

COTTON MEADOWS

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

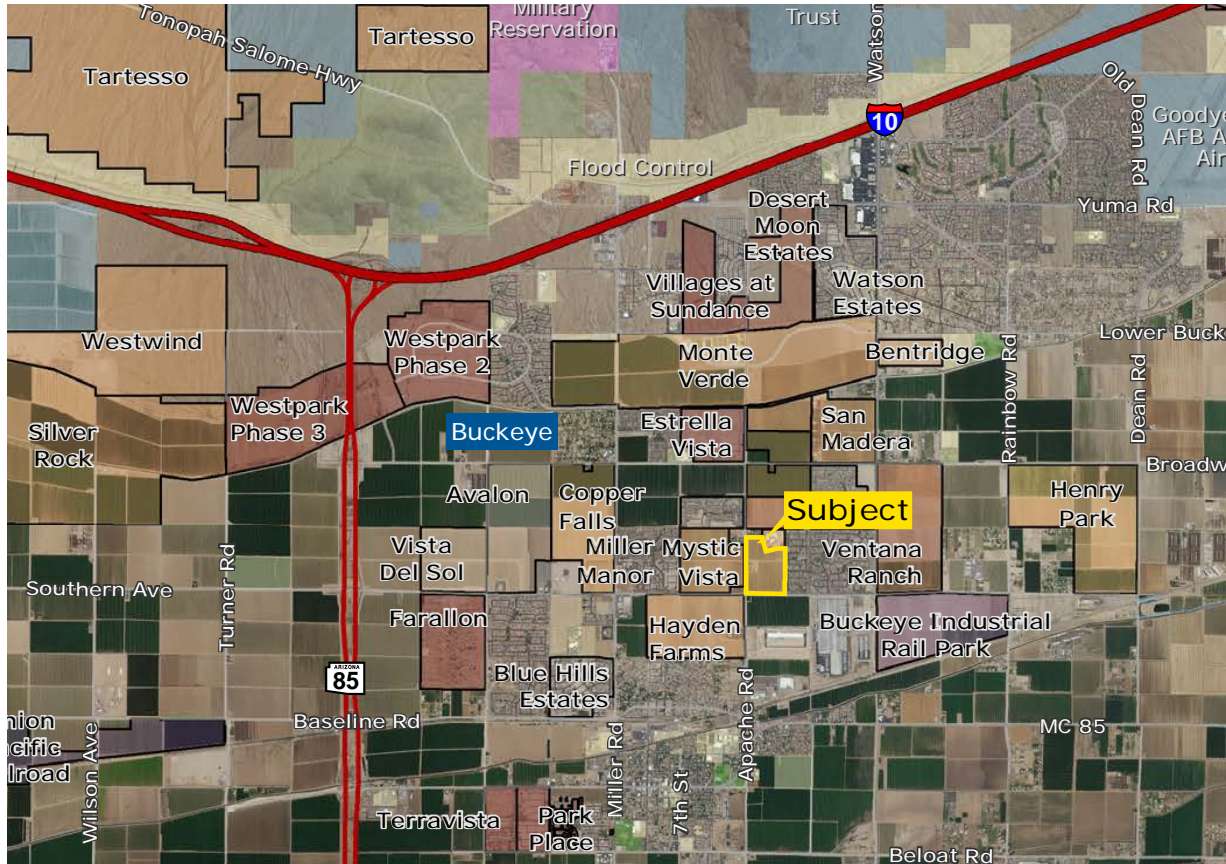


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COTTON MEADOWS PROPERTY OVERVIEW



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

SIZE ±74 gross acres

PRICE Submit

ZONING PR (Seller is in the process of obtaining Preliminary Plat)

CONCEPTUAL SITE PLAN Previously approved for 289 lots

Site Plan A

- 105 – 48’ X 110’ lots
- 120 – 53’ X 110’ lots
- 64 – 63’ X 120’ lots

Site Plan B

- 318 - 45’ X 115’ 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 opened August 2017 and is in its 2nd year. [Click here to view school details.](#)
- 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

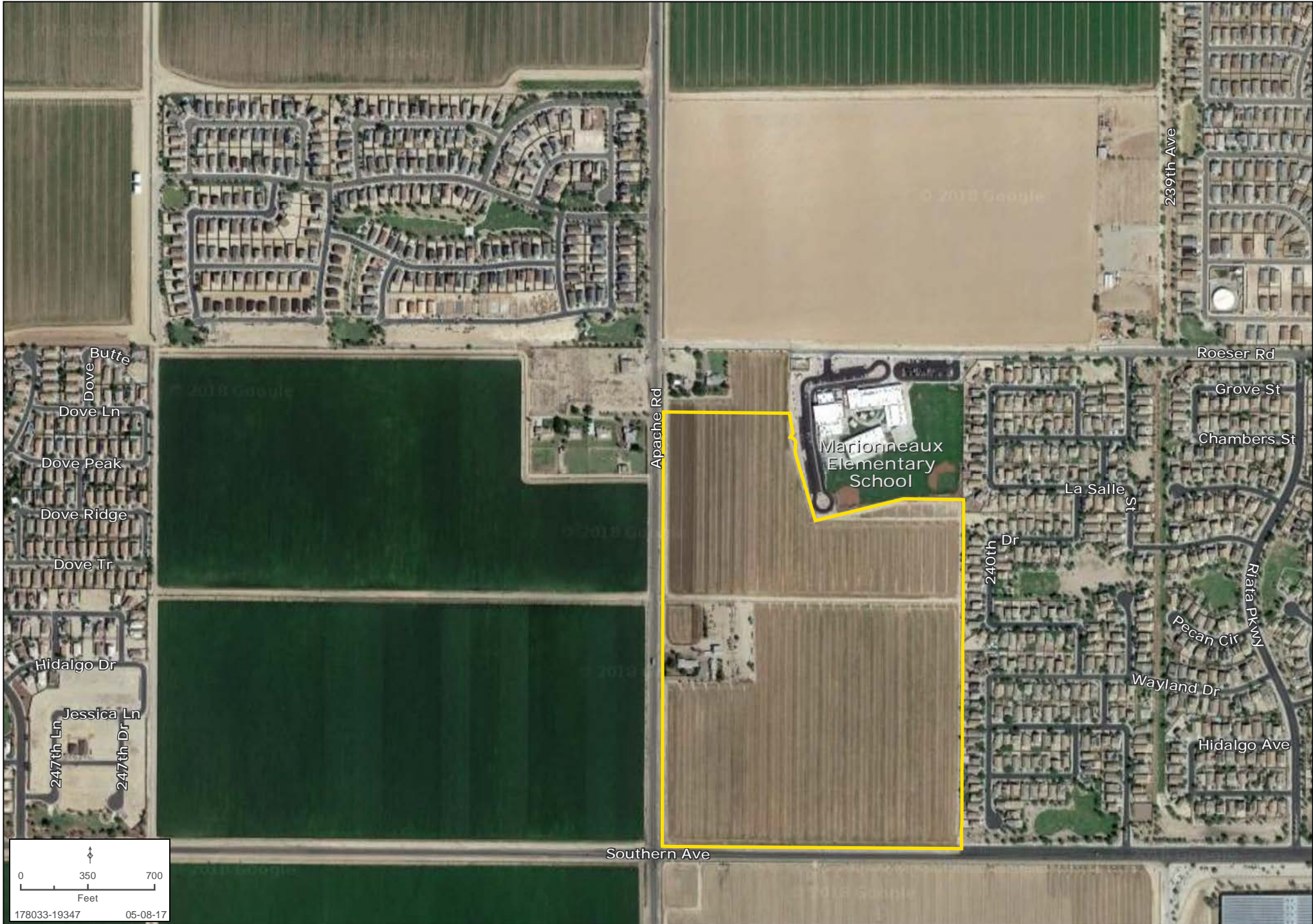
Buckeye Impact Fees	Water Resources	Water System	Wastewater & Reclaimed	Streets	Police	Fire	Library	Parks & Rec.	Total
Central East	N/A	\$7,800	\$3,865	\$252	\$1,076	\$1,022	\$622	\$1,374	\$16,011
Cotton Meadows	N/A	\$2,100*	\$0**	\$252	\$1,076	\$1,022	\$622	\$1,374	\$6,466

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

**Watson CFD

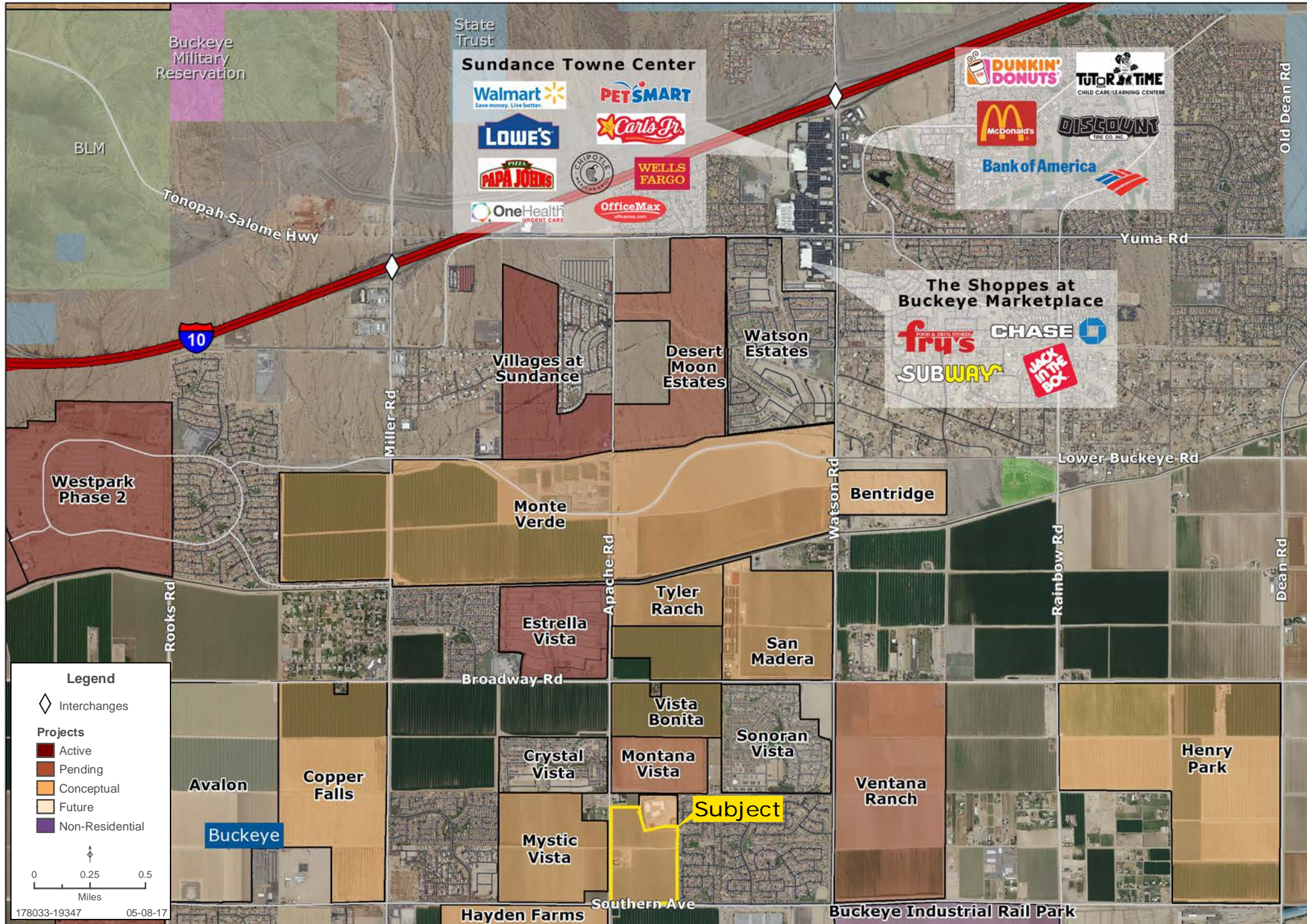
PROPERTY DETAIL MAP

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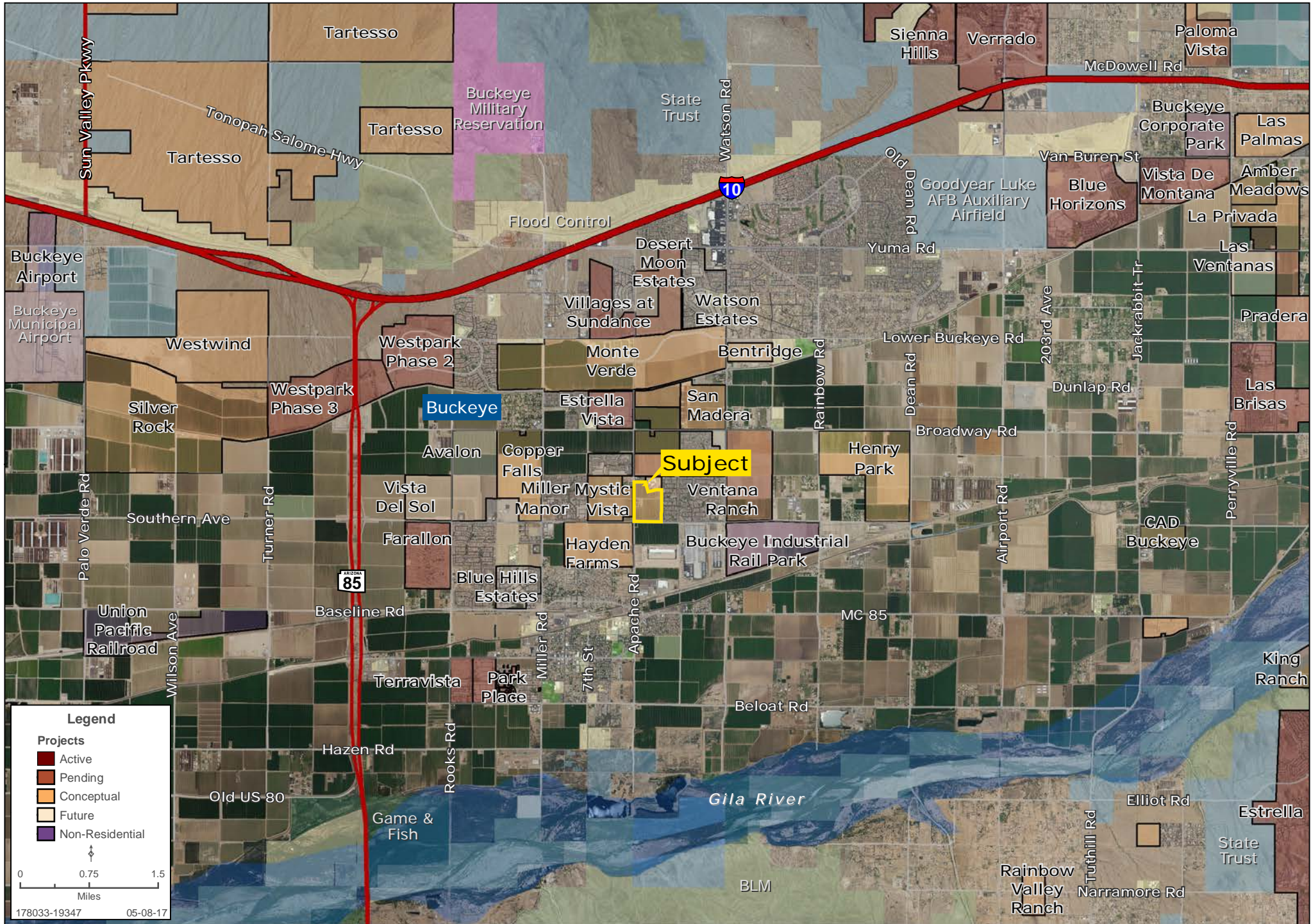
SURROUNDING AMENITIES MAP

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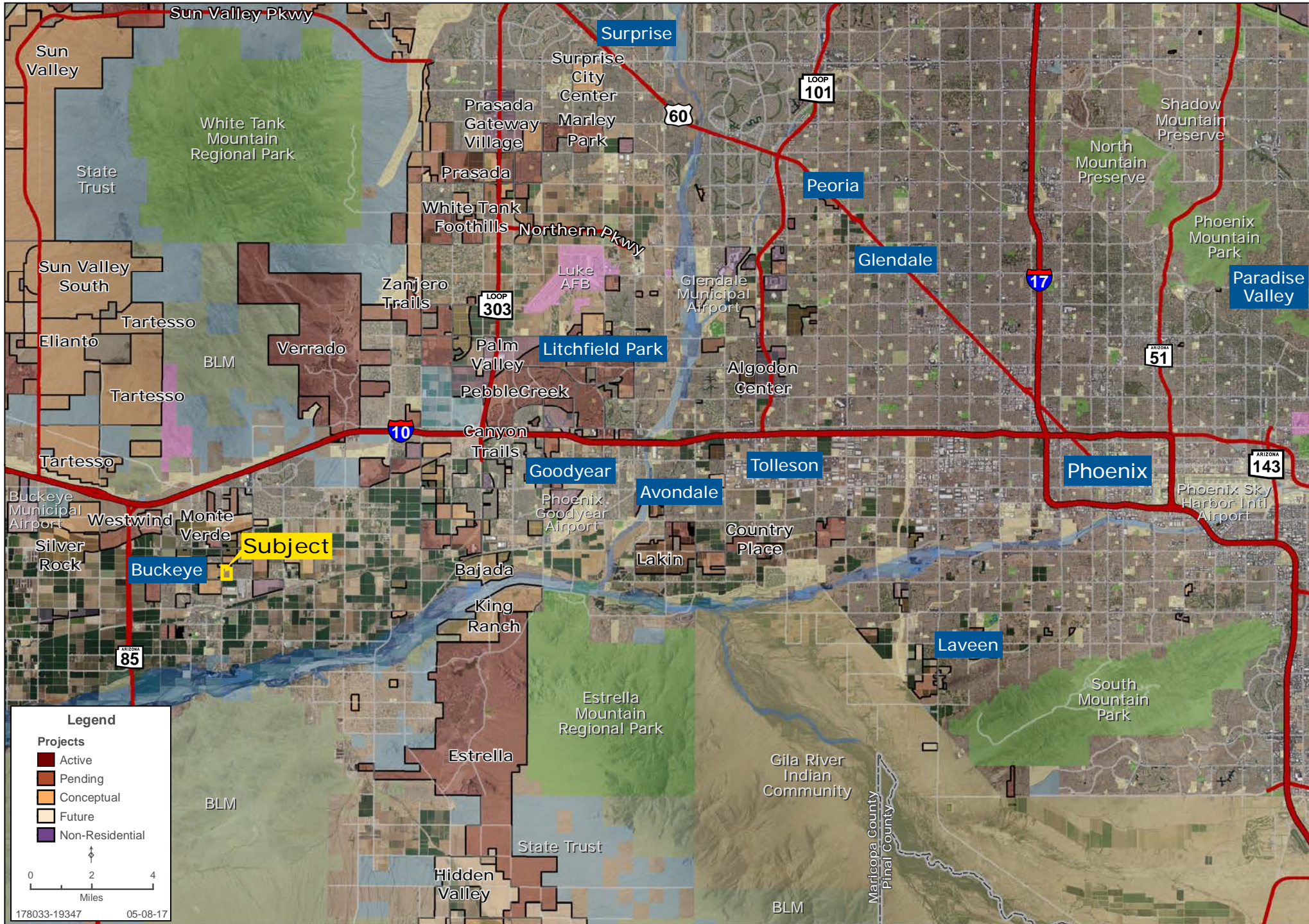
SURROUNDING DEVELOPMENT MAP

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REGIONAL MAP

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COTTON MEADOWS CONCEPTUAL SITE PLAN B



LOT LEGEND

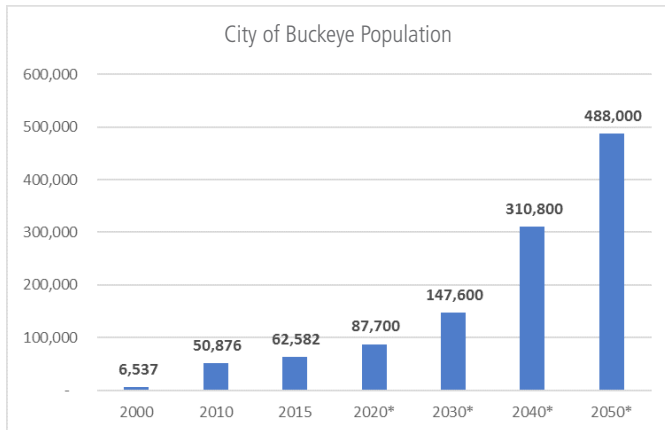
45' X 115' PHASE 1	156 LOTS
45' X 115' PHASE 2	162 LOTS
	318 TOTAL

COTTON MEADOWS NORTH


BUCKEYE OVERVIEW

The City of Buckeye has put forth a tremendous amount of effort to create a multidecade development vision that will be able to accommodate the large amount of anticipated growth. Planning efforts have included generating an assured 100 year water supply, continuously analyzing and reviewing the general plan, creating business incentives, building a sense of community, and providing need infrastructure improvements throughout the city. The City of Buckeye has seen tremendous growth during the past decade with the population projected to continue growing at exponential rates. Additional information about the future of Buckeye's growth can be found on the Grow Buckeye website (www.growbuckeye.com).

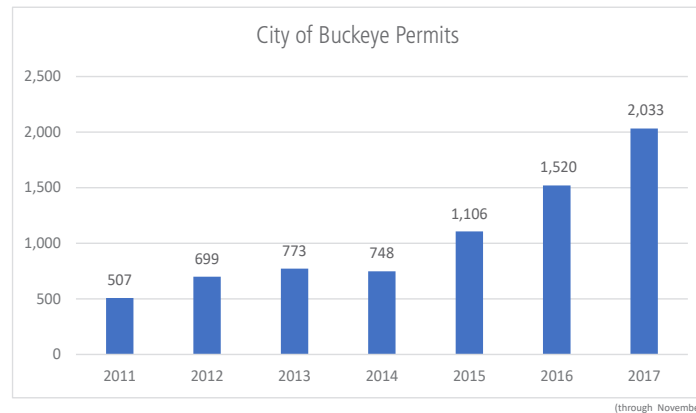
POPULATION GROWTH CHART



*Estimated population

PERMIT GROWTH

In recent years, the number of active developments in Buckeye significantly rebounded from the past recession. The improved development and homebuilding environment is demonstrated by recent single family housing permits growth of 44% in 2017 (2,195 permits up from 1,520 in 2016). Current YTD through April 747 permits up 14% from last year. DR Horton and LGI Homes continue to be the top producing homebuilders throughout the Buckeye Submarket with additional national builders, including Meritage Homes, entering the market.



BUCKEYE EMPLOYMENT

The City of Buckeye's employment sectors primarily consist of service and wholesale trade based jobs. In recent months the city has had several new employers entering the market including a glass manufacturer, a new U-Haul Mini Storage, and a new car dealership. With Buckeye's location as the front door to Phoenix we anticipate continued job growth to be seen in trade sectors and service industries. The table below shows some of Buckeye's top employers.

Employer	Employees	Industry
State of Arizona	1,130	Government
Walmart	1,000	Retail
City of Buckeye	430	Government
Litchfield Elementary School District 33	400	Education
Buckeye Elementary School District 33	320	Education
Clayton Homes	300	Manufacturing
Liberty Elementary School District	230	Education
Fry's Food Stores	220	Retail
Youngker High School	150	Education
Agua Fria Union High School District 216	140	Education

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2017 Population	±4,417	±30,719	±49,171
Est. 2017 Median HH Income	\$62,181	\$62,568	\$58,743

Source: ESRI

