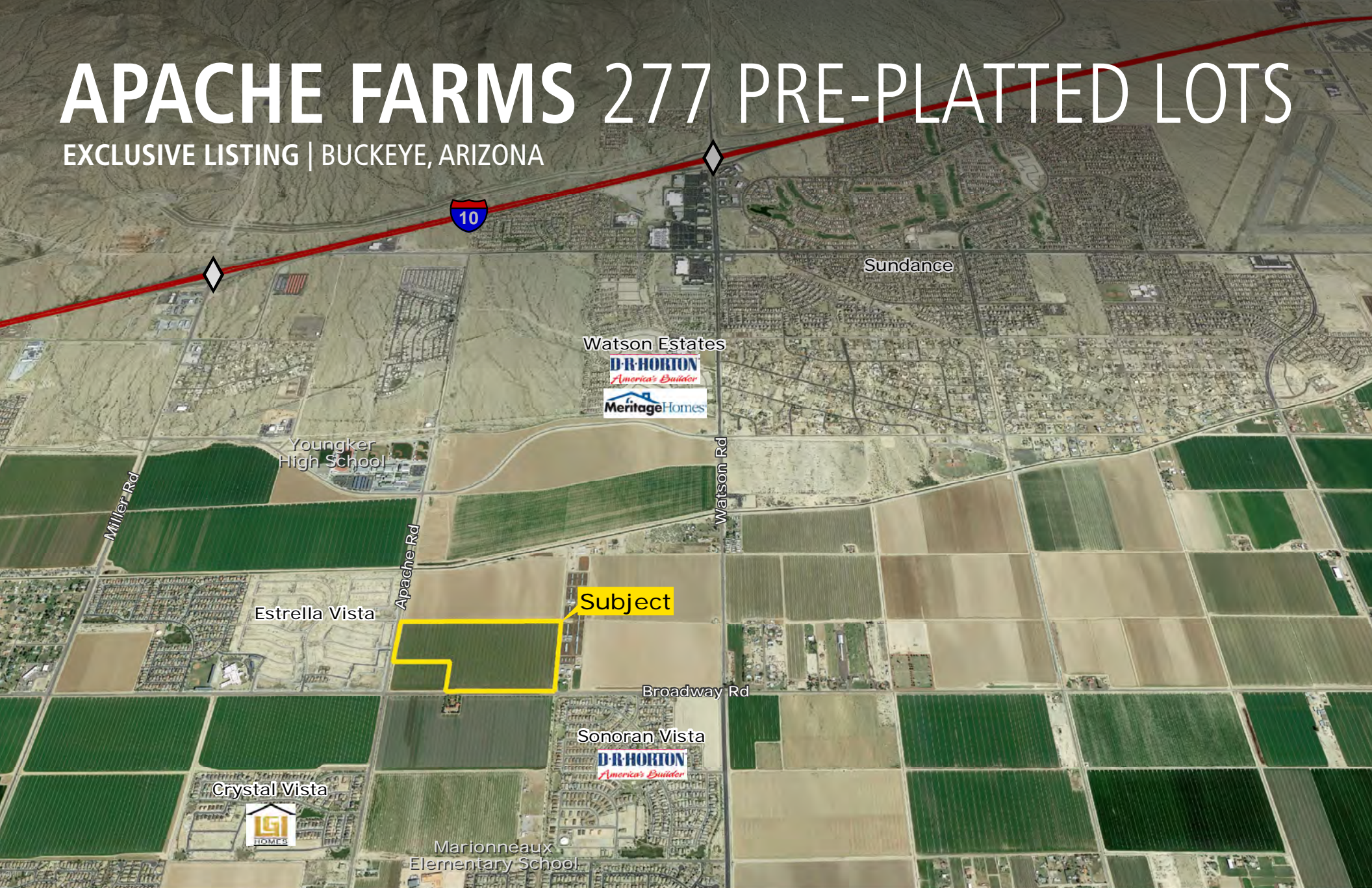


APACHE FARMS 277 PRE-PLATTED LOTS

EXCLUSIVE LISTING | BUCKEYE, ARIZONA



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APACHE FARMS PROPERTY OVERVIEW

LOCATION Property is located at the NEC of Apache Road and Broadway Road in Buckeye, Arizona.

SIZE ±67.91 acres - [click here to view ALTA Survey](#)

PRICE Submit

LOTS 277 Pre-Platted Lots (4.19 du/ac)

Lot Count	Lot Size
68	48' x 115'
28	50' x 115'
105	53' x 115'
76	58' x 115'

SETBACKS 5' and 8'

ENTITLEMENTS

Pre-Plat approved July 27, 2004, Pre-Plat is vested and cannot expire. [Click here to view the Pre-Plat](#)

Final Plat - Approved July 18, 2006, not recorded and has expired. [Click here to view the Final Plat](#)

ZONING PR Planned Residential

CFD The annual carrying cost is approximately \$129K with a remaining balance of ±\$1.219M

UTILITIES

Sewer - City of Buckeye - existing sewer main along Apache Road
 Water - City of Buckeye - existing 16" water distribution line along Apache Road
 Power - Arizona Public Service (APS)
 Gas - Southwest Gas

IRRIGATION Roosevelt Irrigation District (RID)

COMMENTS

- Site is well located in North Buckeye, in close proximity to the following active subdivisions, Crystal Vista, Watson Estates & Sonoran Vista.
- 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
- Property has an agricultural lease and is currently being farmed. The lease runs through December 2017 with a rental rate of \$8,500 per year.

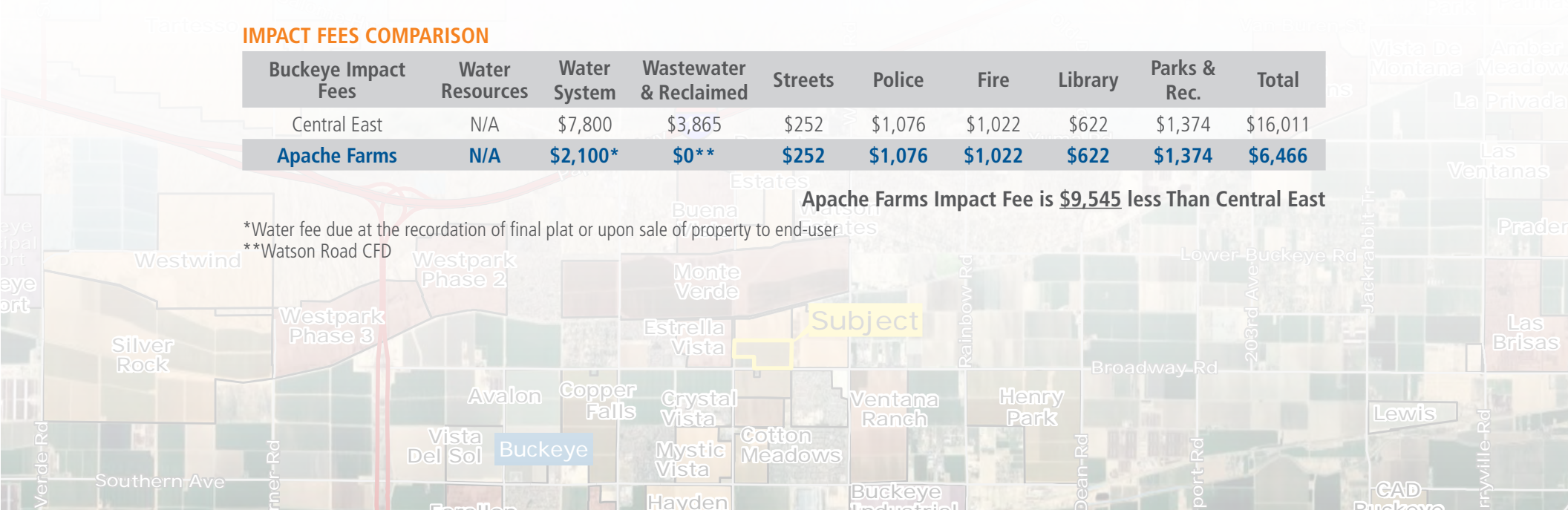
IMPACT FEES COMPARISON

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
Apache Farms	N/A	\$2,100*	\$0**	\$252	\$1,076	\$1,022	\$622	\$1,374	\$6,466

Apache Farms Impact Fee is **\$9,545** less Than Central East

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

**Watson Road CFD



PROPERTY SITE PLAN MAP

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



PROPERTY DETAIL MAP

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



SURROUNDING AREA MAP

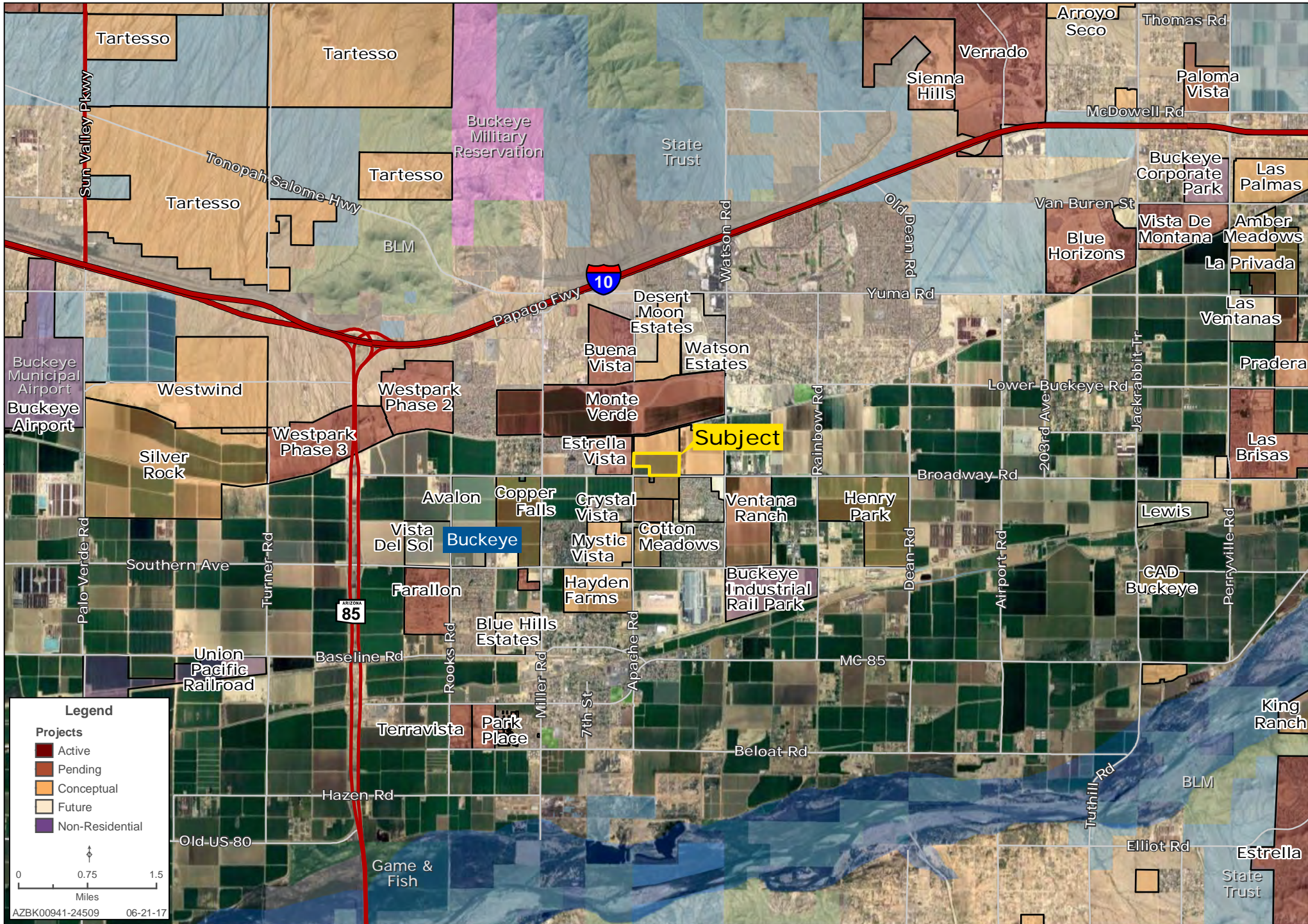
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AZBK00941-24509 06-21-17

SURROUNDING DEVELOPMENT MAP

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REGIONAL MAP

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