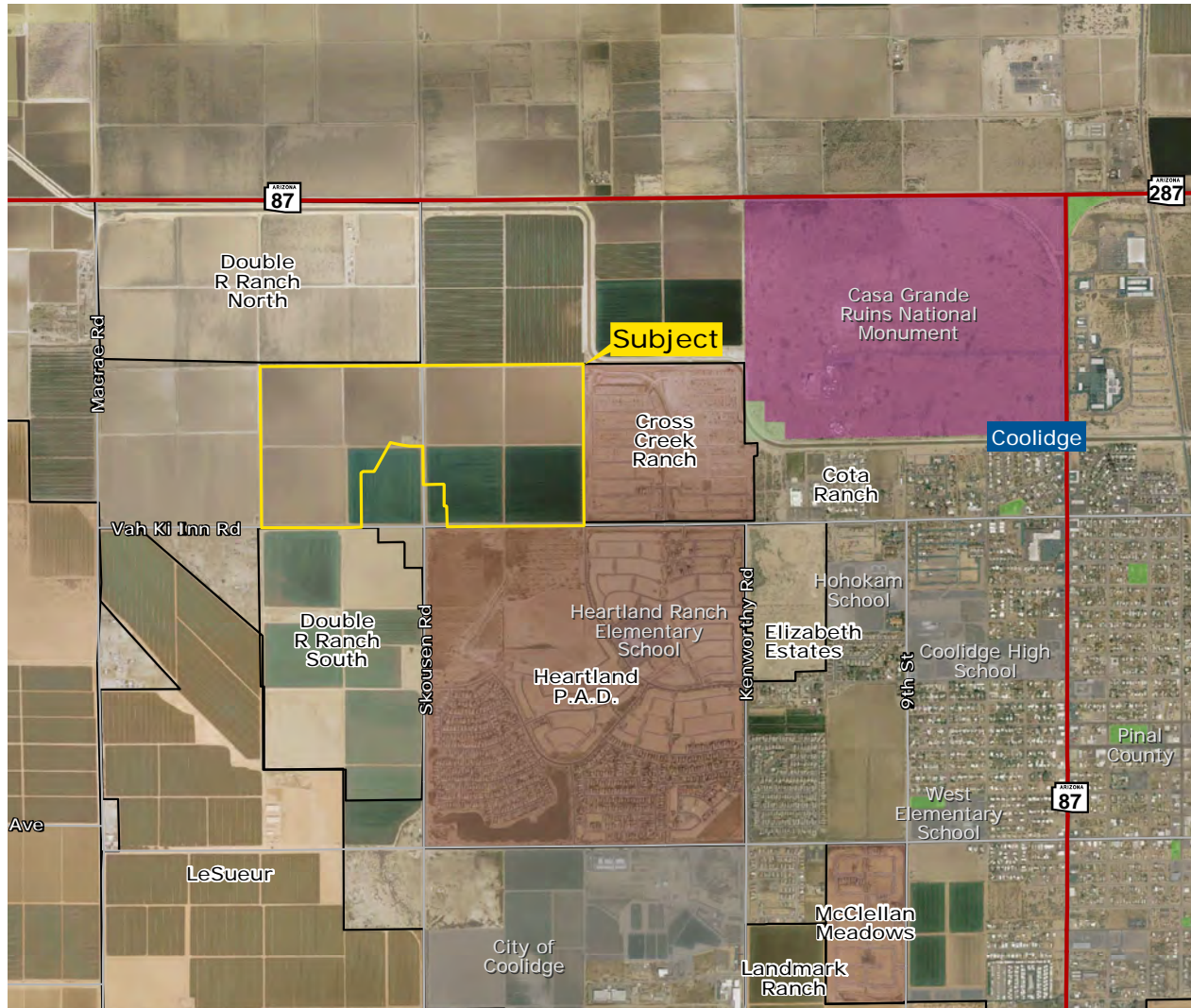


# SKOUSEN FARMS

EXCLUSIVE LISTING | N/NEC VAH KI INN ROAD & SKOUSEN ROAD | COOLIDGE, PINAL COUNTY, ARIZONA



**LOCATION** Property is located N/NEC Vah Ki Inn Road & Skousen Road in Coolidge, Pinal County, Arizona

**SIZE** ±288 acres

**PRICE** \$17,500/acre

**ENTITLEMENTS** Final Plat and onsite/offsite improvement plans for Skousen Farms East have all been completed and approved by staff as 2008, but not recorded.

**ZONING PAD** The amended PAD narrative was approved by the City of Coolidge in November 2005. A gross density of 4.0 du/ac was secured for the property allowing a mix of single-family residential, cluster housing and commercial. Click here to view the **Skousen Farms PAD**.

## UTILITIES

**Water** – Arizona Water The Certificate of Assured Water Supply (CAWS) was issued in June 2006. Company (There is currently a 12-inch water line near the intersection of Vah Ki Inn Road & Kenworth Road, approximately ½ mile east of the Site).

**Sewer** – City of Coolidge (A Sewer Master Plan was completed to aid in the design of sewer infrastructure. A sewer trunk line has been constructed and is currently available along Vah Ki Inn Road, ready for construction.

**Power** – Arizona Public Service (APS)

**Gas** – Southwest Gas

## SCHOOLS

West Elementary School K-2  
Hohokam Middle School 6-8  
McCray Elementary School 3-5  
Coolidge High School 9-12

**Bret Rinehart** | brinehart@landadvisors.com **Ryan Semro** | rsemro@landadvisors.com **Ben Heglie** | bheglie@landadvisors.com

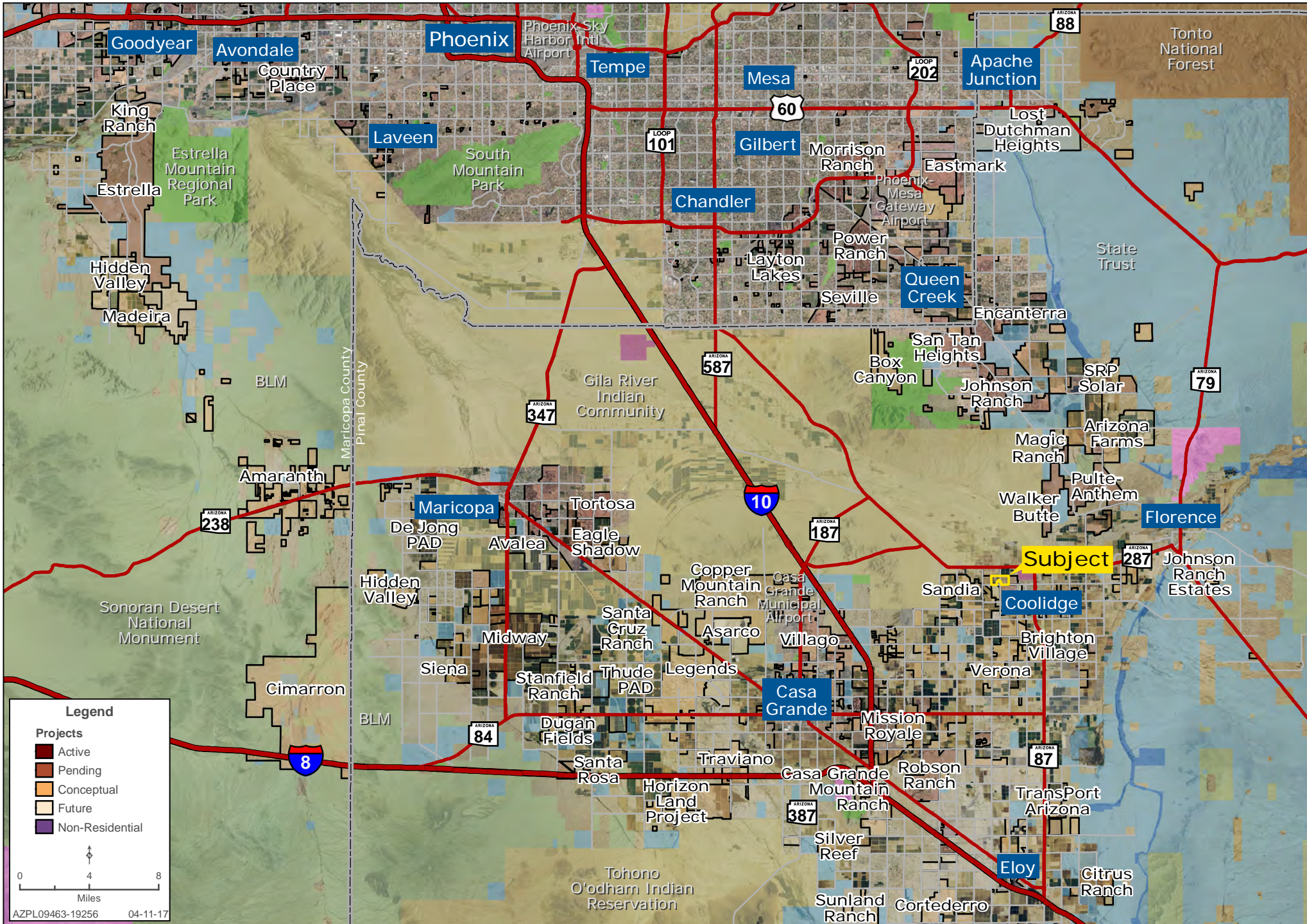
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

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. AZPL09463 - 4.11.17



# REGIONAL MAP

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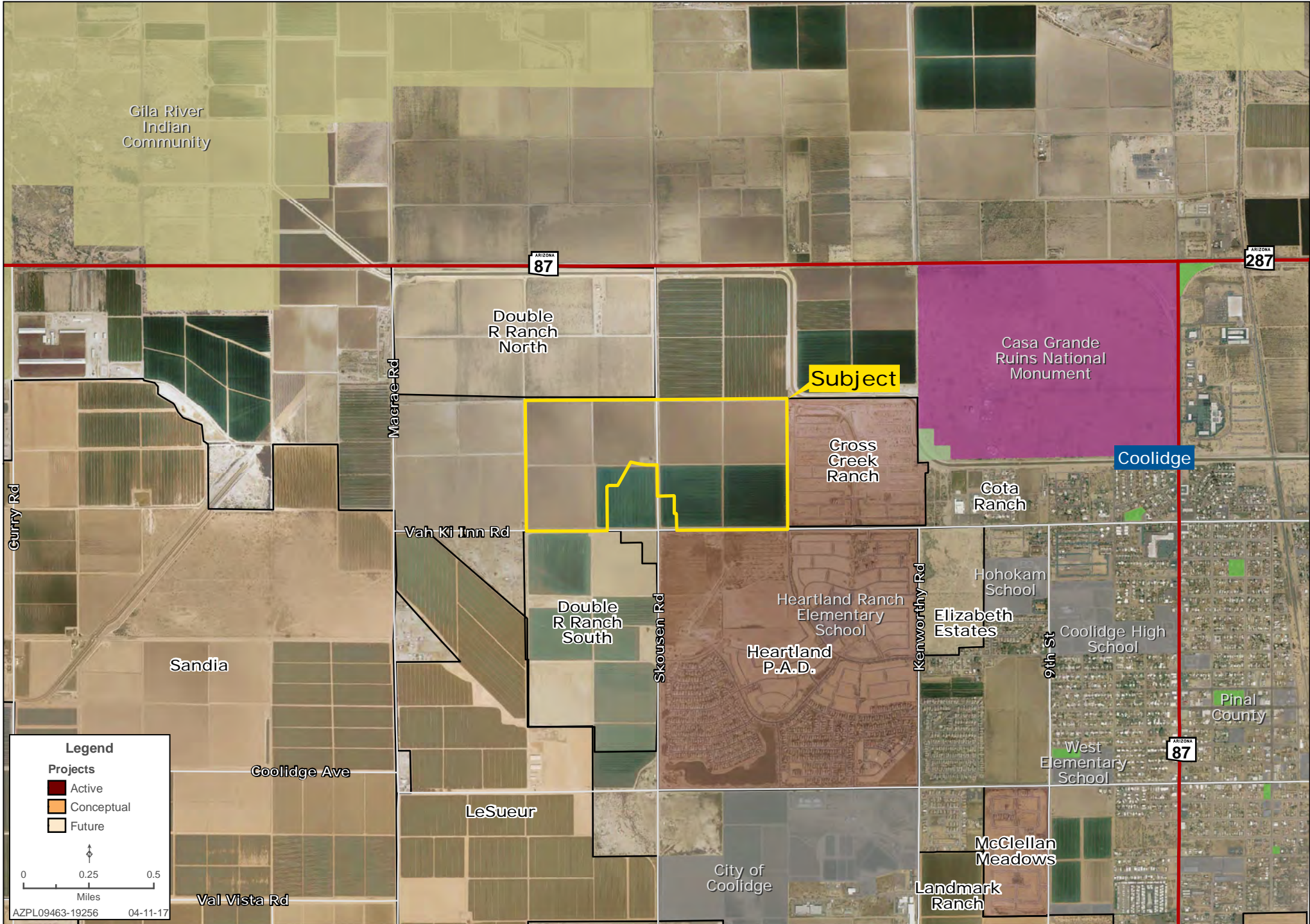
# SURROUNDING DEVELOPMENT MAP

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# SURROUNDING AREA MAP

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# PROPERTY DETAIL MAP

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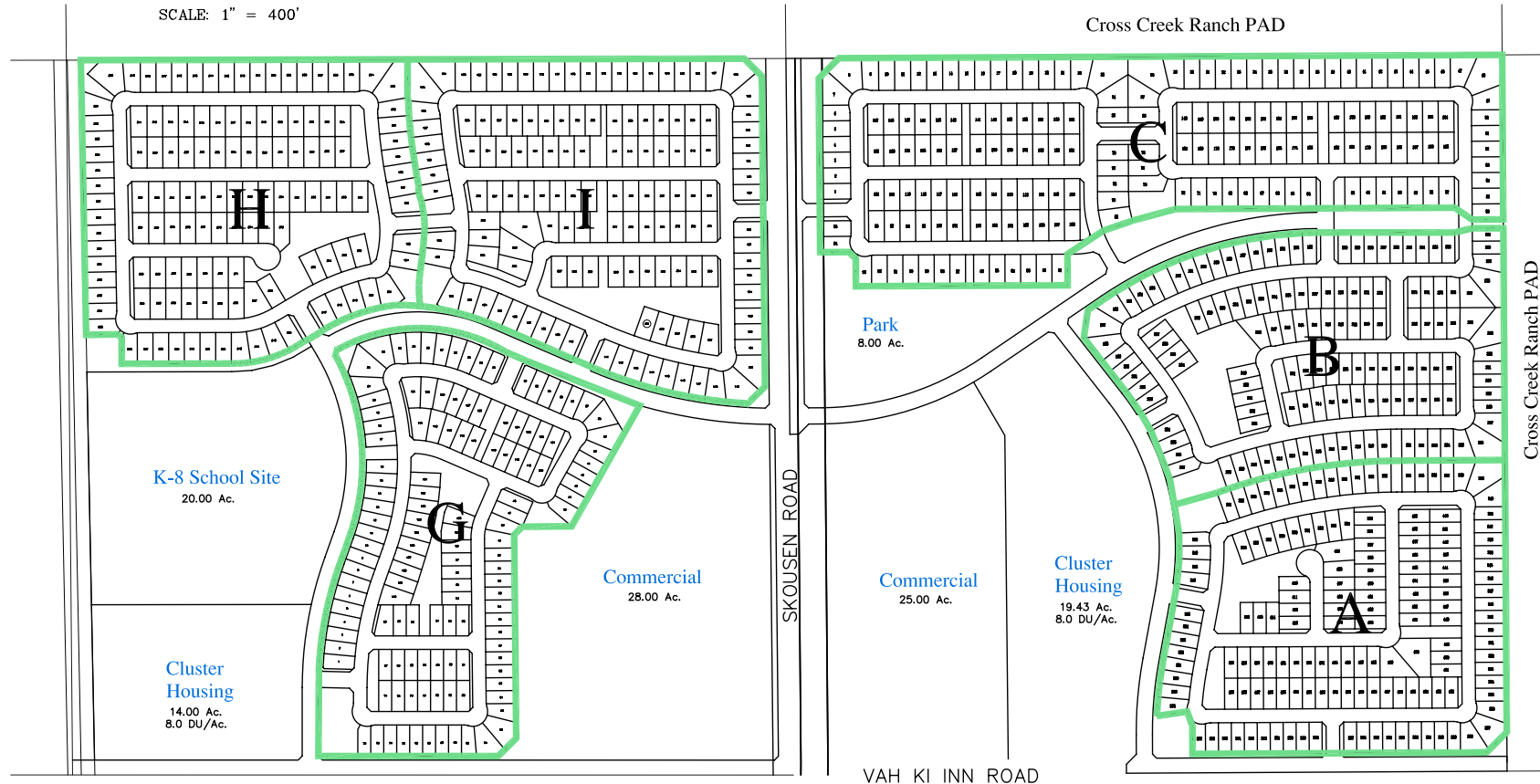
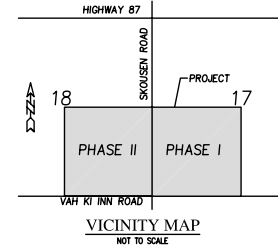


## LOTING EXHIBIT FOR SKOUSEN FARMS



SCALE: 1" = 400'

SITE DATA CHART			
PARCEL	DESCRIPTION	ACREAGE	# Lots
A	48' x 115'	32.98	153
B	48' x 115'	30.40	135
C	58' x 115'	45.44	181
East Total	S.F.R.	100.28	469
G	48' x 115'	29.57	131
H	58' x 115'	33.09	131
I	58' x 115'	37.62	139
West Total	S.F.R.	108.82	401
Site Total	S.F.R.	209.10	870



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united engineering group

NO.	REVISIONS DESCRIPTION	DATE

FINAL LOTTING EXHIBIT  
SKOUSEN FARMS  
COOLIDGE, AZ

JOB No.:	10929
DATE:	3/2/06
DESIGNED BY:	BRL
DRAWN BY:	BRL
CHECKED BY:	BIF
FILENAME:	final.dwg
PLOT:	U:\10929-06.dwg
1	
SHEET 1 OF 1	PROJECT NUMBER
10929	

# SKOUSEN FARMS CONCEPTUAL LAND USE PLAN



**PLAN DATA:**

PARCEL:	LAND USE:	ACRES:	DENSITY:	UNITS:
A	SINGLE FAMILY RESIDENTIAL	32.9	4.6	152
B	SINGLE FAMILY RESIDENTIAL	30.4	4.6	140
C	SINGLE FAMILY RESIDENTIAL	45.4	4.2	191
D	SINGLE FAMILY RESIDENTIAL	37.6	4.2	158
E	SINGLE FAMILY RESIDENTIAL	33.0	4.2	139
F	SINGLE FAMILY RESIDENTIAL	29.5	4.6	136
G	CLUSTER HOUSING	19.4	8.0	155
H	CLUSTER HOUSING	14.0	—	—
I	COMMERCIAL	20.0	—	—
J	SCHOOL SITE	20.0	—	—
K	PARK	8.0	—	—
<b>TOTALS:</b>		<b>290.5</b>	<b>4.0</b>	<b>1183</b>

**NOTES:**

- ALL ACREAGES ARE APPROXIMATE.
- OPEN SPACE WILL CONSIST OF A MINIMUM OF 12% THE RESIDENTIAL ACREAGE.
- DENSITY WILL BE ALLOWED TO TRANSFER FROM PARCEL TO PARCEL.
- PROPOSED DENSITY COMPLIES WITH CITY OF COOLIDGE GENERAL PLAN DESIGNATION OF 2-4 DU/GROSS ACRE.