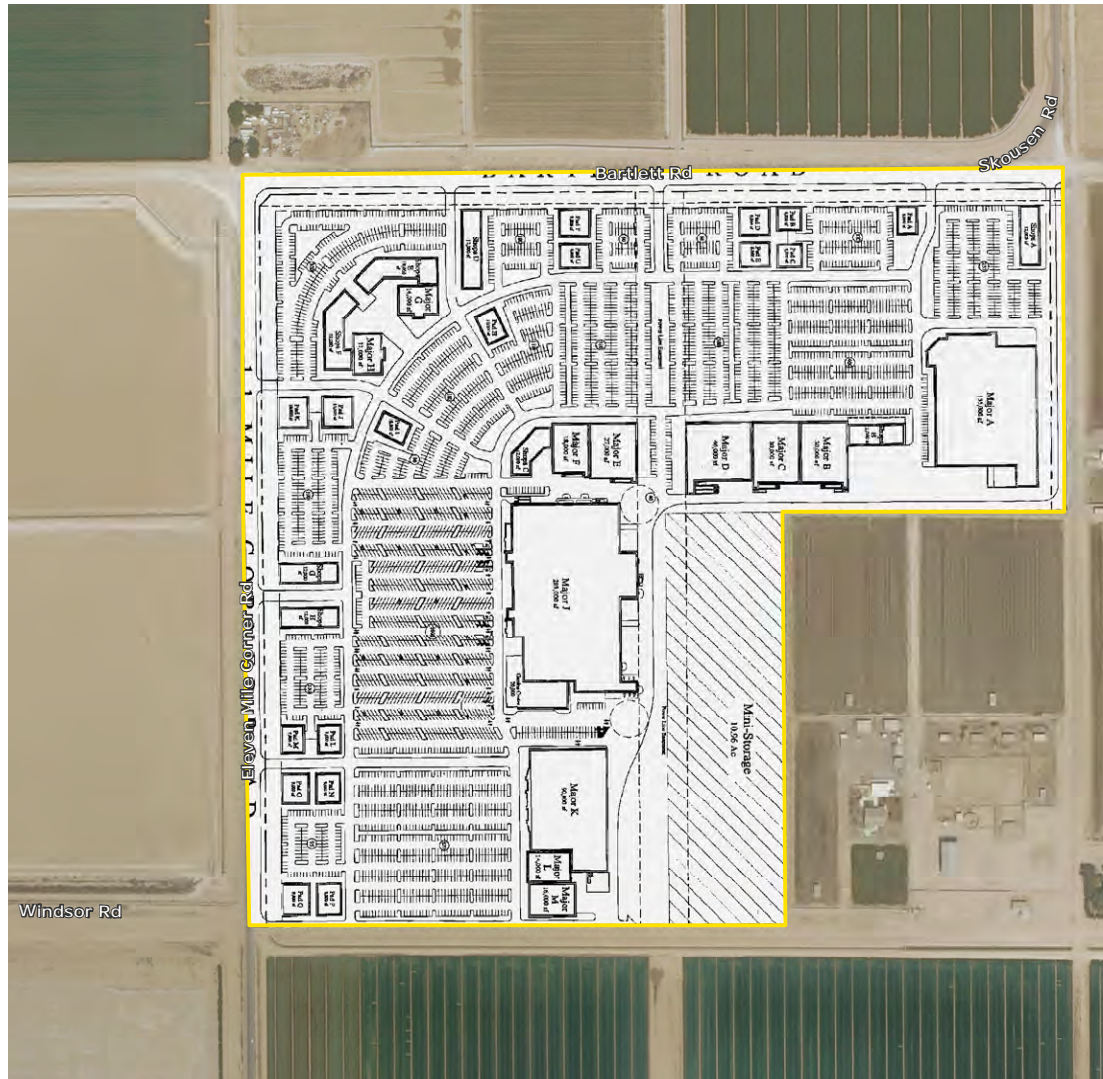


FOR SALE COMMERCIAL SECTION LINE CORNER

EXCLUSIVE LISTING | SEC ELEVEN MILE ROAD & BARTLETT ROAD, COOLIDGE, ARIZONA



LOCATION The Property is located at the southeast corner of Eleven Mile Road and Bartlett Road in Coolidge, Arizona

SIZE ±114.4 gross acres

PARCEL 401-24-002B

ZONING PAD, City of Coolidge ([Click here to view the PAD](#))

PRICE \$25,000/acre

UTILITIES

Power - Electrical District 3

Water - Arizona Water Company

Sewer - City of Coolidge

Gas - Southwest Gas

Irrigation District - Hohokam Irrigation District

DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Est. 2015 Avg Population	±6,417	±14,530	±48,741
Est. 2015 Avg Household Income	\$52,285	\$49,360	\$56,420

Source: ESRI, 2015

TAXES \$5,293.56 (2017)

COMMENTS

- Section line corner
- Potential Power Center location
- Site planned and zoned for commercial
- Great visibility
- Divisible
- Agricultural lease in place (approximately \$11,400 in annual income)

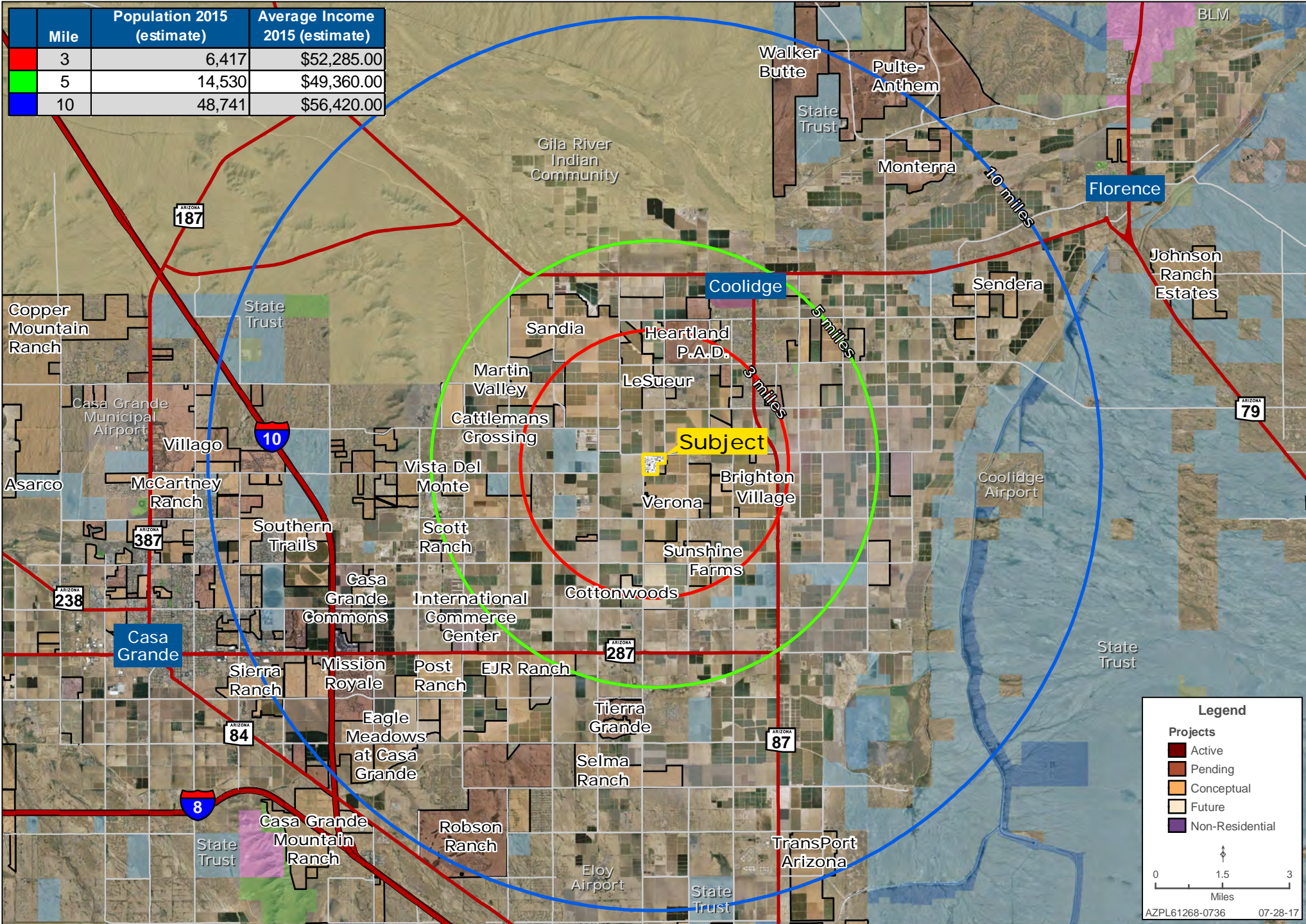
Owner/Agent Ben Heglie | bheglie@landadvisors.com Ryan Semro | rsemro@landadvisors.com Bret Rinehart | brinehart@landadvisors.com
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

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. AZPL61268 - 2.27.18



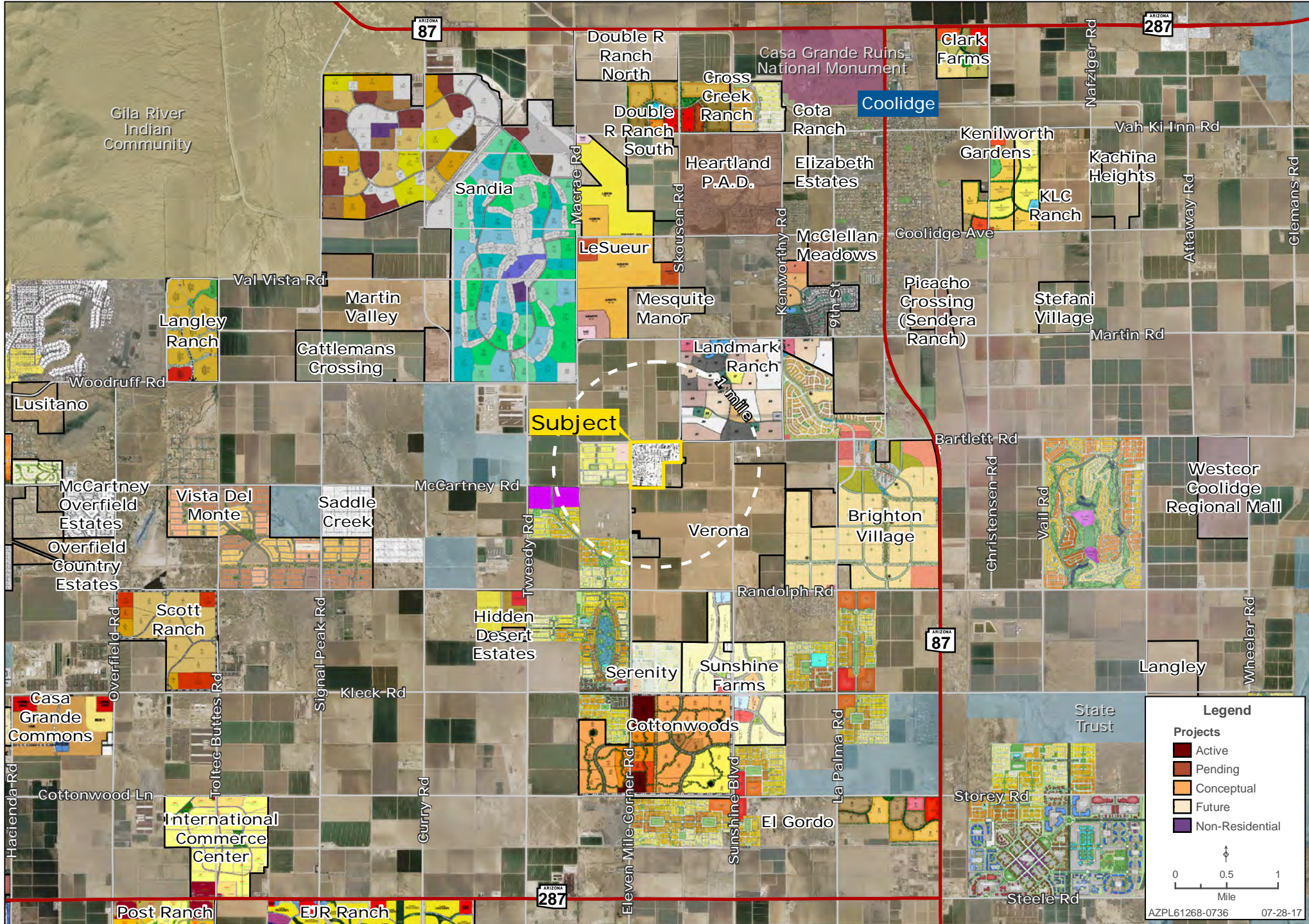
REGIONAL MAP

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



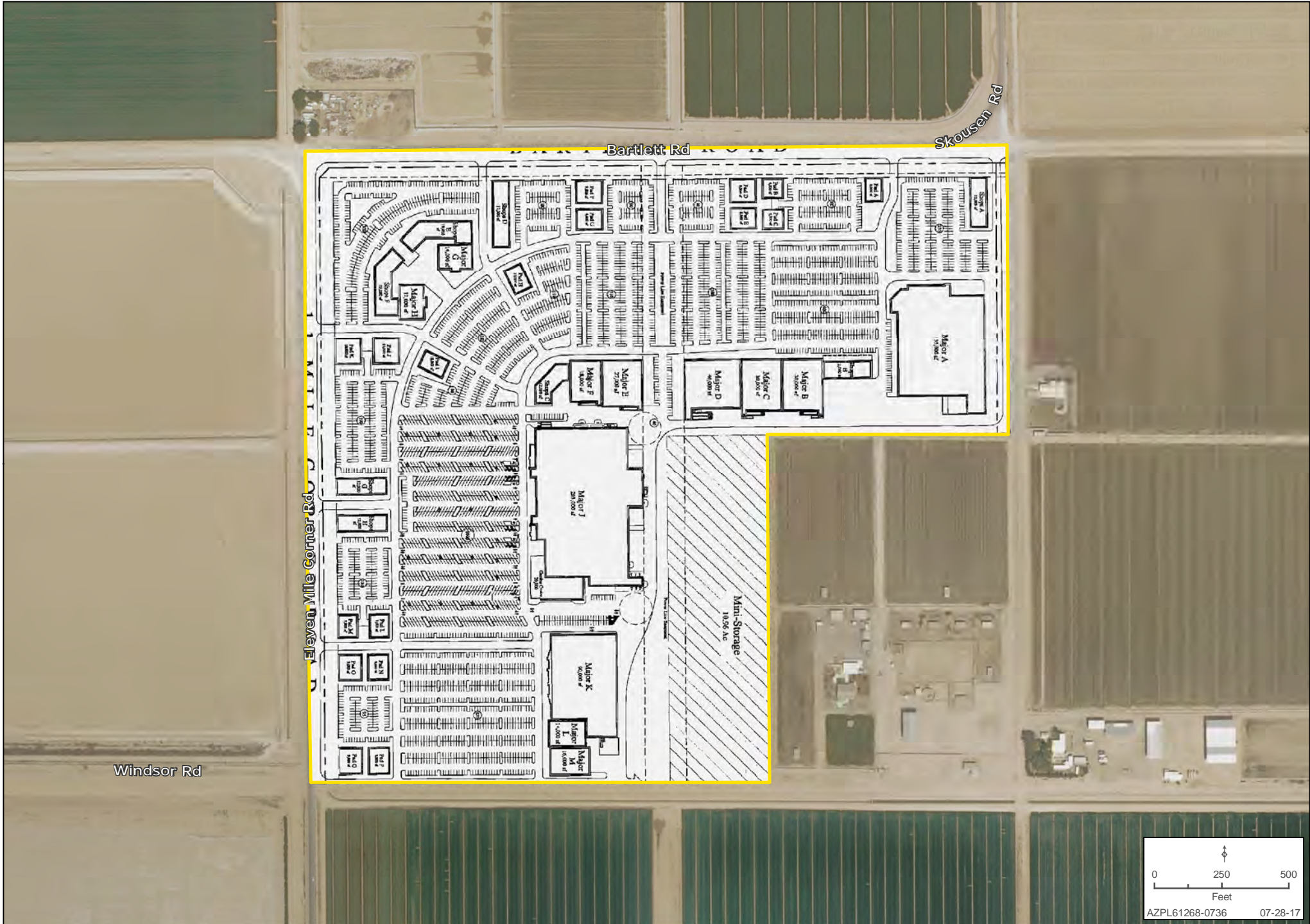
SURROUNDING DEVELOPMENT MAP

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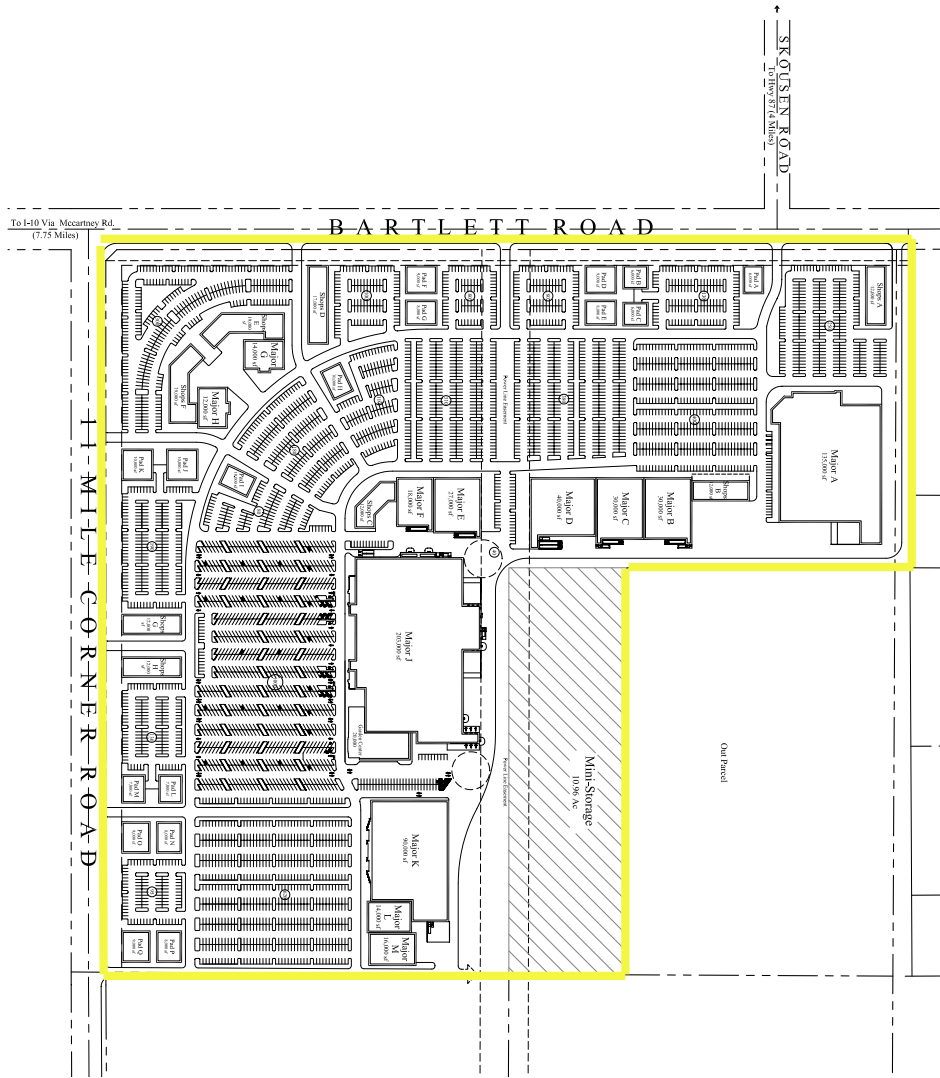
PROPERTY DETAIL MAP

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CONCEPTUAL SITE PLAN

(SUBJECT TO CHANGE)



Project Data

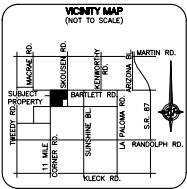
Item				
Site Area (Net)	+/-	95.60 ac	+/-	4,164,531.00 sf
Building Areas				
Major Tenants		629,000 sf		
Shops		117,000 sf		
Pads		134,000 sf		
Subtotal		880,000 sf		
Garden Center		20,000 sf		
Grand Total		900,000 sf		
Lot Coverage	+/-	21.6%		
Parking Required		3,520 sp		
		(880,000 sf / 250)		
Parking Provided		4,435 sp		5.04 per 1000

Conceptual Master Plan

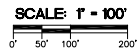
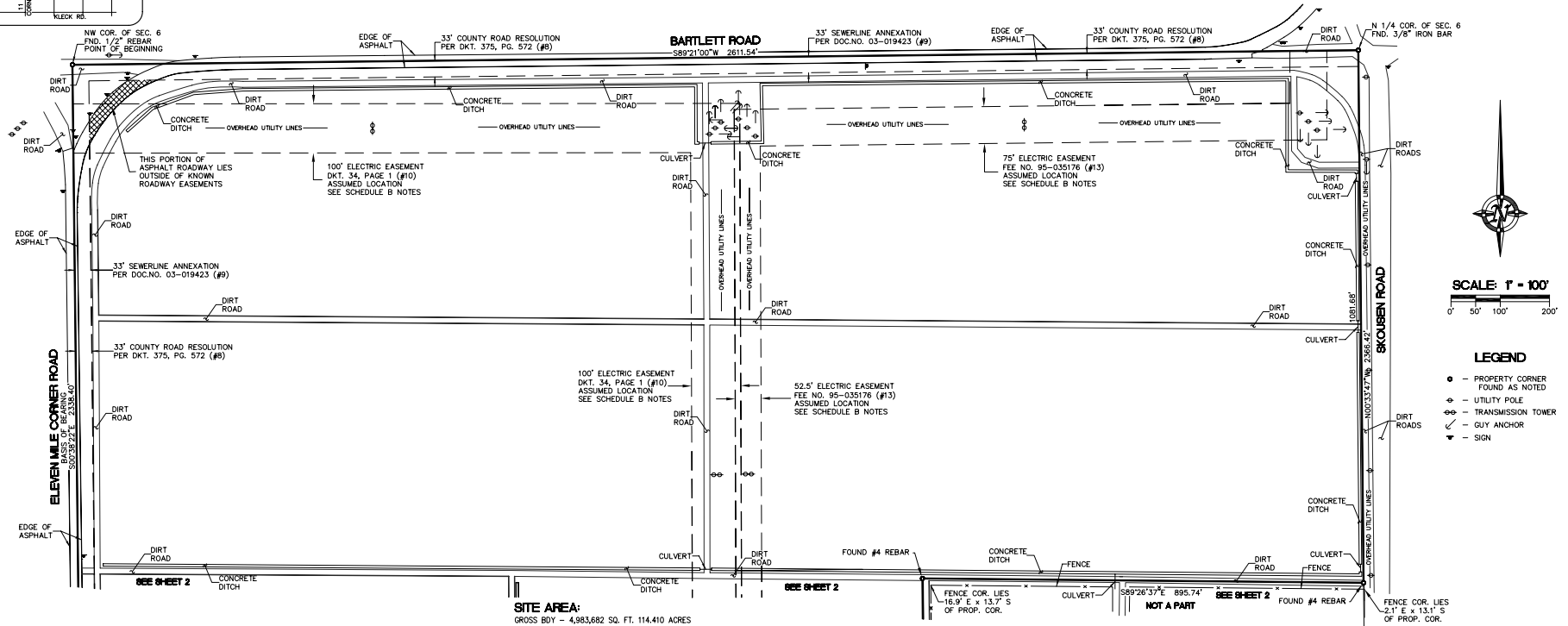
Verona Marketplace

City of Coolidge, Arizona

Miller Holdings, Inc.



A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 6 SOUTH, RANGE 8 EAST, OF GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



- LEGEND**
- - PROPERTY CORNER FOUND AS NOTED
 - - UTILITY POLE
 - ⊕ - TRANSMISSION TOWER
 - ⊙ - GUY ANCHOR
 - ▽ - SIGN

SITE AREA:
GROSS BDY - 4,983,682 SQ. FT. 114.410 ACRES
NET BDY - 4,821,418 SQ. FT. 110.685 ACRES
(EXCLUDES ROADWAY EASEMENTS SHOWN IN DKT 375, PAGE 572)
WAPA EASEMENTS - 537,602 SQ. FT. 12.342 ACRES

SURVEYOR'S CERTIFICATION:
TO: NICHOLAS FARMS, LLP A NORTH DAKOTA LIMITED LIABILITY PARTNERSHIP;
ESCONDIDO DEVELOPMENT PROPERTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY;
JOHNSON BANK; FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11A, 11B AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4 MAY 2011.

MATTHEW A. GRAHAM
ARIZONA R.L.S. 28724
DATE: 18 DECEMBER 2011

LEGAL DESCRIPTION:
PER TRUSTEE'S DEED RECORDED IN FEE NO. 09-062111
ALL OF GLO LOTS 3, 4 AND 5, AND A PORTION OF GLO LOT 6, LOCATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, SAID POINT BEING THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 38 MINUTES 22 SECONDS EAST ALONG THE WEST BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2338.40 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS EAST A DISTANCE OF 1710.88 FEET;
THENCE NORTH 00 DEGREES 28 MINUTES 22 SECONDS WEST A DISTANCE OF 1293.96 FEET;
THENCE SOUTH 89 DEGREES 29 MINUTES 37 SECONDS EAST A DISTANCE OF 895.74 FEET TO THE EAST LINE OF GLO LOT 3 OF SAID SECTION 6;
THENCE SOUTH 89 DEGREES 33 MINUTES 47 SECONDS WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 1081.68 FEET MORE OR LESS TO THE NORTH QUARTER CORNER OF SECTION 6;
THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2611.54 FEET MORE OR LESS TO THE POINT OF BEGINNING.

NOTES:

- 1.) EXCEPT AS NOTED, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTER THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
- 2.) DECLARATION IS MADE TO ORIGINAL PURCHASER ONLY. SURVEY IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- 3.) SURVEY IS VALID ONLY IF PRINT BEARS SEAL AND/OR SIGNATURE OF SURVEYOR.
- 4.) FIELDWORK PERFORMED DURING MARCH 2005 AND MAY 2011.
- 5.) CONDITIONS SHOWN ARE THOSE THAT EXISTED AT THE TIME OF THE SURVEY.
- 6.) BOUNDARY AND EASEMENT INFORMATION TAKEN FROM A TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NO. NCS-477756-PHX1, FIRST AMENDED, EFFECTIVE DATE, 28 NOVEMBER 2011.
- 7.) PROPERTY MAY BE SUBJECT TO EASEMENTS (RECORDED OR UNRECORDED) NOT KNOWN TO THE SURVEYOR, AND NOT SHOWN HEREON.
- 8.) SITE IS PRESENTLY BEING FARMED AND SHOWS NO SURFACE EVIDENCE OF EARTHWORK OR DUMPING.
- 9.) NO BUILDINGS EXIST ON THE SITE.
- 10.) THIS SURVEY PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS ADOPTED 3 FEB 2011.

FLOOD INFORMATION:
SUBJECT PROPERTY LIES IN ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 04021C1225E, DATED 4 DEC 2007.

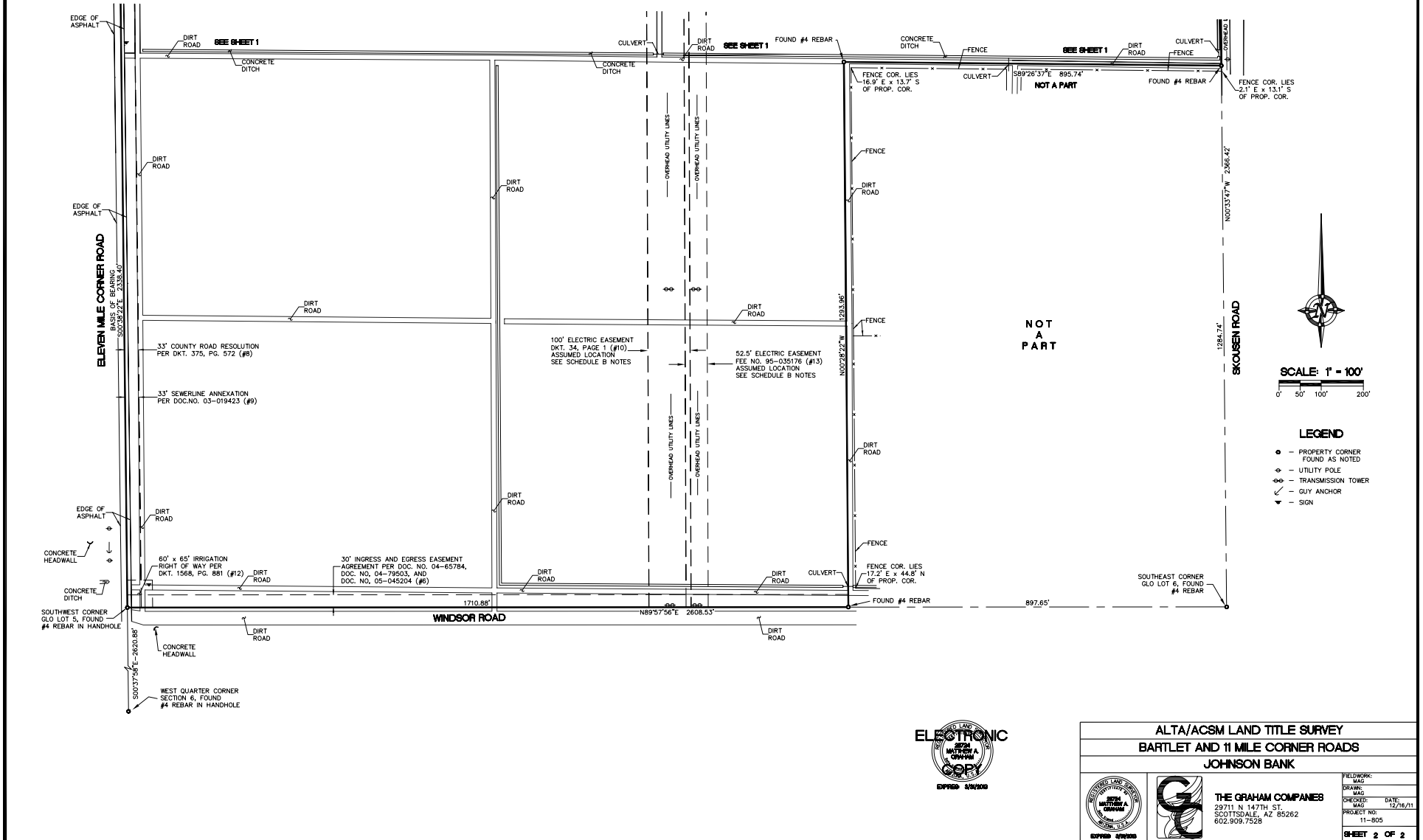
SCHEDULE 'B' NOTES:

- ITEMS 1, 2, 3, 4, 5, 7, 14, 15, 16 AND 17 ARE NOT MAPPABLE AND NOT SHOWN ON THIS DRAWING.
- ITEM 6, INGRESS AND EGRESS EASEMENT AGREEMENT PER FEE NO. 04-65784, 04-79503 AND 05-045204, IS SHOWN ON THIS DRAWING.
- ITEM 8, COUNTY ROAD RESOLUTION PER DKT. 375, PG. 572, IS SHOWN ON THIS DRAWING.
- ITEM 9, MATTERS RELATED TO A SEWERLINE ANNEXATION PER DOC. NO. 03-019423, ARE SHOWN HEREON.
- ITEM 10, ELECTRIC EASEMENT PER DKT. 34, PG. 1, IS NOT MAPPABLE BECAUSE THE COPY PROVIDED WAS ILLEGIBLE. POSITION SHOWN IS BASED ON PHYSICAL LOCATION OF TRANSMISSION TOWERS. WIDTH IS ASSUMED BASED ON DOCUMENTS TO THE SOUTH REFERRING TO THE SAME EASEMENT.
- ITEM 11, WATER DISTRIBUTION EASEMENT PER DKT. 1284, PG. 443, IS NOT MAPPABLE BECAUSE THE DOCUMENT LACKS A SPECIFIC LOCATION FOR SAID EASEMENT.
- ITEM 12, IRRIGATION RIGHT OF WAY PER DKT. 1560, PG. 801, IS SHOWN ON THIS DRAWING.
- ITEM 13, TRANSMISSION LINES EASEMENT PER FEE NO. 95-035176, COULD NOT BE ADEQUATELY POSITIONED WITHIN THE PROPERTY WITH THE LEGAL DESCRIPTION PROVIDED. POSITION SHOWN IS BASED ON PHYSICAL LOCATION OF TRANSMISSION TOWERS.

NOTE: THIS PROPERTY IS SUBJECT TO ALL PROVISIONS OF THOSE DOCUMENT REFERENCED IN THE ASSOCIATED TITLE REPORT WHETHER EXPRESSLY STATED OR NOT.

ALTA/ACSM LAND TITLE SURVEY	
BARTLETT AND 11 MILE CORNER ROADS	
JOHNSON BANK	
THE GRAHAM COMPANIES	29711 N 147TH ST. SCOTTSDALE, AZ 85262 602.909.7528
FOLLOWING WAS DRAWN BY: [Name] CHECKED BY: [Name] DATE: 12/16/11 PROJECT NO: 11-805 SHEET 1 OF 2	

A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 8 EAST, OF GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



COOLIDGE TRANSPORTATION PLAN

[CLICK HERE TO VIEW THE MCCARTNEY ROAD & ELEVEN MILE CORNER ROAD TRANSPORTATION STUDY](#)

