



# CITY OF SURPRISE, ARIZONA TIERRA RICO



Tierra Rico  
Looking Southeast

PHONE 480.367.0700 / FAX 480.367.8341  
[www.NathanLandAZ.com](http://www.NathanLandAZ.com)

7600 East Doubletree Ranch Road, Suite 150  
Scottsdale, AZ 85258





CITY OF SURPRISE, ARIZONA

# TIERRA RICO

### LOCATION

Located at the northwest corner of 171<sup>st</sup> Avenue (Cotton Lane) and Dale Lane in the City of Surprise, Arizona.

### ASSESSOR PARCEL NUMBERS

503-51-009G and 503-51-009H

### ZONING

PAD | City of Surprise

### SIZE AND PRICE

Lot Size	Lot Count	Price/FF	Price/Fully Improved Lot	Total Price
63' x 120'	79	\$1,700	\$107,100	\$8,460,900
53' x 120'	99	\$1,700	\$90,100	\$8,919,900
<b>Total</b>	<b>178 Total Lots</b>	-	-	<b>\$17,380,800</b>

### PURCHASE PRICE AND TERMS

Price: \$1,700/FF less the cost of the improvements, which shall be agreed upon during the Feasibility Period.

### SETBACKS

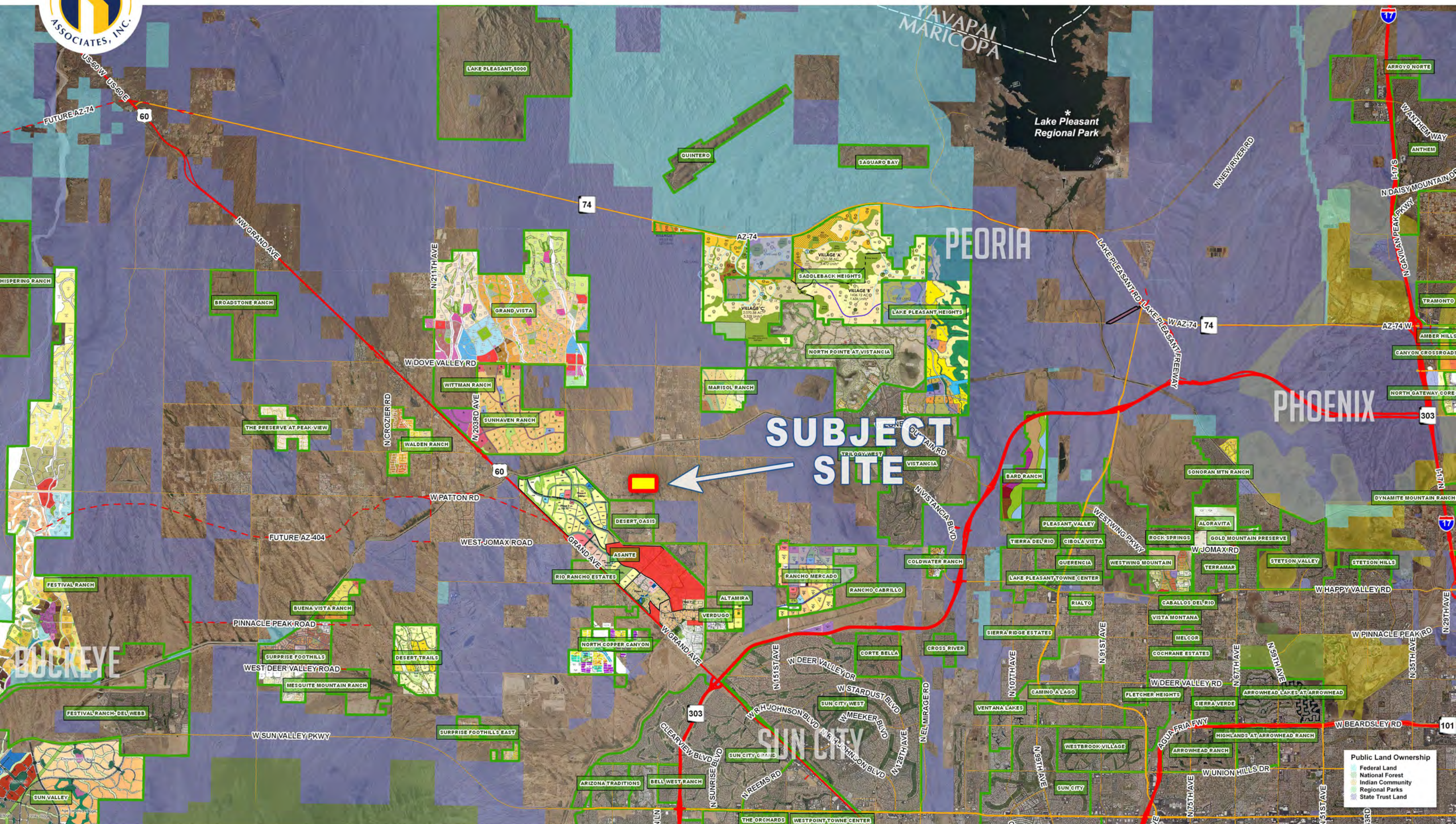
- Height (max): 30'
- Side Yard: 5'/8'
- Rear: 15'
- Lot Area (min): 6,300
- Lot Width (min): 53'
- Front Yard (Front Facing Garage): 20'
- Front Yard (Side Entry Garage): 12'
- Street Side Yard: 13' Single Story, 20' Multi-Story
- Drainage Retention Requirements: PRE Vs POST

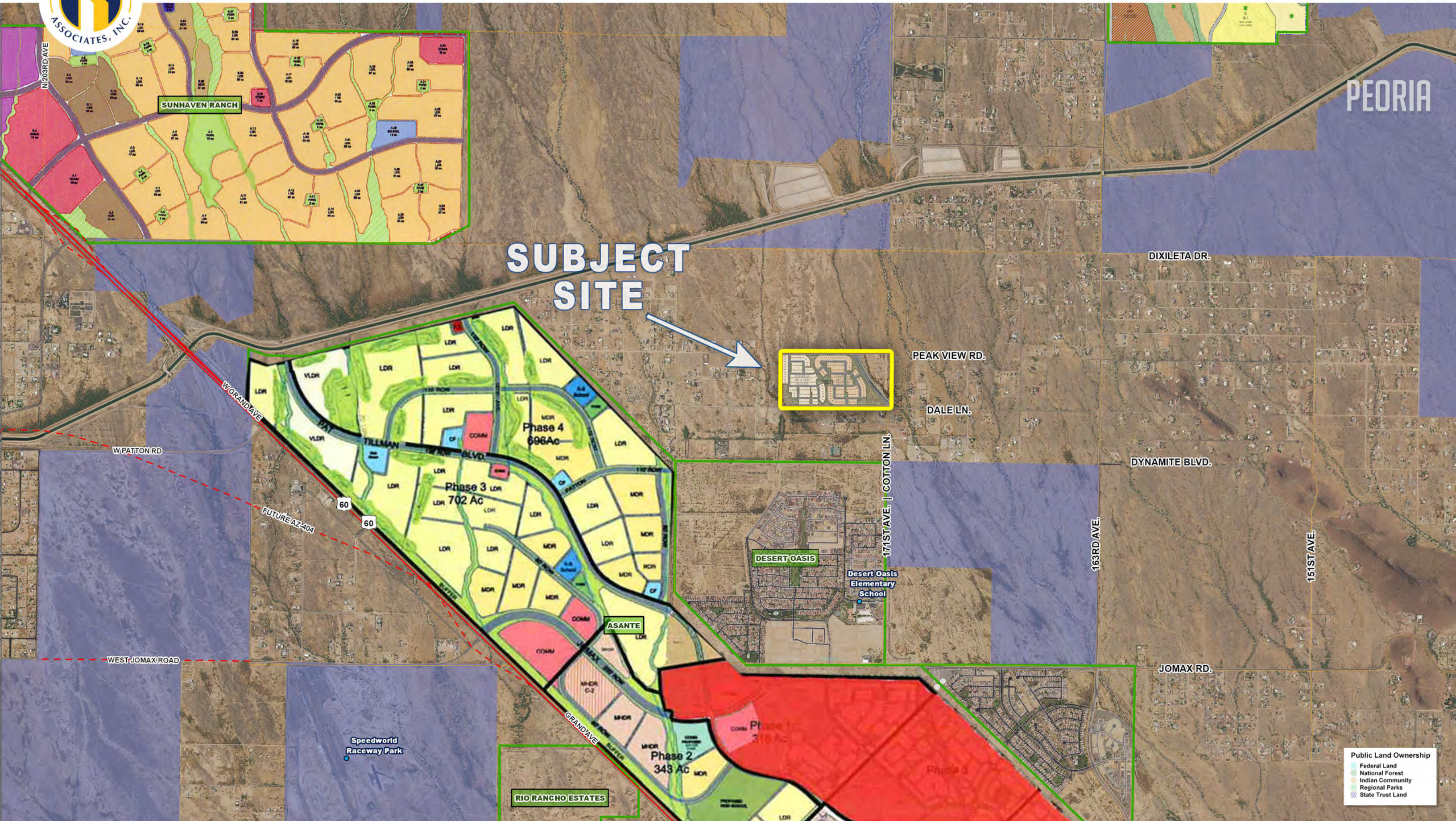
### UTILITIES

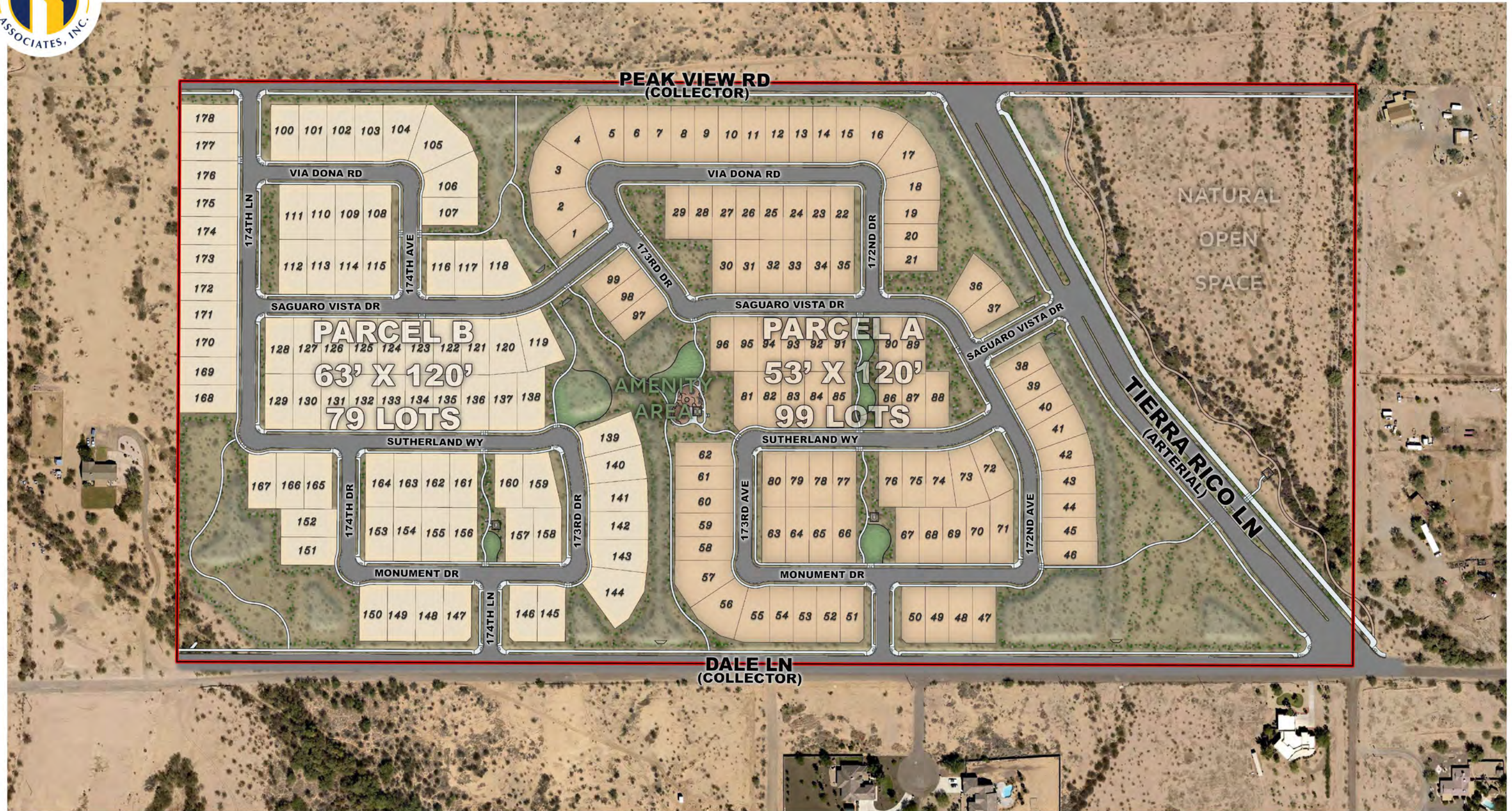
- Water: City of Surprise
- Electricity: APS
- Telephone: CenturyLink
- Police: City of Surprise
- Fire: City of Surprise
- Sewer: City of Surprise
- Gas: Southwest Gas
- Cable TV: Cox
- Schools: Dysart Unified School District

### PRELIMINARY PLATS

[Please click](#) to view.







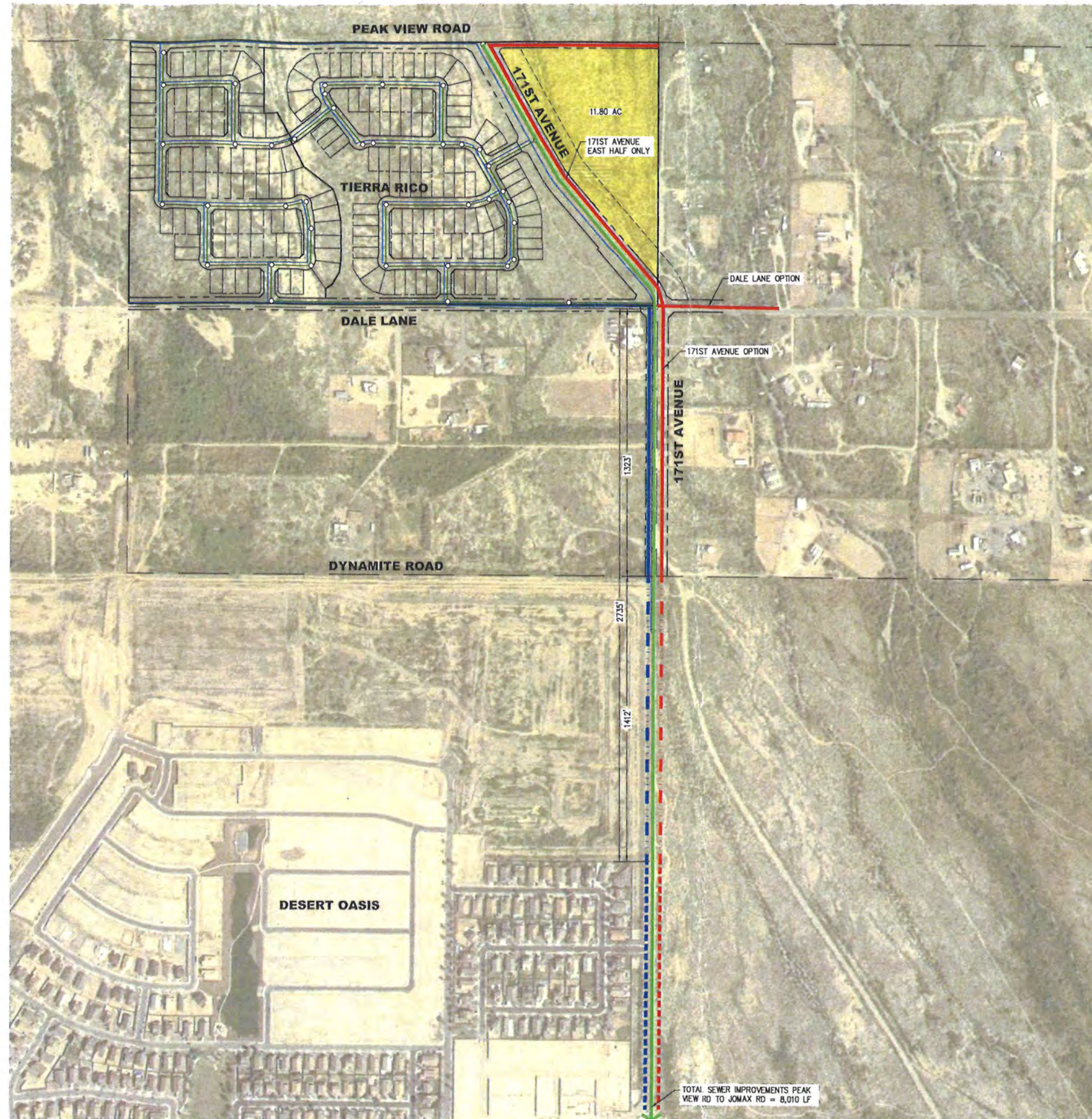
TIERRA RICO  
SURPRISE, AZ

# CONCEPTUAL SITE PLAN

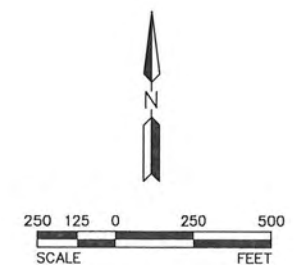
MAY 2018 NOT TO SCALE NORTH

**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.  
W:\1300\1308\1308.02 - Montage Acquisitions\PLAN\W\1308\GRAPHICS & EXHIBITS\1308 CSP GRAPHIC.dwg 5/23/2018 9:30 AM



- LEGEND**
- EXISTING ROAD
  - ROAD EXTENSION BY DESERT OASIS
  - EXISTING WATER BY DESERT OASIS
  - WATER EXTENSION BY DESERT OASIS
  - SEWERLINE TIERRA RICO
  - WATERLINE TIERRA RICO
  - OPEN SPACE PURCHASE
- REPAYMENT INFRASTRUCTURE**
- SEWERLINE EXTENSION
  - ROAD EXTENSION
  - WATER EXTENSION BY TIERRA RICO W/ REPAYMENT



REV:	
<p><b>HILGARTWILSON</b> ENGINEER   PLANNING   SURVEY   MANAGE 2144 E. HIGHLAND AVE., STE. 200   P. 602.480.0535 / F. 602.368.2436 PHOENIX, AZ 85016   www.hilgartwilson.com</p>	
<p><b>TIERRA RICO</b> SURPRISE, ARIZONA</p>	
<p><b>OFFSITE IMPROVEMENTS</b></p>	
<p>HILGARTWILSON PROJ. NO.: 1308 DATE: MAR 2018 SCALE: 1" = 250' DRAWN: KW DESIGNED: HW APPROVED: ZH</p>	<p>DWG. NO. <b>1</b></p>
<p>SHT. 1 OF 1</p>	

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