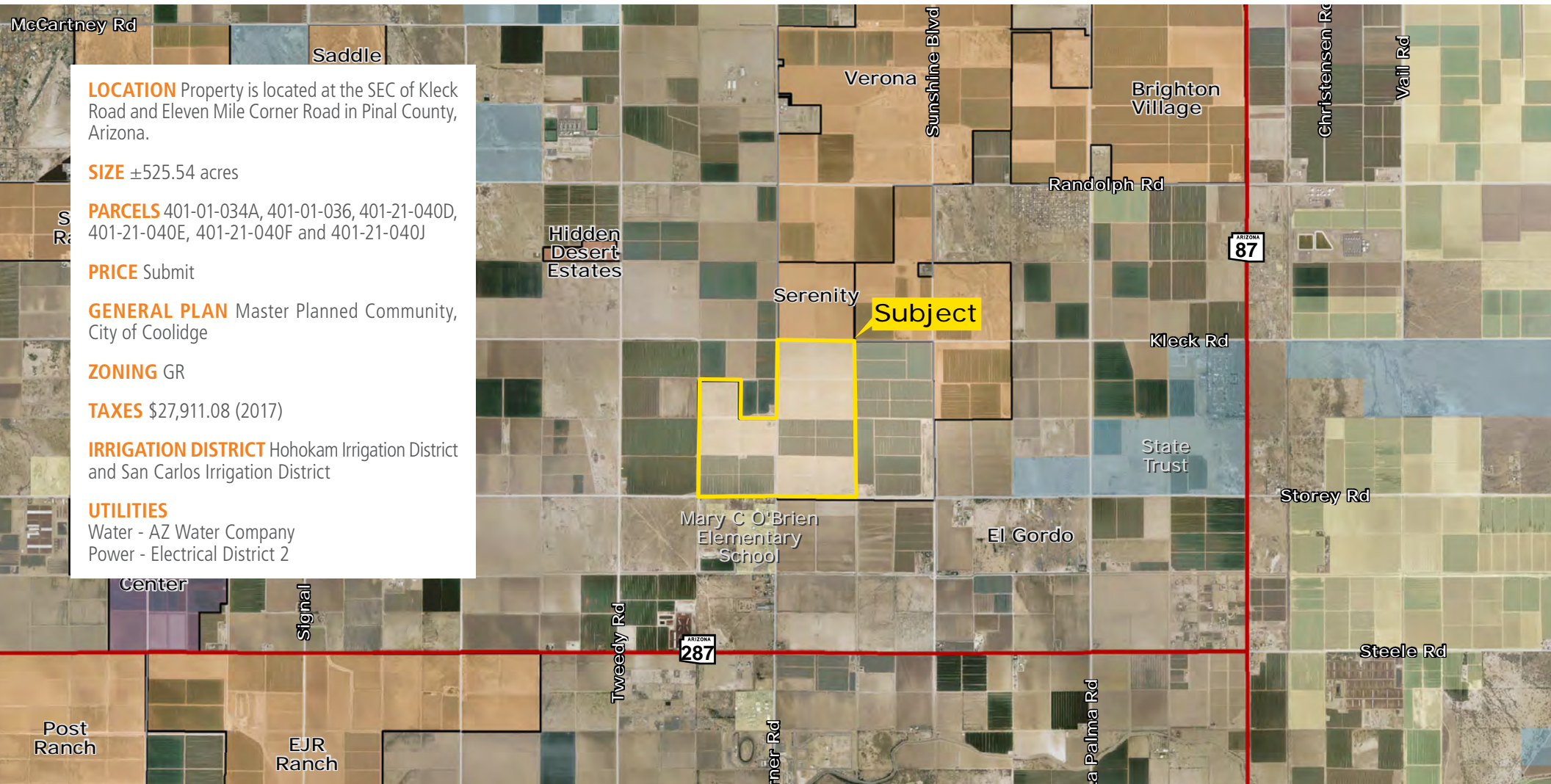


# ±525.54 ACRES FOR SALE

EXCLUSIVE LISTING | PINAL COUNTY, ARIZONA



**LOCATION** Property is located at the SEC of Kleck Road and Eleven Mile Corner Road in Pinal County, Arizona.

**SIZE** ±525.54 acres

**PARCELS** 401-01-034A, 401-01-036, 401-21-040D, 401-21-040E, 401-21-040F and 401-21-040J

**PRICE** Submit

**GENERAL PLAN** Master Planned Community, City of Coolidge

**ZONING** GR

**TAXES** \$27,911.08 (2017)

**IRRIGATION DISTRICT** Hohokam Irrigation District and San Carlos Irrigation District

**UTILITIES**

Water - AZ Water Company  
Power - Electrical District 2

**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

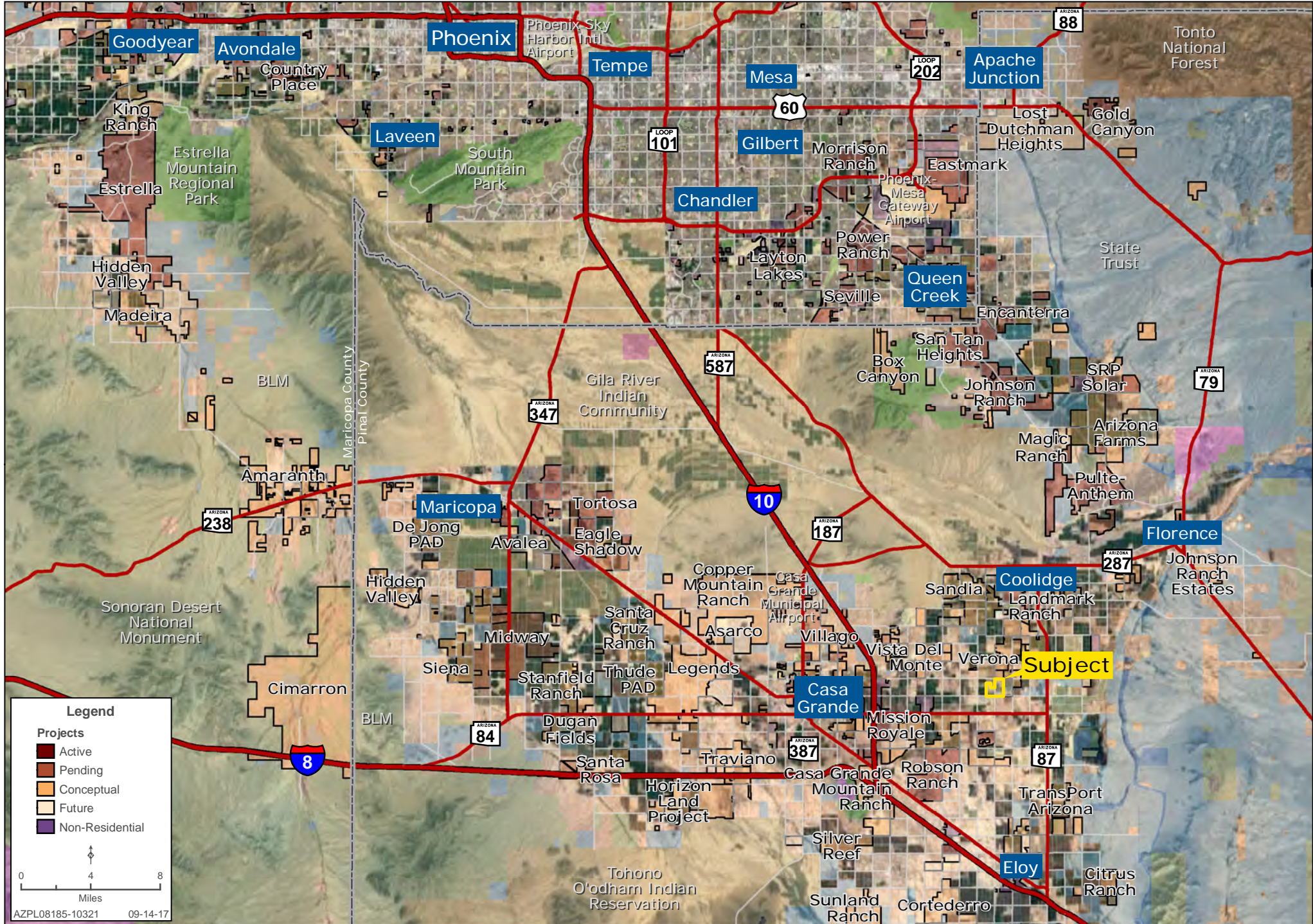
The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZPL08185-116648-9.26.17





# REGIONAL MAP

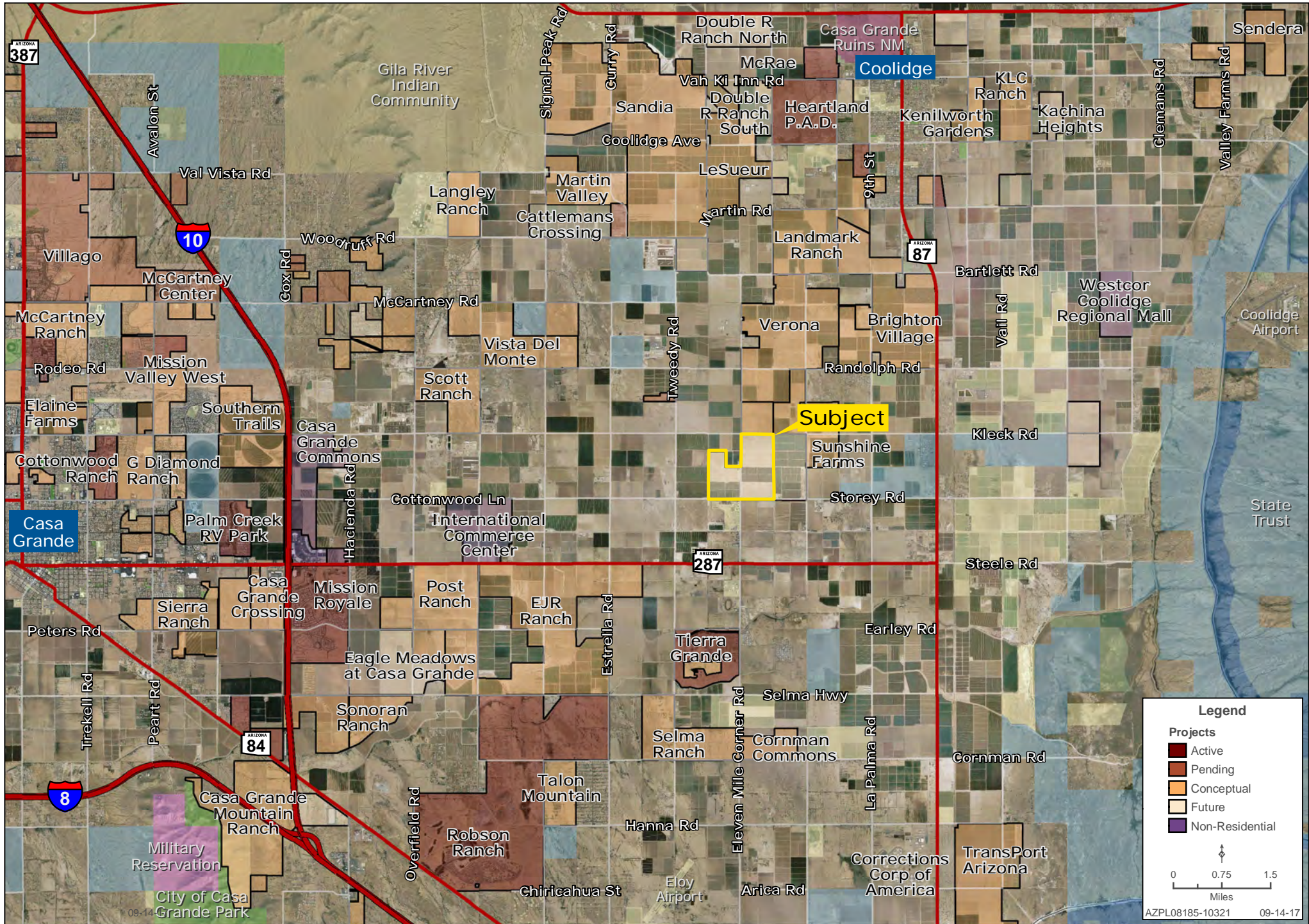
Ryan Semro | Bret Rinehart | Ben Heglie | 480.483.8100 | www.landadvisors.com





# SURROUNDING DEVELOPMENT MAP

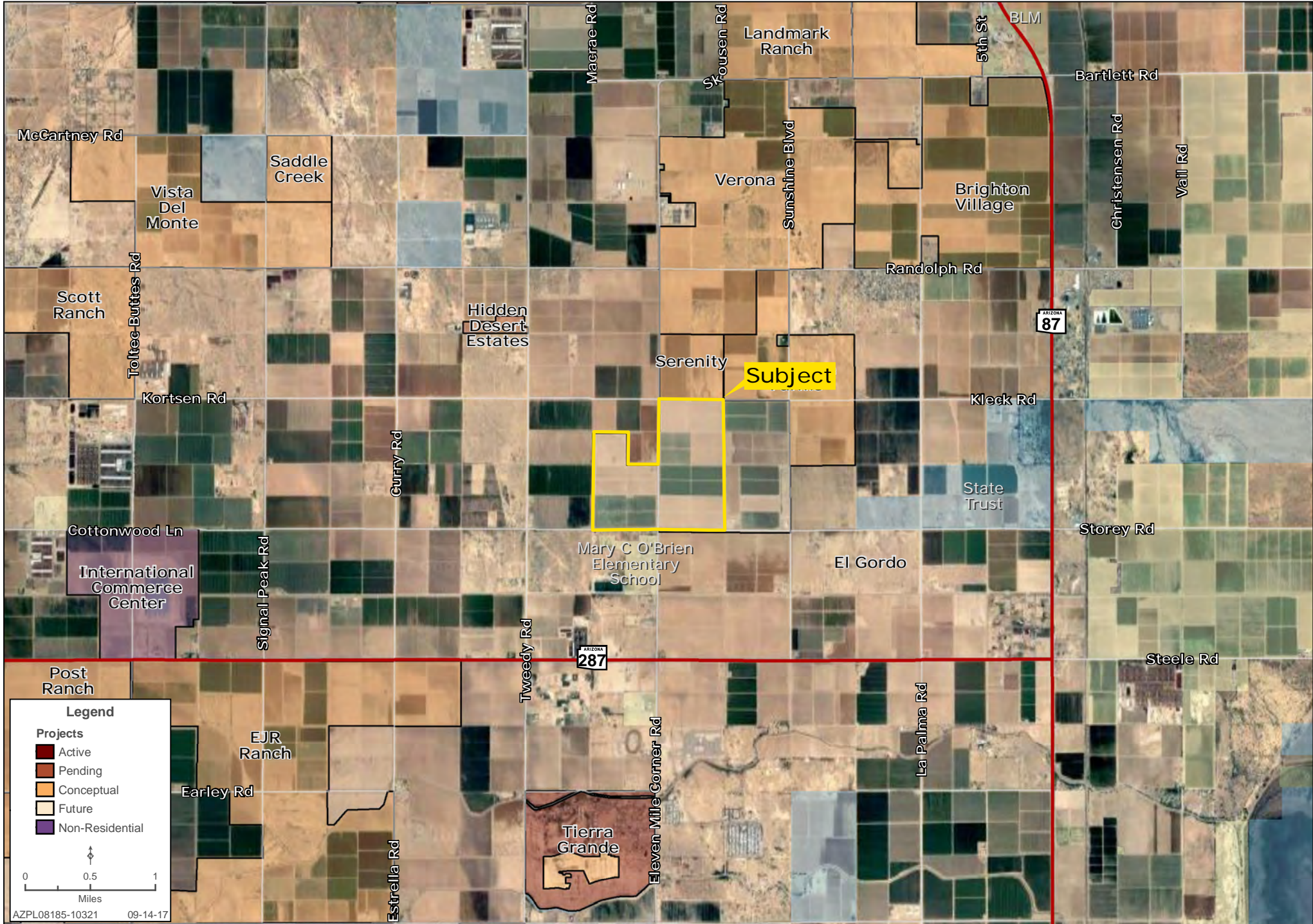
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# SURROUNDING AREA MAP

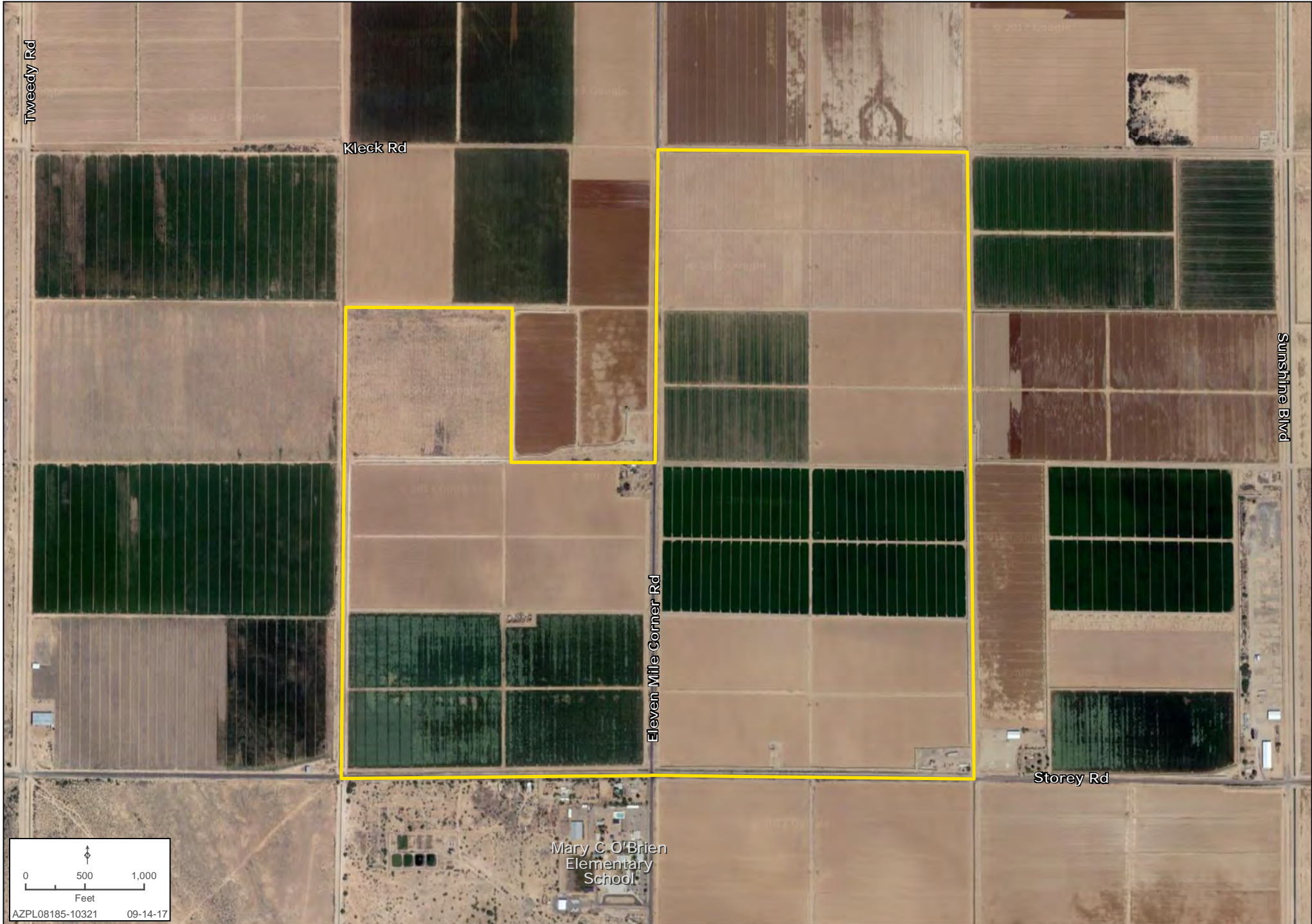
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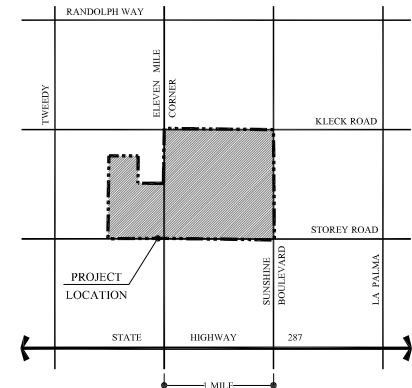


# PROPERTY DETAIL MAP

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# CONCEPTUAL LAND PLAN



**LOCATION MAP**  
CITY OF COOLIDGE, PINAL COUNTY, ARIZONA  
SECTION 18, TOWNSHIP 6 SOUTH, RANGE 8 EAST &  
A PORTION OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 8 EAST,  
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

- Legend**
- Primary Trail
  - Secondary Trail
  - Entry
  - Paseo
  - Proposed Road
  - Existing Arterial Road

**Plan Summary**

LAND USE DESIGNATION	PROPOSED ZONING	GROSS ACREAGE	APPROXIMATE TOTAL NUMBER OF DWELLING UNITS
Low Density Residential (LDR)	R-1	134	
Medium Density Residential (MDR)	R-1	500	
Medium High Density Residential (MHDR)	R-2	130	
High Density Residential (HDR)	R-3	15	
General Service (COM)	C-3	69	
<b>Totals</b>		<b>848</b>	<b>3,895</b>

## COTTONWOODS PAD

Conceptual Land Use & Zoning Plan  
City of Coolidge, Arizona