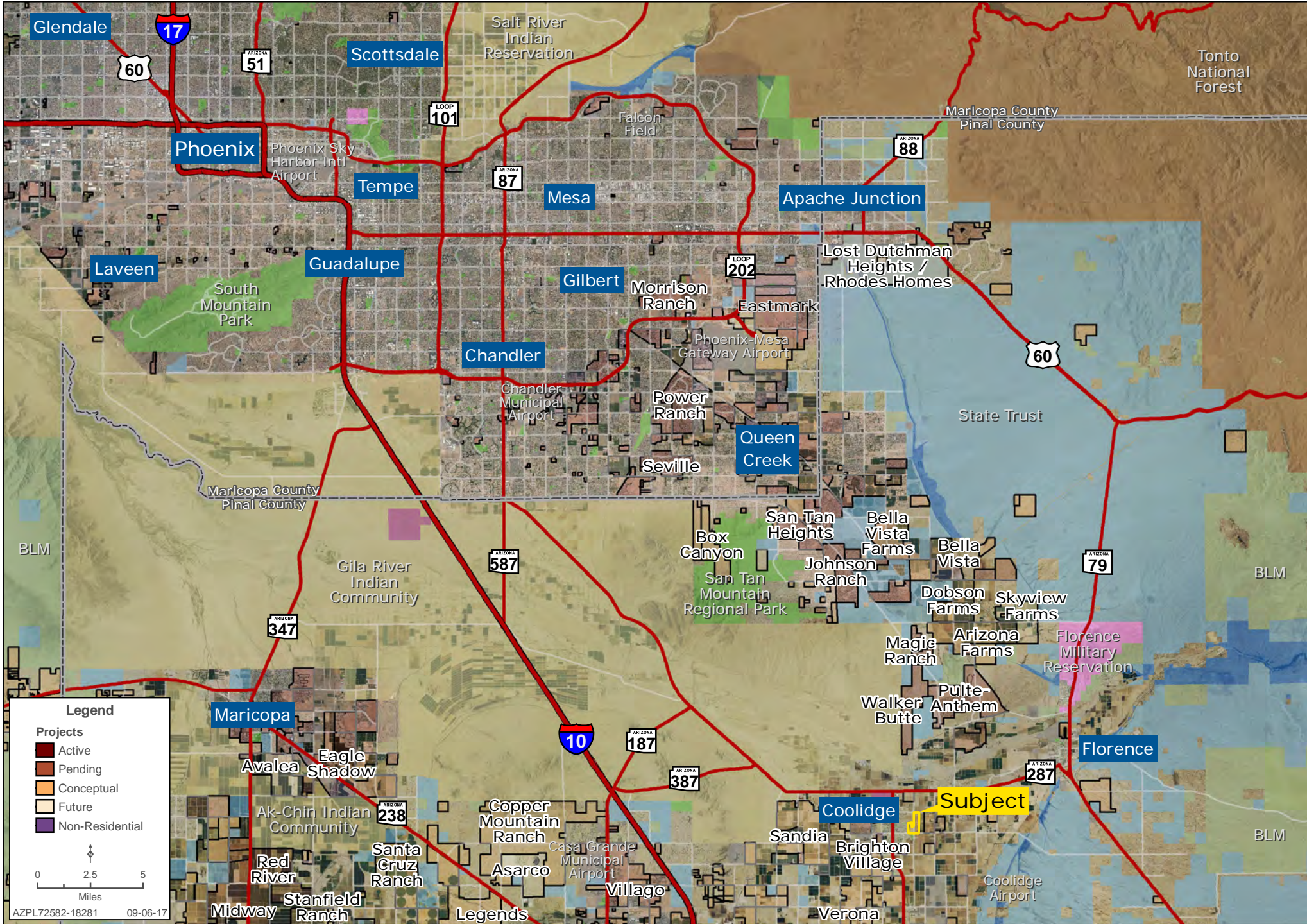
Bret Rinehart | brinehart@landadvisors.com Ryan Semro | rsemro@landadvisors.com Ben Heglie | bheglie@landadvisors.com
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

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. AZPL72582 - 9.7.17



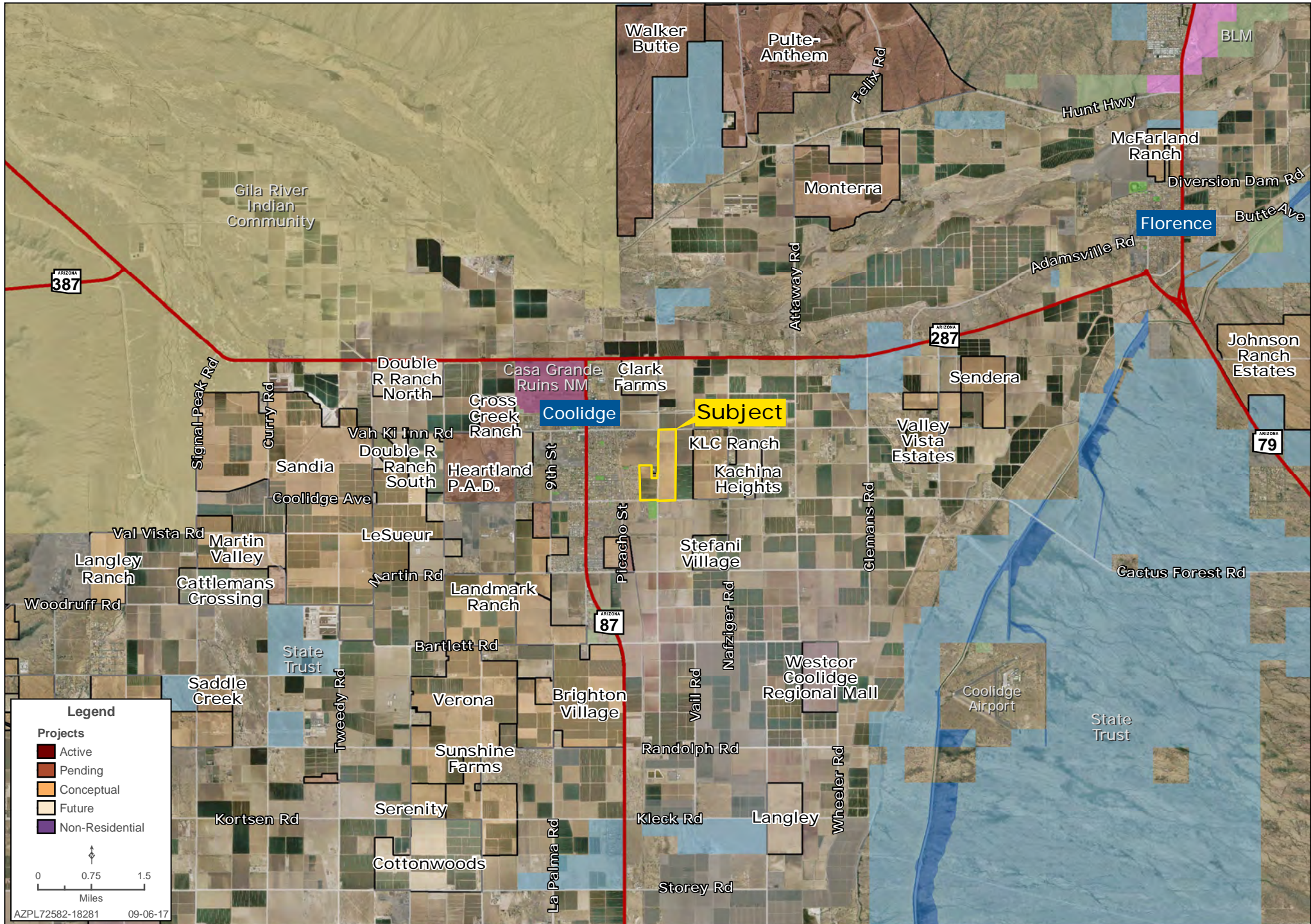
REGIONAL MAP

Ben Heglie | Ryan Semro | Bret Rinehart | 480.483.8100 | www.landadvisors.com



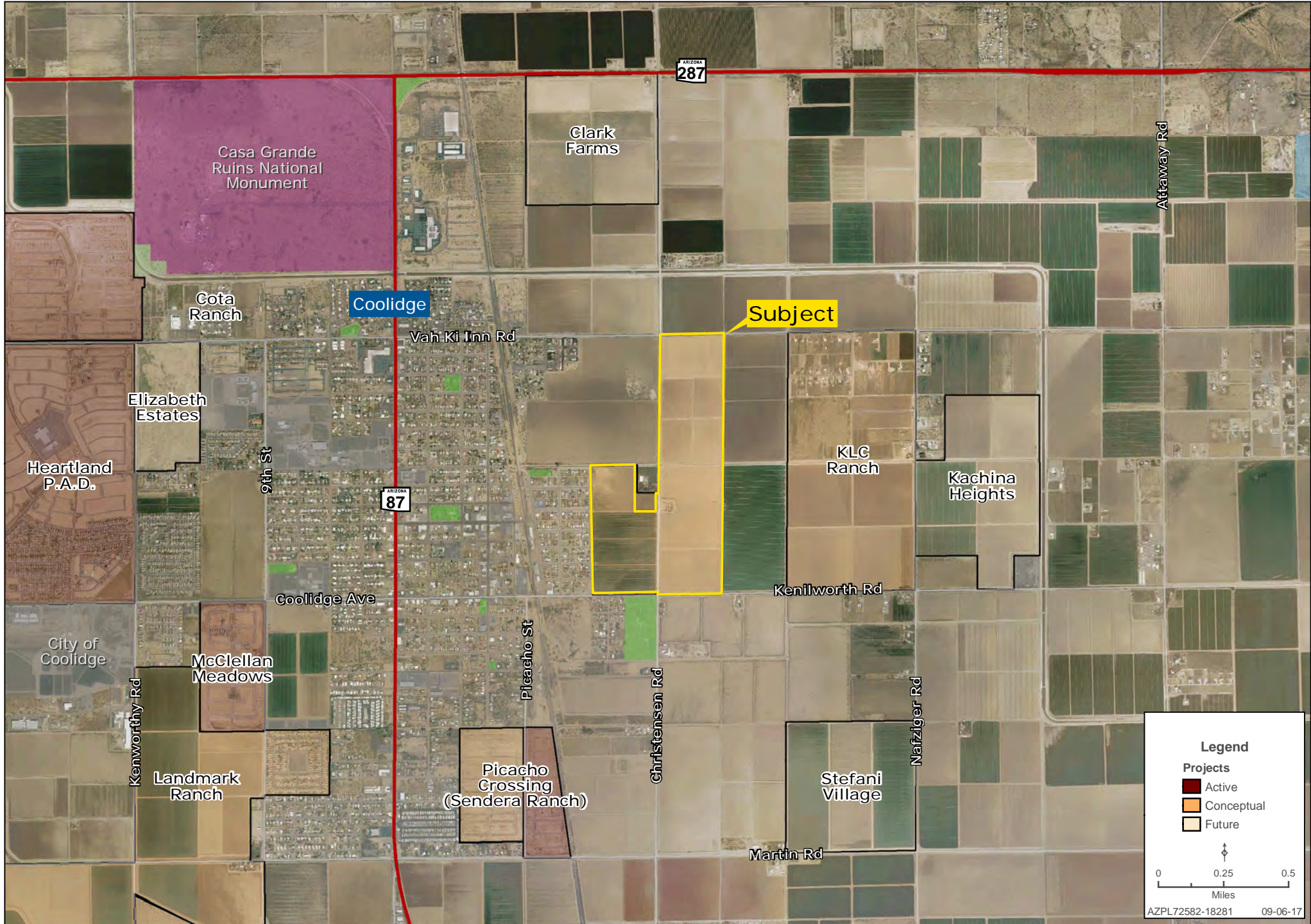
SURROUNDING DEVELOPMENT MAP

Ben Heglie | Ryan Semro | Bret Rinehart | 480.483.8100 | www.landadvisors.com



SURROUNDING AREA MAP

Ben Heglie | Ryan Semro | Bret Rinehart | 480.483.8100 | www.landadvisors.com



Legend

Projects

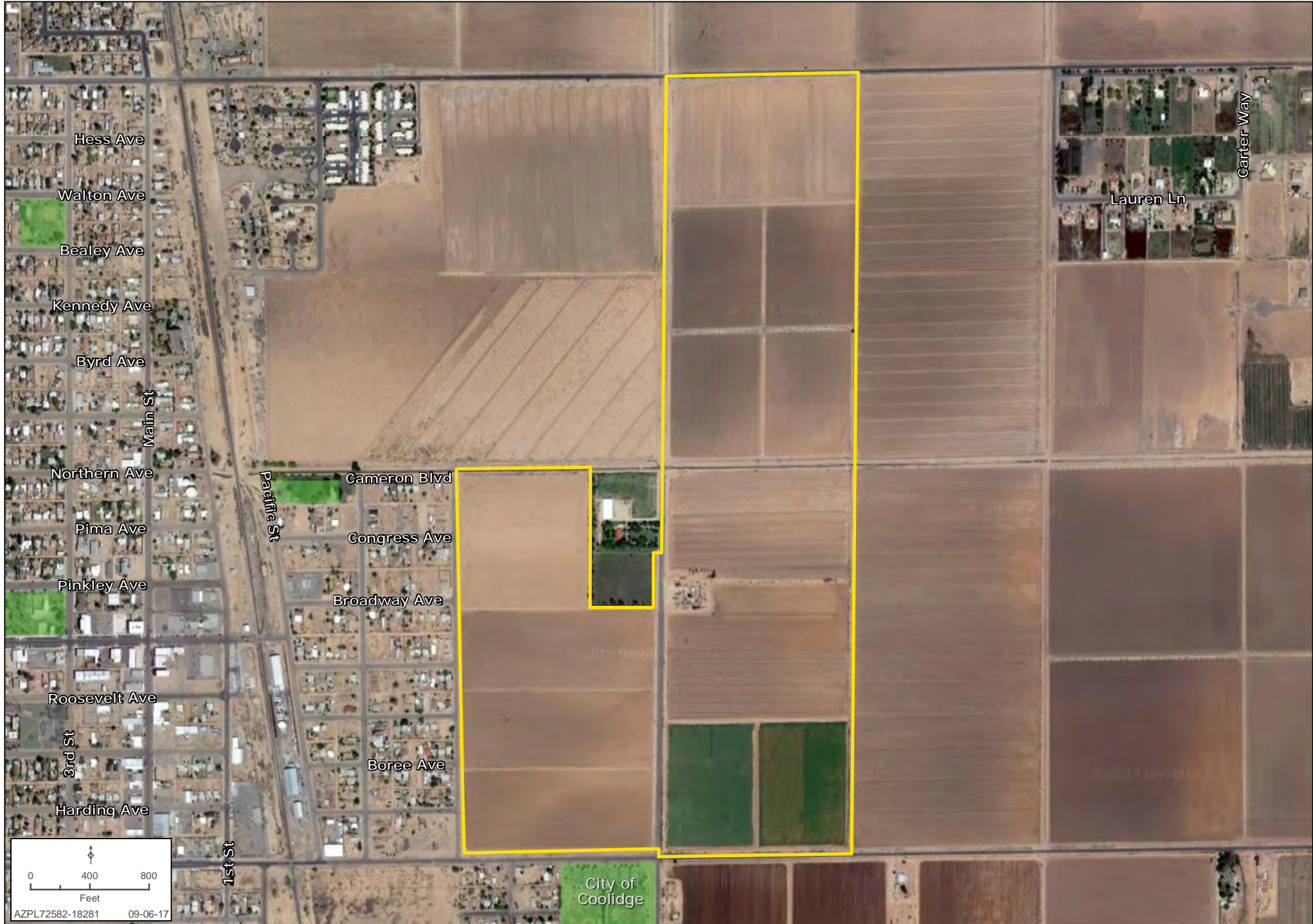
- Active (Red square)
- Conceptual (Yellow square)
- Future (White square with black border)

0 0.25 0.5
Miles

AZPL72582-18281 09-06-17

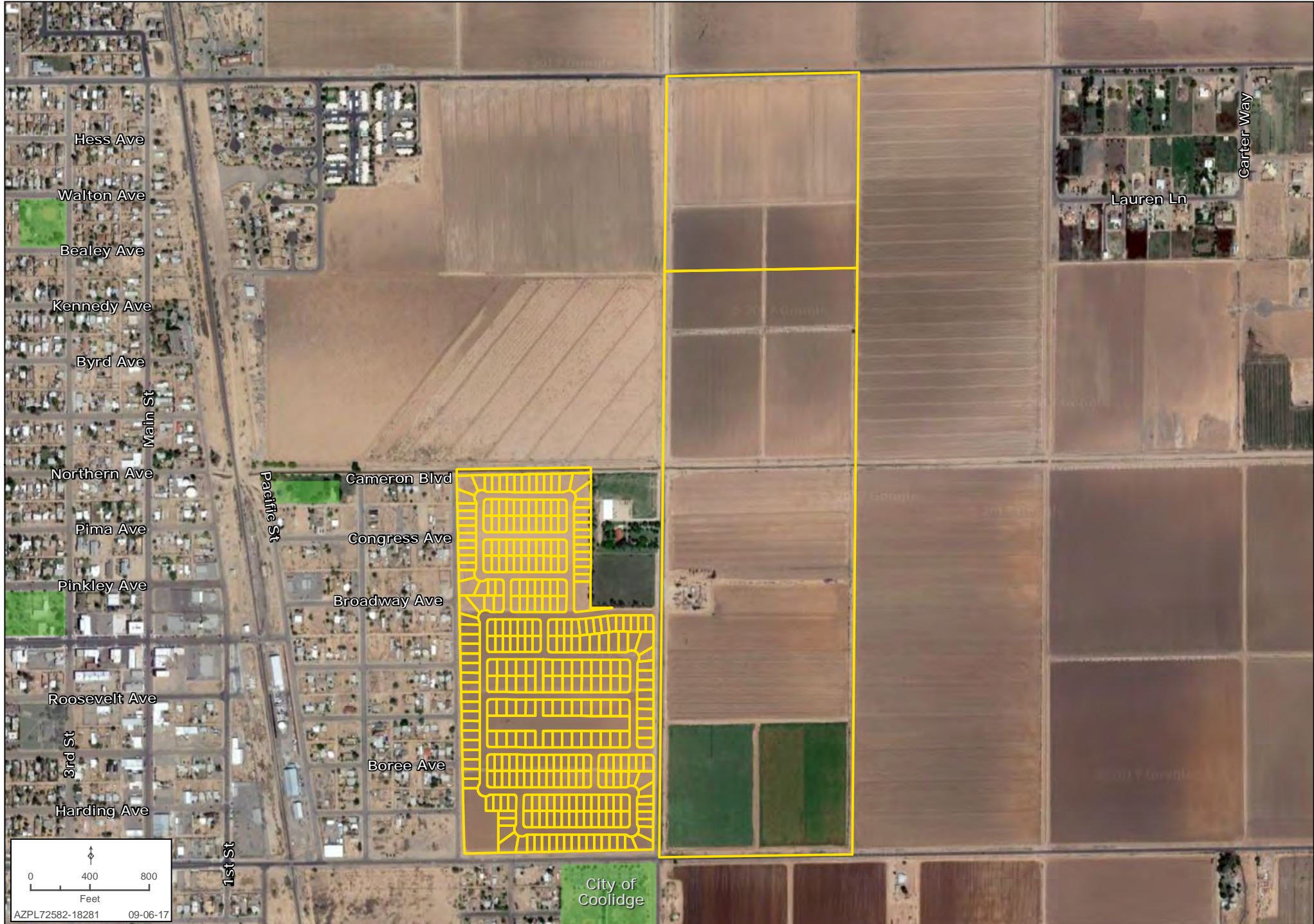
PROPERTY DETAIL MAP

Ben Heglie | Ryan Semro | Bret Rinehart | 480.483.8100 | www.landadvisors.com

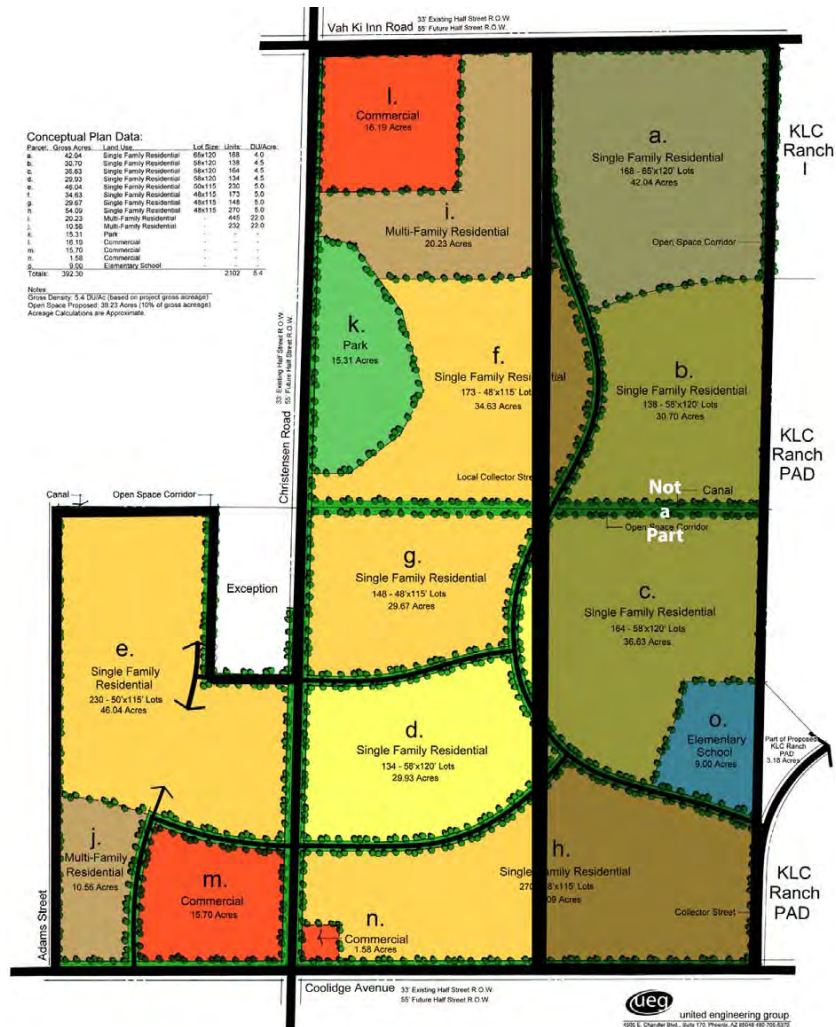


PROPERTY DETAIL MAP

Ben Heglie | Ryan Semro | Bret Rinehart | 480.483.8100 | www.landadvisors.com



KENILWORTH GARDENS PAD MAP



Conceptual Plan Data:

Parcel	Gross Acres	Land Use	Lot Size	Units	Density
a.	42.04	Single Family Residential	65x120	168	4.0
b.	30.70	Single Family Residential	55x120	138	4.5
c.	30.63	Single Family Residential	55x120	164	4.5
d.	29.93	Single Family Residential	55x120	154	4.5
e.	46.04	Single Family Residential	50x115	230	5.0
f.	34.63	Single Family Residential	45x115	173	5.0
g.	29.67	Single Family Residential	45x115	145	5.0
h.	29.09	Single Family Residential	45x119	270	5.0
i.	20.23	Multi-Family Residential		445	22.0
j.	10.56	Multi-Family Residential		232	22.0
k.	15.31	Park			
l.	16.19	Commercial			
m.	15.70	Commercial			
n.	1.55	Commercial			
o.	9.00	Elementary School			
Totals	352.30			2102	5.4

Notes:
 Density: 5.4 DU/A (based on project gross acreage)
 Open Space Proposed: 29.22 Acres (10% of gross acreage)
 Assesment Calculations are Approximate.

Conceptual Land Use Plan for:
Kenilworth Gardens PAD
 Coolidge, Arizona