

LANDMARK RANCH UNIT 3

EXCLUSIVE LISTING | PINAL COUNTY, ARIZONA

LOCATION Property is located on the southeast corner of Kenworthy and Martin Road in Pinal County, Arizona.

SIZE ±319 acres

PARCELS 209-30-001, 209-30-002

PRICE Submit

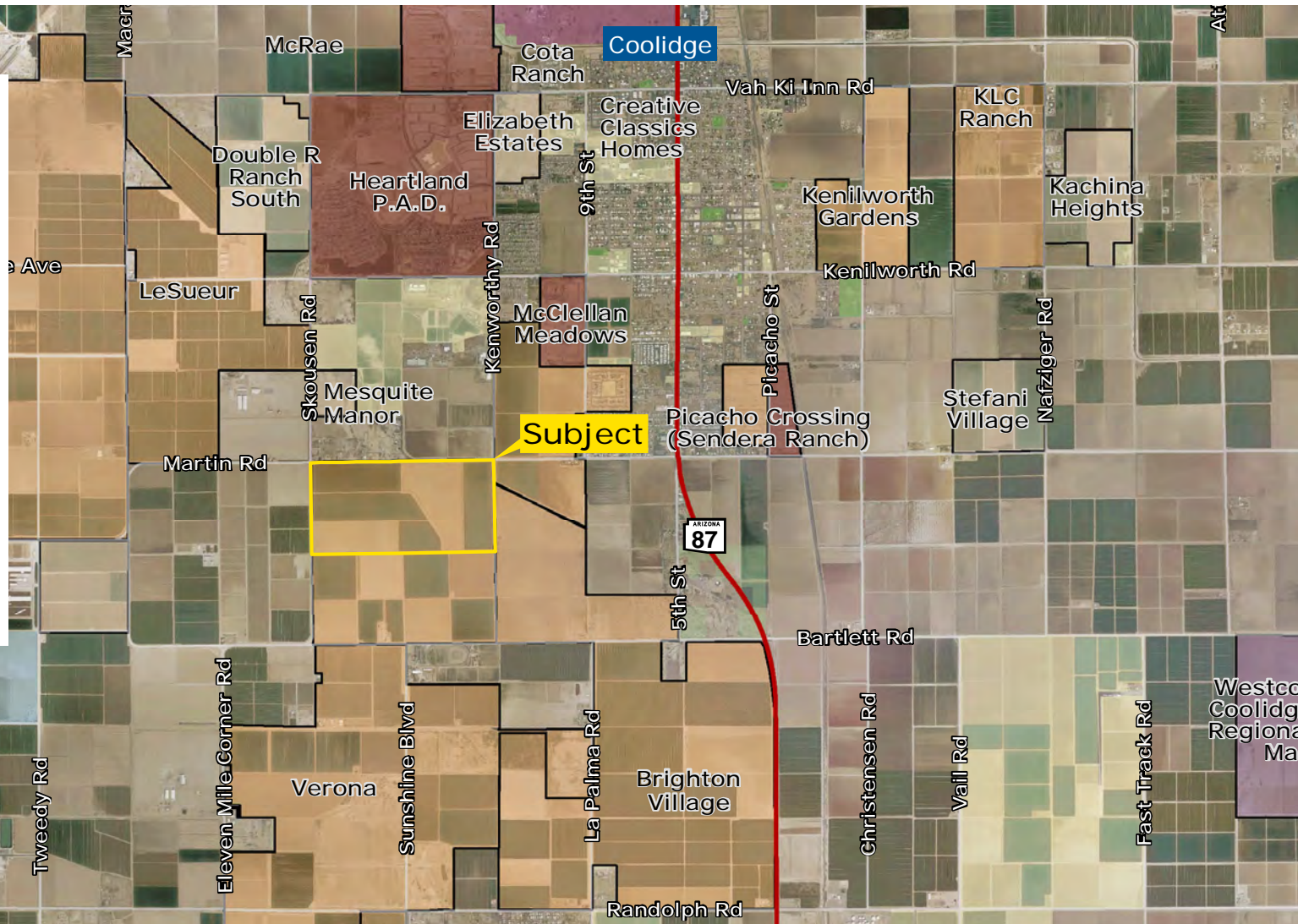
ZONING PAD

TAXES \$14,402.08 (2017)

CONCEPTUAL LOTTING PLAN 537 lots
273 - 45' x 120'
162 - 55' x 120'
102 - 65' x 120'

UTILITIES

Power - Electrical District 2
Water - Arizona Water company
Sewer - City of Coolidge



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. AZPL07928-116657-9.21.17



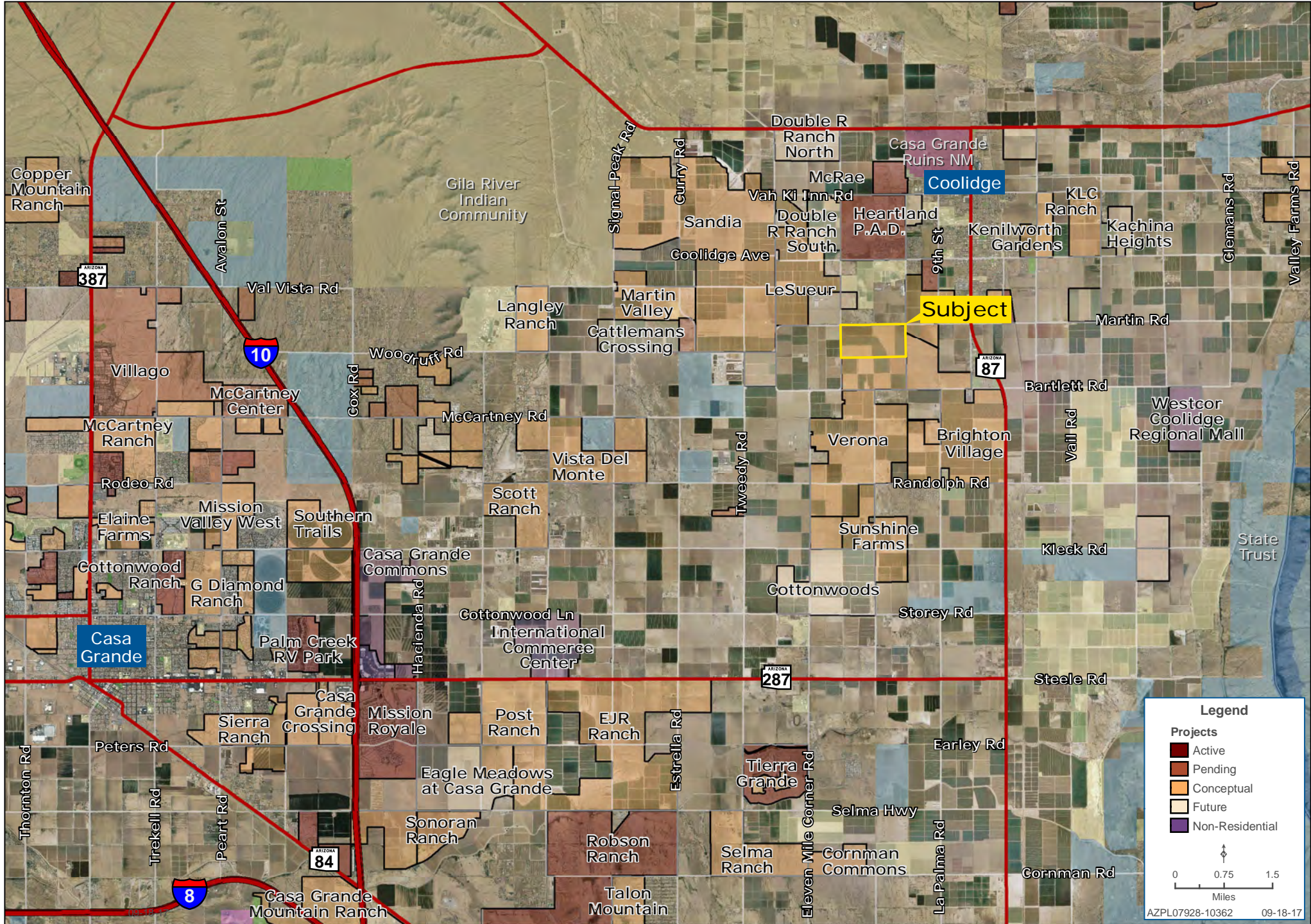
REGIONAL MAP

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



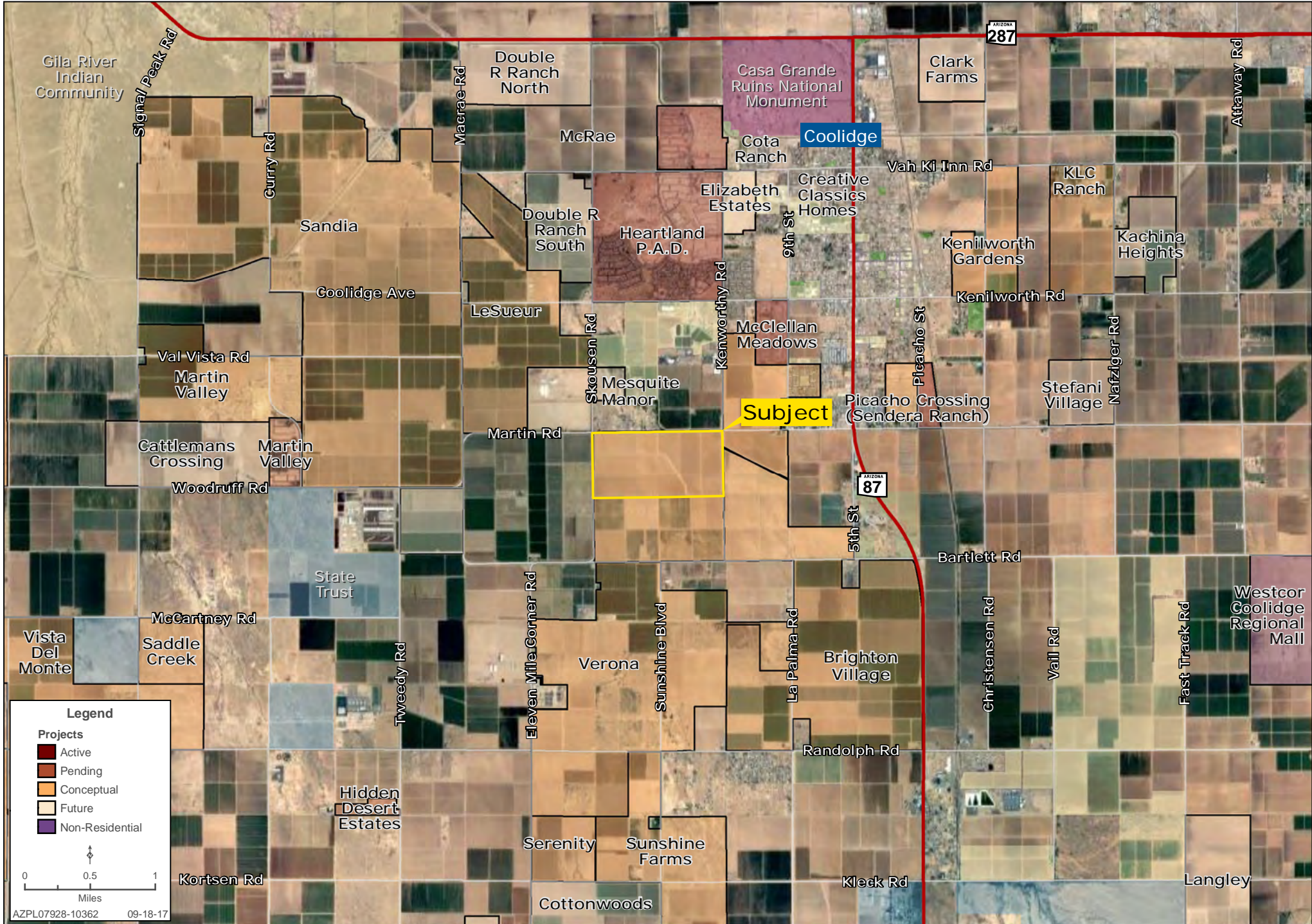
SURROUNDING DEVELOPMENT MAP

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SURROUNDING AREA MAP

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PROPERTY DETAIL MAP

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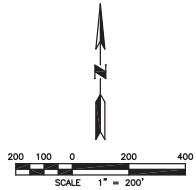
Martin Rd

Skousen Rd

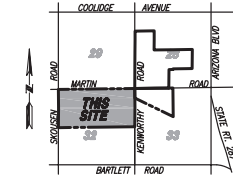
Kenworthy Rd

0 300 600
Feet
AZPL07928-10362 09-18-17

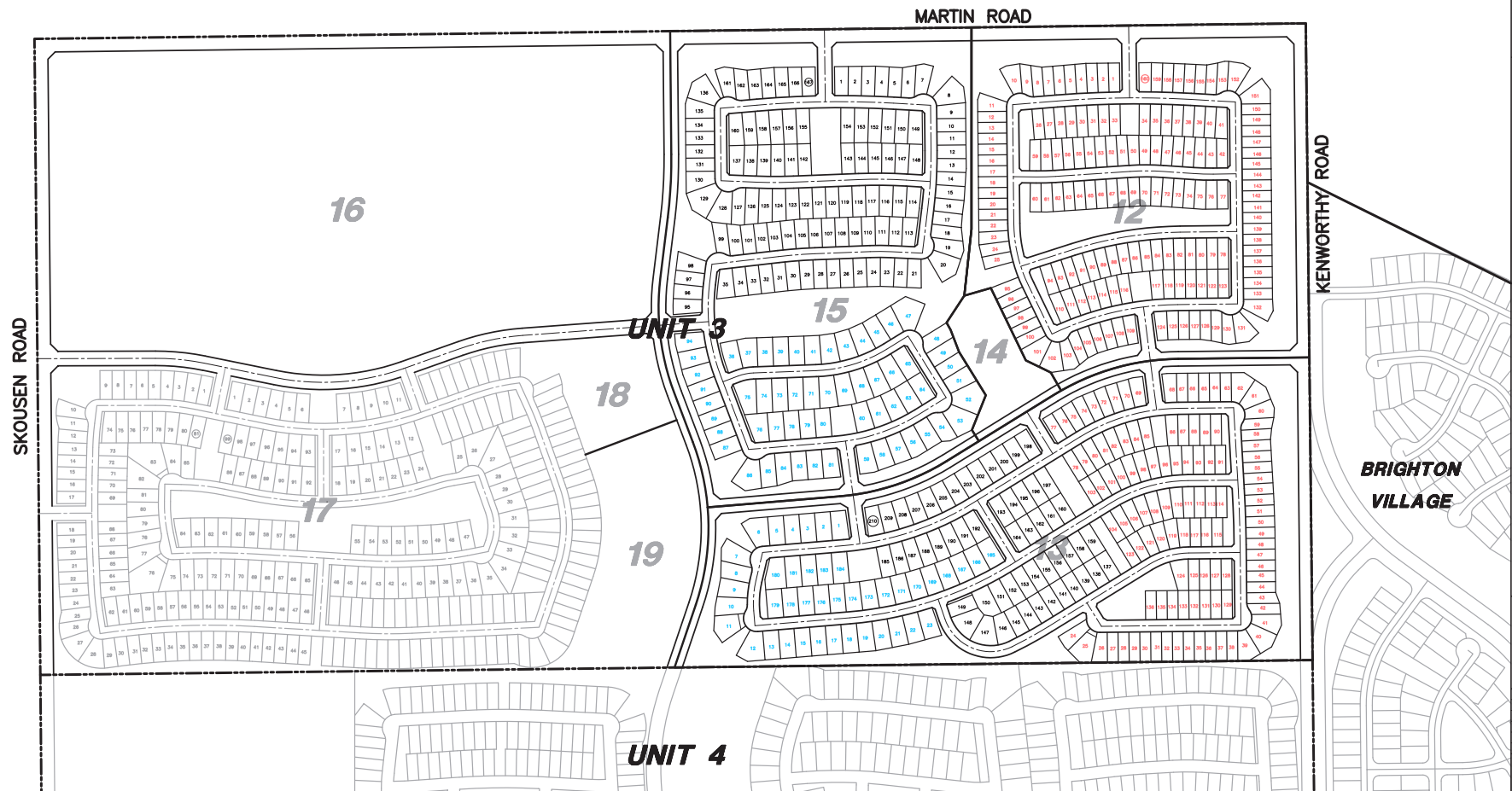
CONCEPTUAL LOTTING PLAN



| PARCEL NUMBER | LOT SIZE/USE | GROSS ACREAGE | O/S ACREAGE | PROPOSED NUMBER OF DWELLING UNITS | DWELLING UNITS PER GROSS ACRE |
|---------------|--------------|---------------|--------------|-----------------------------------|-------------------------------|
| 12 | 160 0 | 43.9 | 12.0 (27.3%) | 160 | 3.64 |
| 13 | 113 54 | 57.0 | 11.1 (19.4%) | 210 | 3.68 |
| 14 | FUTURE PARK | 3.2 | N/A | N/A | N/A |
| 15 | 0 108 59 | 54.0 | 12.2 (22.7%) | 167 | 3.09 |
| TOTALS | 273 162 102 | 158.1 | 34.3 (21.8%) | 537 | 3.47 |



VICINITY MAP
NORTH 1/2 OF SECTION 32
T.5S., R.6E., G.&S.R.B.& M.



LANDMARK
ENGINEERING INC.
7310 North 16th Street
Phoenix, Arizona 85020
602.981.2005

LANDMARK RANCH - UNIT 3
CONCEPTUAL LOTTING STUDY
LOCATED IN SECTION 32, TOWNSHIP 5 SOUTH,
RANGE 6 EAST, G.&S.R.B.&M., CITY OF COOLIDGE,
PINAL COUNTY, ARIZONA

| | |
|------------|-------------|
| JOB NO. | 05079 |
| DESIGNED | DRG |
| DRAWN | DRG |
| ISSUE FILE | 5079-DES-2E |
| CHECKED | DRG |
| DATE | 01-04-06 |