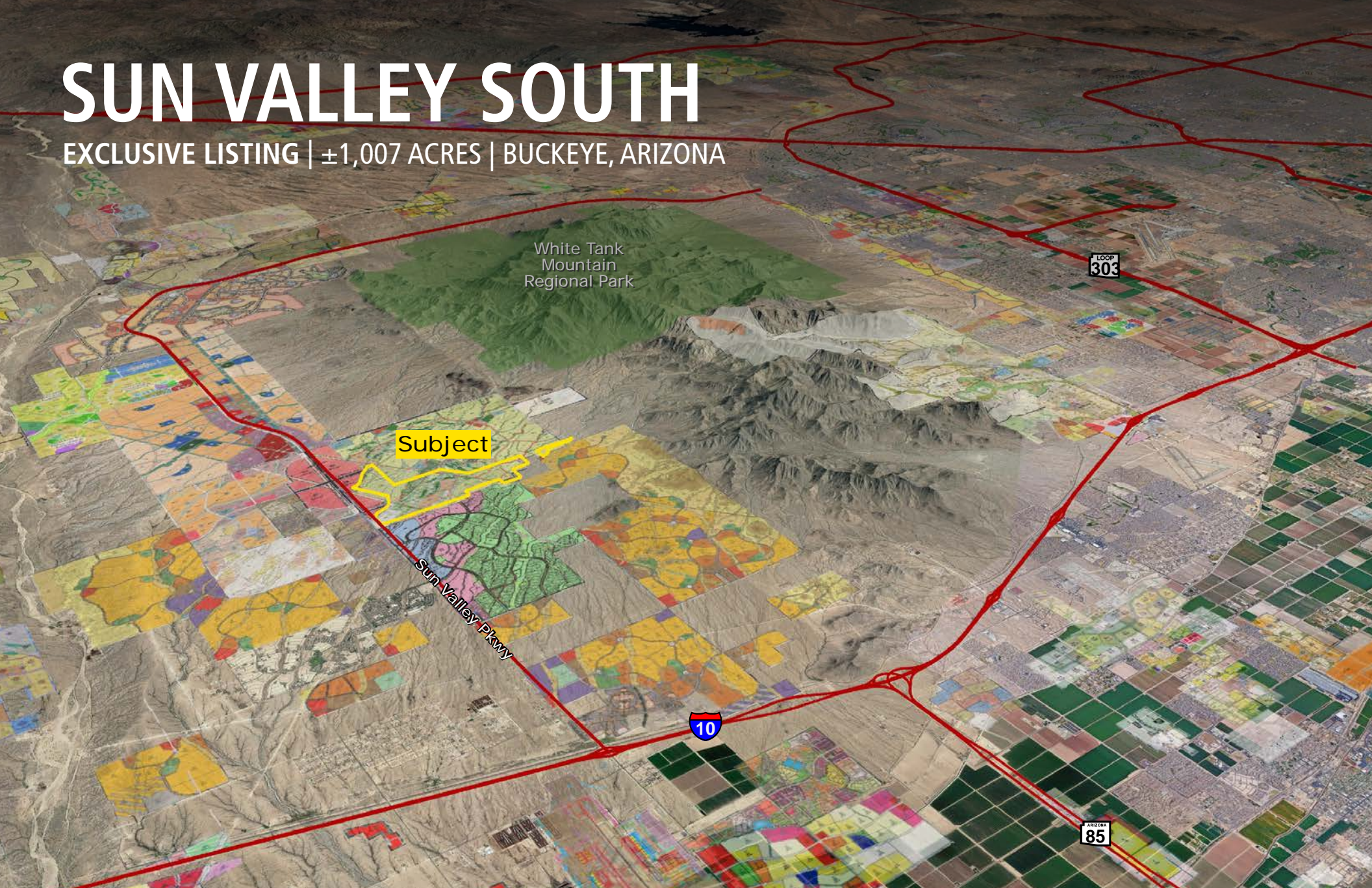


SUN VALLEY SOUTH

EXCLUSIVE LISTING | ±1,007 ACRES | BUCKEYE, ARIZONA



Greg Vogel | gvoegel@landadvisors.com **Wes Campbell** | wcampbell@landadvisors.com **Ben Heglie** | bheglie@landadvisors.com
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

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PROPERTY OVERVIEW

LOCATION Property is located at the southeast corner of Sun Valley Parkway and Bethany Home Road in Buckeye, Arizona

PRICE Submit

SIZE ±1,007 acres

CONCEPTUAL PLAN A conceptual site plan has been completed for the project that lays out ±2,453 single family units, ±426 multifamily units, ±27 acres of commercial land and ±274 acres of open space. The unit counts of both single family and multifamily are the averages between the assumed minimum and maximum allowable density.

PARCELS 504-05-009D, 504-05-010, 504-05-011A, 504-06-020D, 504-73-009H, 504-73-011A

TAXES \$22,315.82 (2018)

ZONING Planned Community (PC)

UTILITIES

- Electric – APS (services are not to the site)
- Water and Sewer – Future services will be through the City of Buckeye. Additional water and sewer analysis will be required to determine needed infrastructure to bring utilities to the project.

COMMENTS

- Property is located approximately 5.2 miles north of Interstate 10 and Sun Valley Pkwy Interchange.
- Sun Valley South was initially planned as a ±7,100-acre masterplan with more than ±20,000 dwelling units. The subject property has since been conceptually planned as a stand-alone development that is not dependent of the surrounding ownerships.
- Sun Valley South is situated midway between two of the most successful master plans in the valley, Dr Horton's Tartesso project to the south and Pulte's Sun City Festival and Festival Foothills projects to the north.
- Extensive engineering analysis has been completed for the property including a proposed floodplain mitigation plan to retrieve several hundred acres of otherwise unusable land. The exhibit on page nine illustrates the impact of the floodplain and portions which are believed to be recoverable.



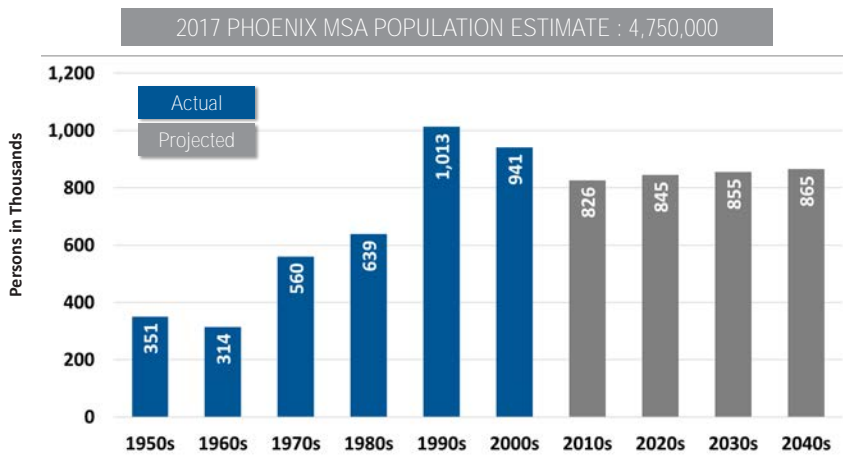
PHOENIX METROPOLITAN SURROUNDING AREA

The Phoenix MSA housing market has continued to improve over the past years as more home buyers are entering and returning to the market. In both the new home and resale home markets we are beginning to see a large increase in “boomerang” buyers who are re-entering the home market after suffering from ineligibility due to foreclosures 7+ years ago. Together the new buyer and returning buyer are putting a strain on the market supply of affordable homes around the valley which has driven the supply of resale homes throughout the Phoenix MSA down to 4 months. The supply is reduced to 1.8 months when we look at single family homes priced below \$400,000 valley wide.

NEW HOME PERMIT GROWTH

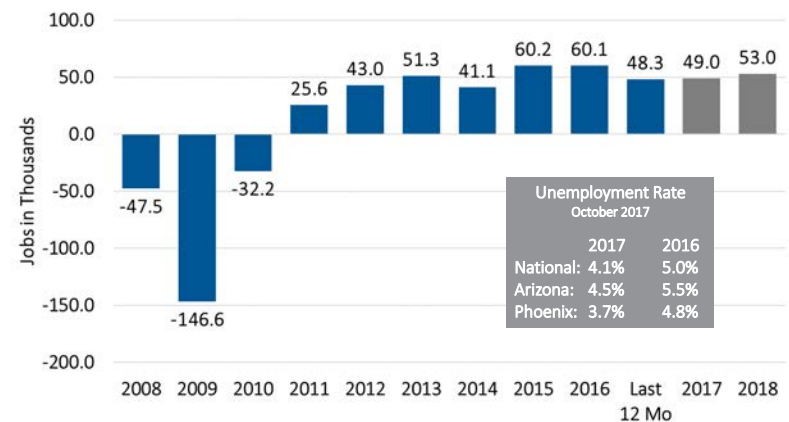
- Phoenix Single Family home permits approached 20,000 in 2017, an estimated $\pm 11\%$ increase over 2016 permitting.
- Industry professionals are predicting continued permit growth with estimates ranging from 19,440 to 22,500 in 2017 and year over year growth through 2019.
- The Northwest valley has seen a surge in increased land and homebuilder activity as the southwest valley land supply further constrains the ability for affordable home production.

Actual and Projected Population Growth in Metro Phoenix



Annual Employment Change

12 Month Average of Annual Change in Jobs

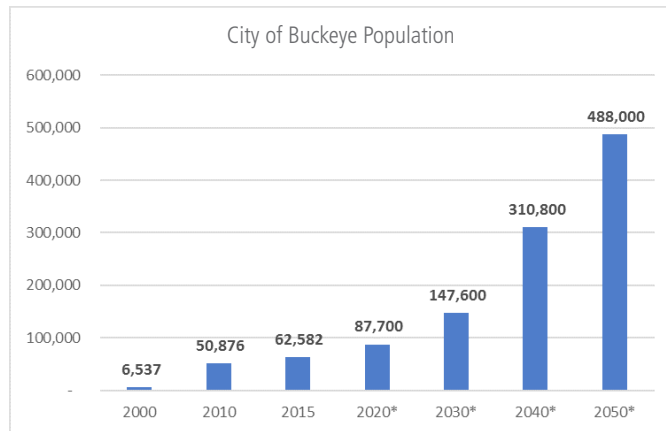


BUCKEYE OVERVIEW

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).

[Click Here to Watch: City of Buckeye "Why Buckeye?" Video](#)

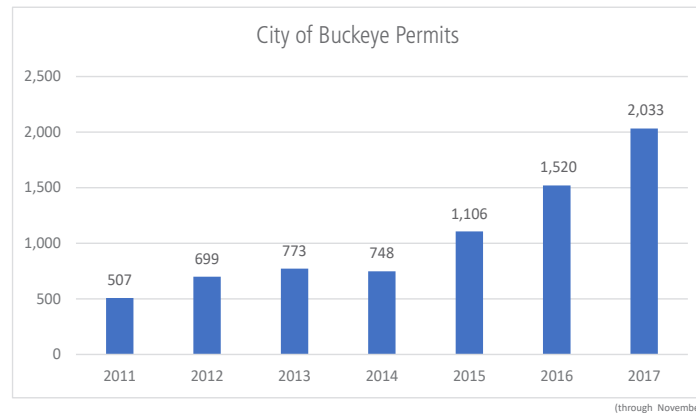
POPULATION GROWTH CHART



*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

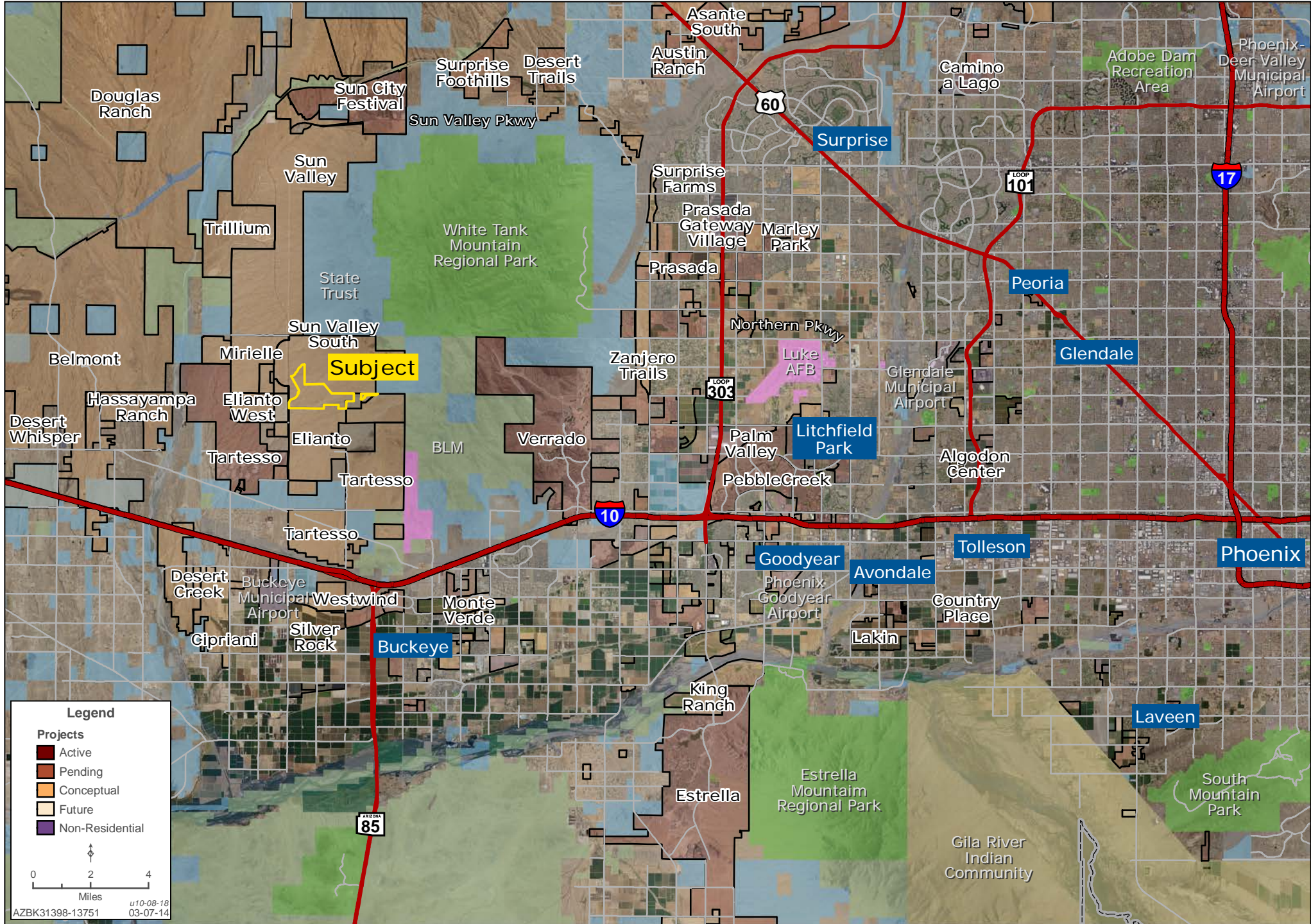
	1 Mile	3 Miles	5 Miles
Est. 2017 Population	±4,417	±30,719	±49,171
Est. 2017 Median HH Income	\$62,181	\$62,568	\$58,743

Source: ESRI



REGIONAL MAP

Greg Vogel | Wes Campbell | Ben Heglie | 480.483.8100 | www.landadvisors.com



Legend

Projects

- Active
- Pending
- Conceptual
- Future
- Non-Residential

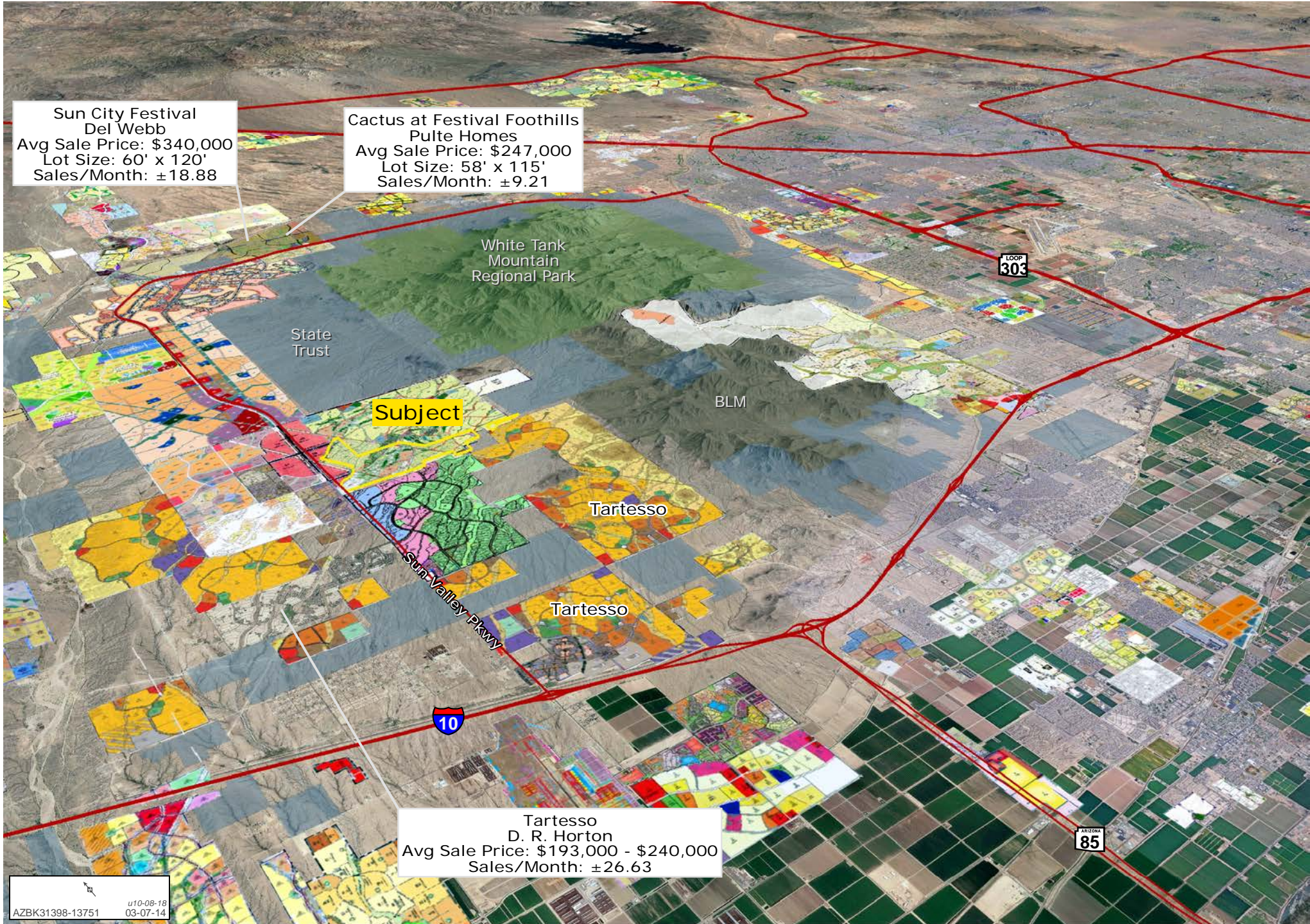
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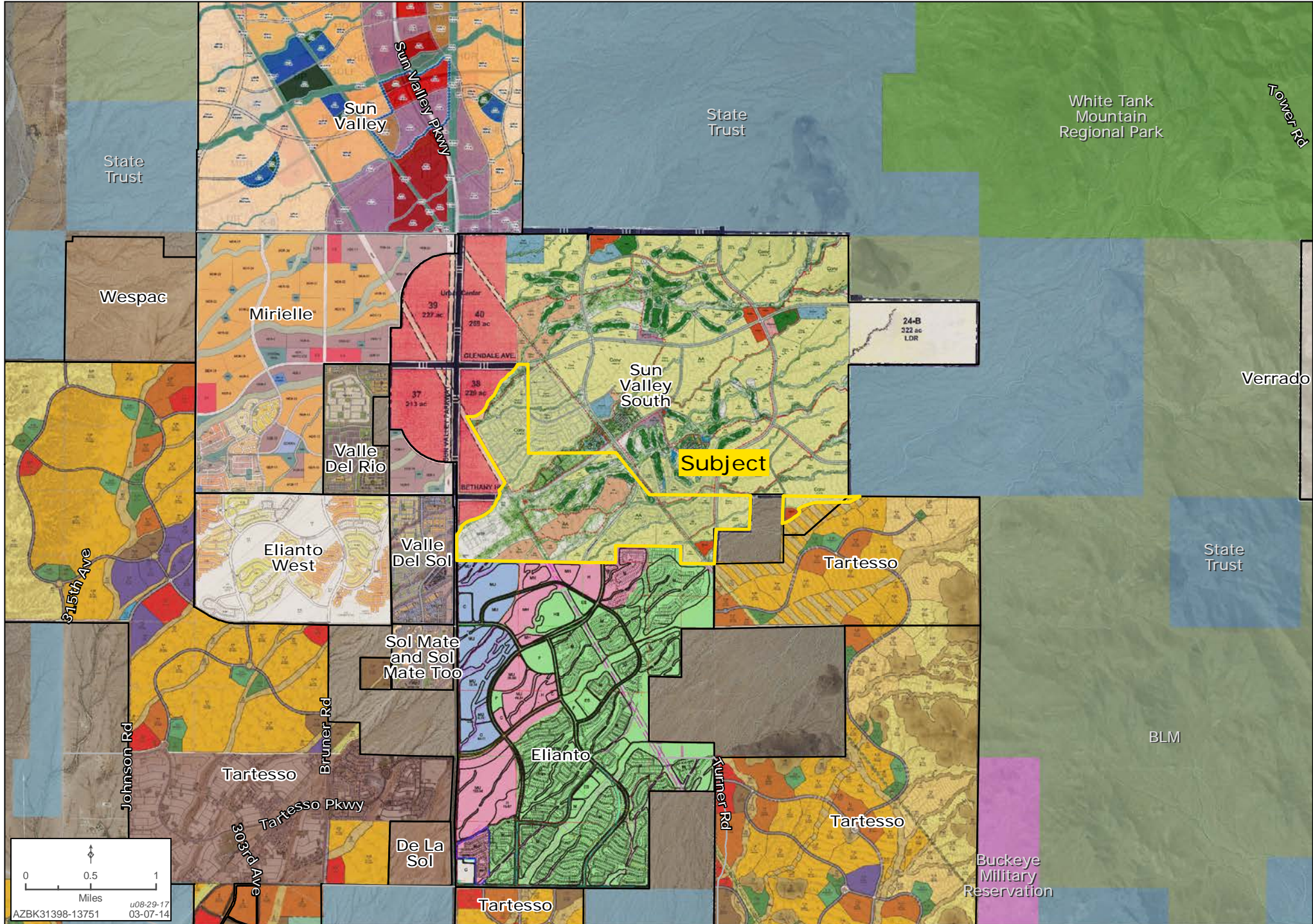
OBLIQUE MAP

Greg Vogel | Wes Campbell | Ben Heglie | 480.483.8100 | www.landadvisors.com

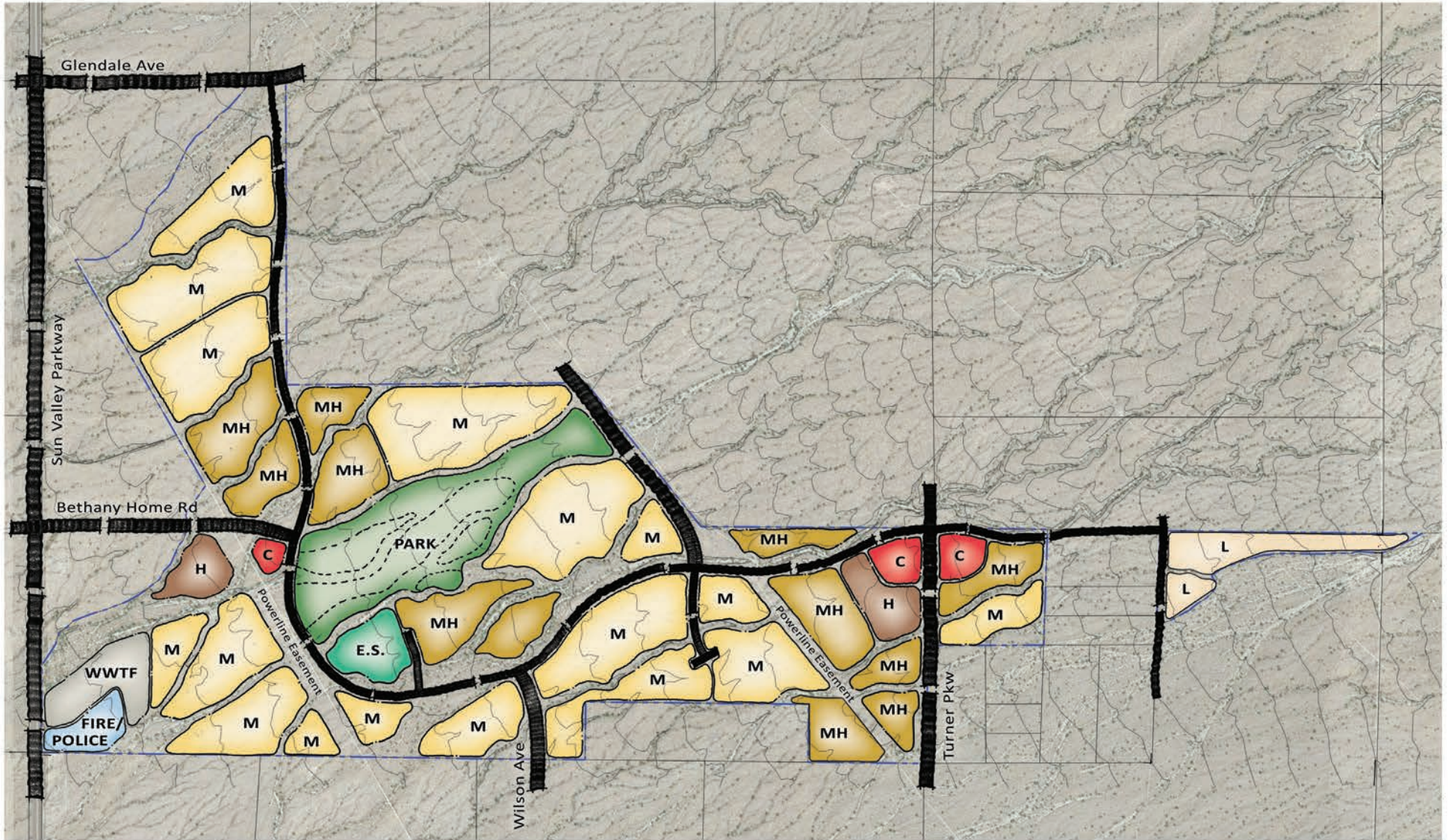


SURROUNDING AREA MAP

Greg Vogel | Wes Campbell | Ben Heglie | 480.483.8100 | www.landadvisors.com

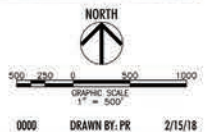


CONCEPTUAL BUBBLE DIAGRAM

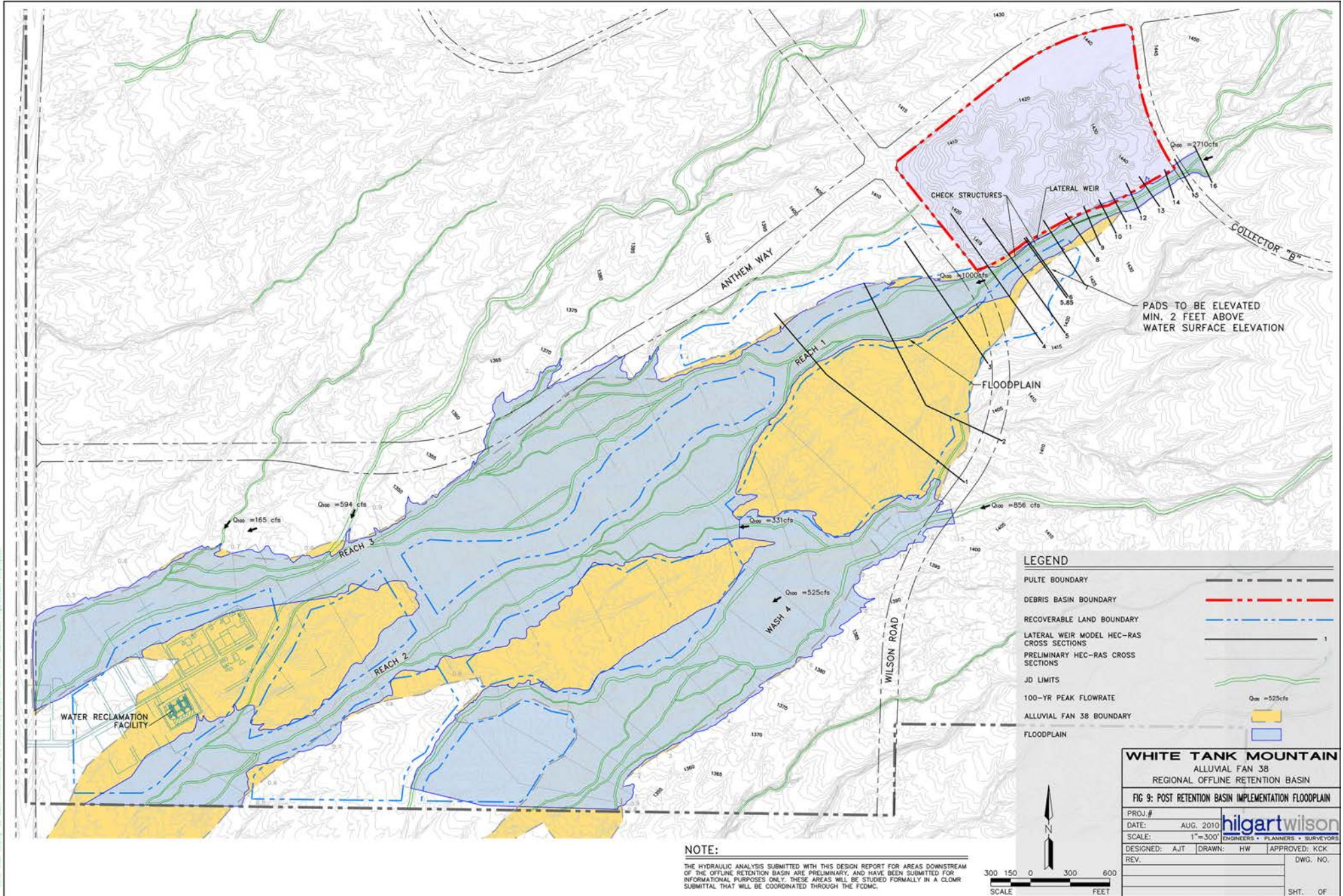


land planning
development entitlements
landscape architecture
120 south ash avenue
tempe, arizona 85281
480.994.0994

SUN VALLEY SOUTH CONCEPTUAL SITE PLAN

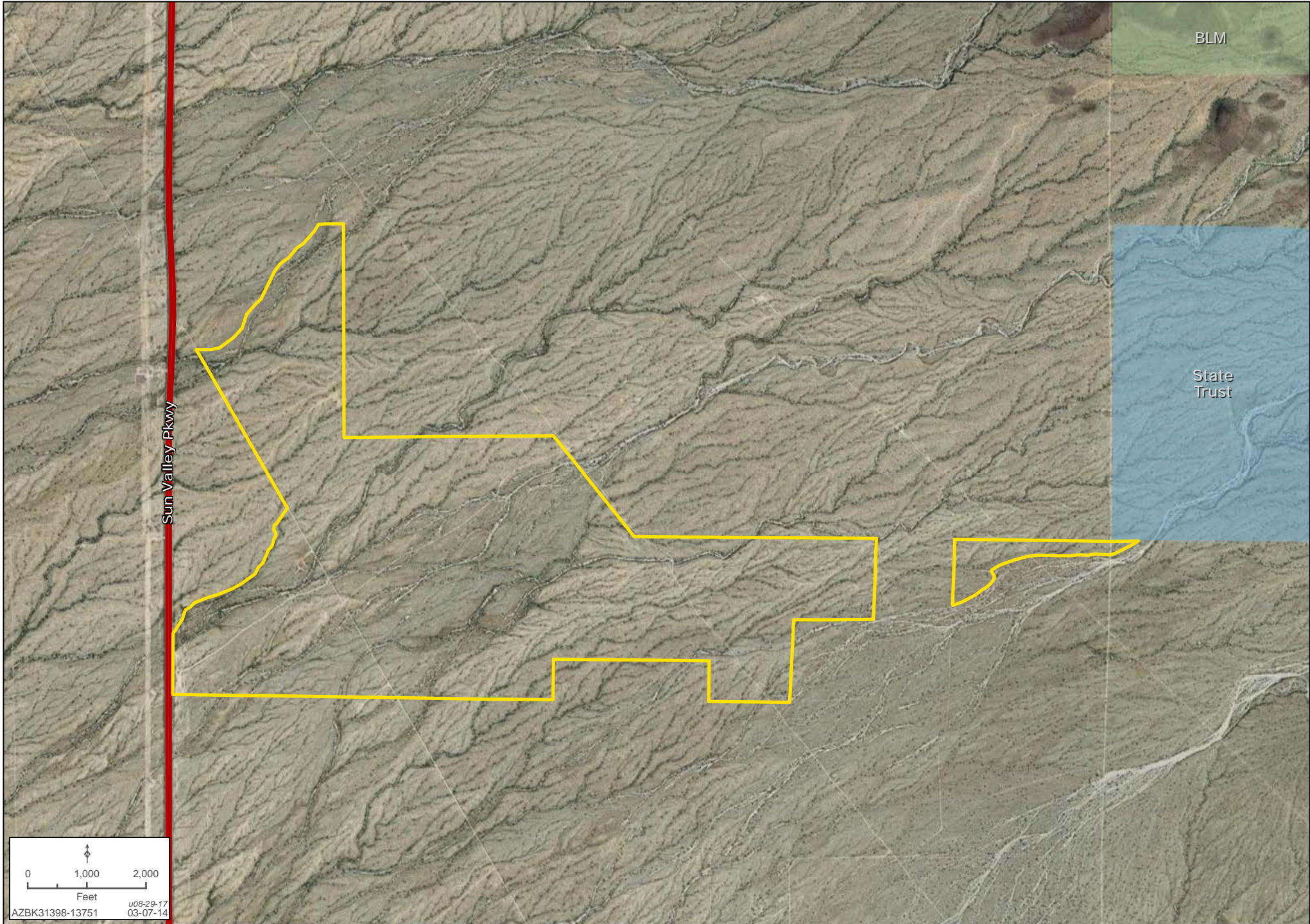


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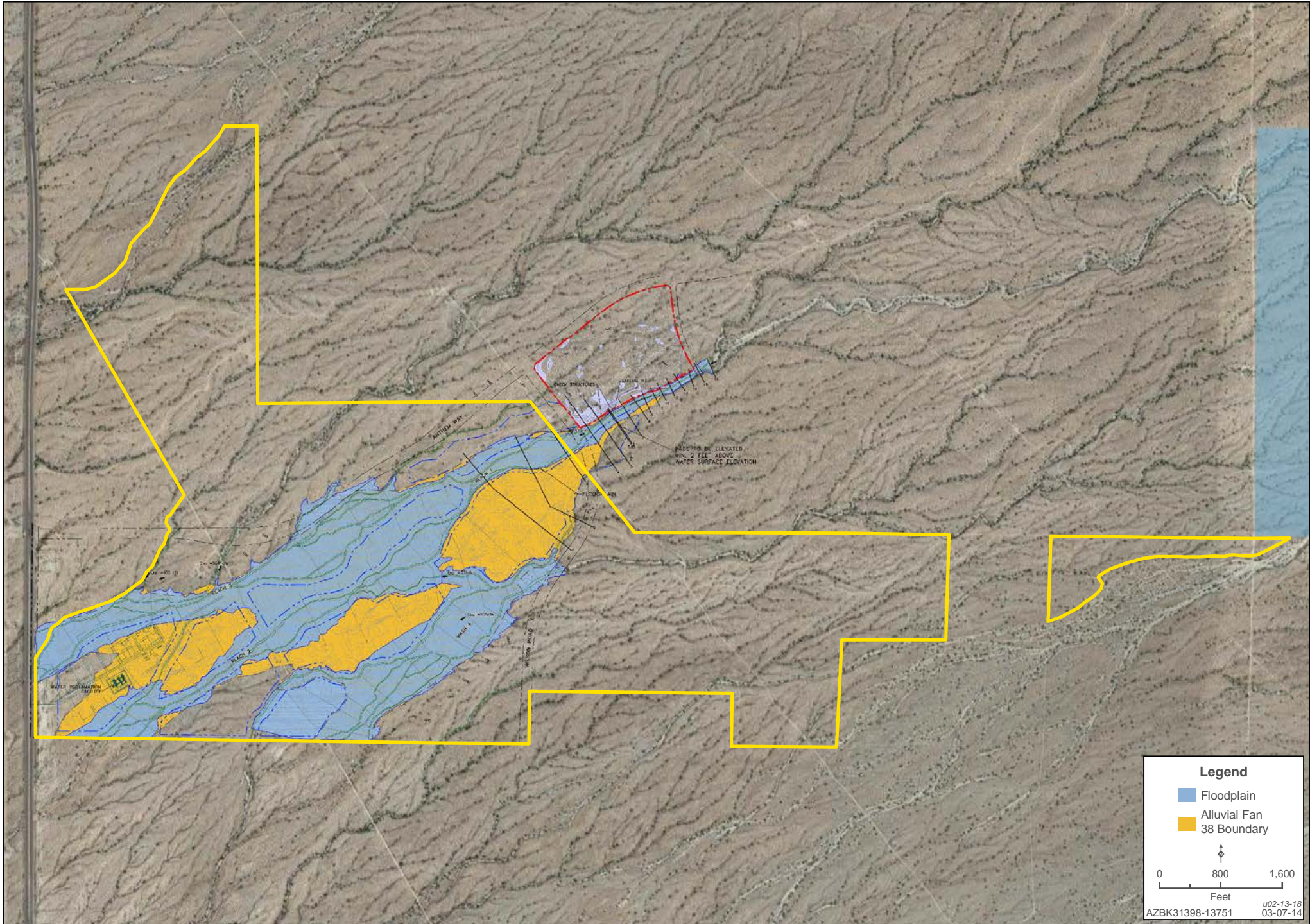
PROPERTY DETAIL MAP

Greg Vogel | Wes Campbell | 480.483.8100 | www.landadvisors.com



FLOOD MAP

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FLOOD MAP

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