



HIGLEY & RIGGS | GILBERT, ARIZONA



Higley & Riggs
Looking North



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www.NathanLandAZ.com

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



HIGLEY & RIGGS | GILBERT, ARIZONA



LOCATION

Surrounding the southwest corner of Higley Road and Riggs Road in Gilbert, Arizona.

SIZE

±37.14 Net Acres (±39.91 Gross Acres)

- 107 Lots – 60' x 117' | SF-6 PAD (minimum lot area 7,000 SF)
- 11 Lots – 75' x 120' | SF-8 PAD (minimum lot area 9,000 SF)

**Preliminary plat approval projected 8/5/2020*

**Offsites- All offsites are complete*

ASSESSOR PARCEL NUMBERS

304-86-005B and 304-86-009E (portion)

PRICE

\$11,142,000 or \$300,000 per Acre

TERMS

Cash

ID AND INTERSECTION ASSESMENT

The residential buyer's pro rata share, based on acreage, of the ID and Intersection Assessment is as follows:

- **ID:**

\$773,712 Residential Pro Rata Share (\$1,018,042 x 76%)

[Zoning Resolution 3054 / Road Improvements Parcel 304-86-005B](#)

[Zoning Resolution 3055 / Road Improvements Parcel 304-86-009C](#)

- **Intersection Assessment:**

\$256,292 Residential Pro Rata Share (\$337,226 x 76%)

[Planning Commission Staff Report 4/4/2020](#) (see pg.8 section B)



ZONING

SF-6 (35.8 Acres) *with a planned area development (PAD) overlay | Town of Gilbert

SF-8 (4.08 Acres) *with a planned area development (PAD) overlay | Town of Gilbert

* Preliminary Plat expected to be approved August 5, 2020.

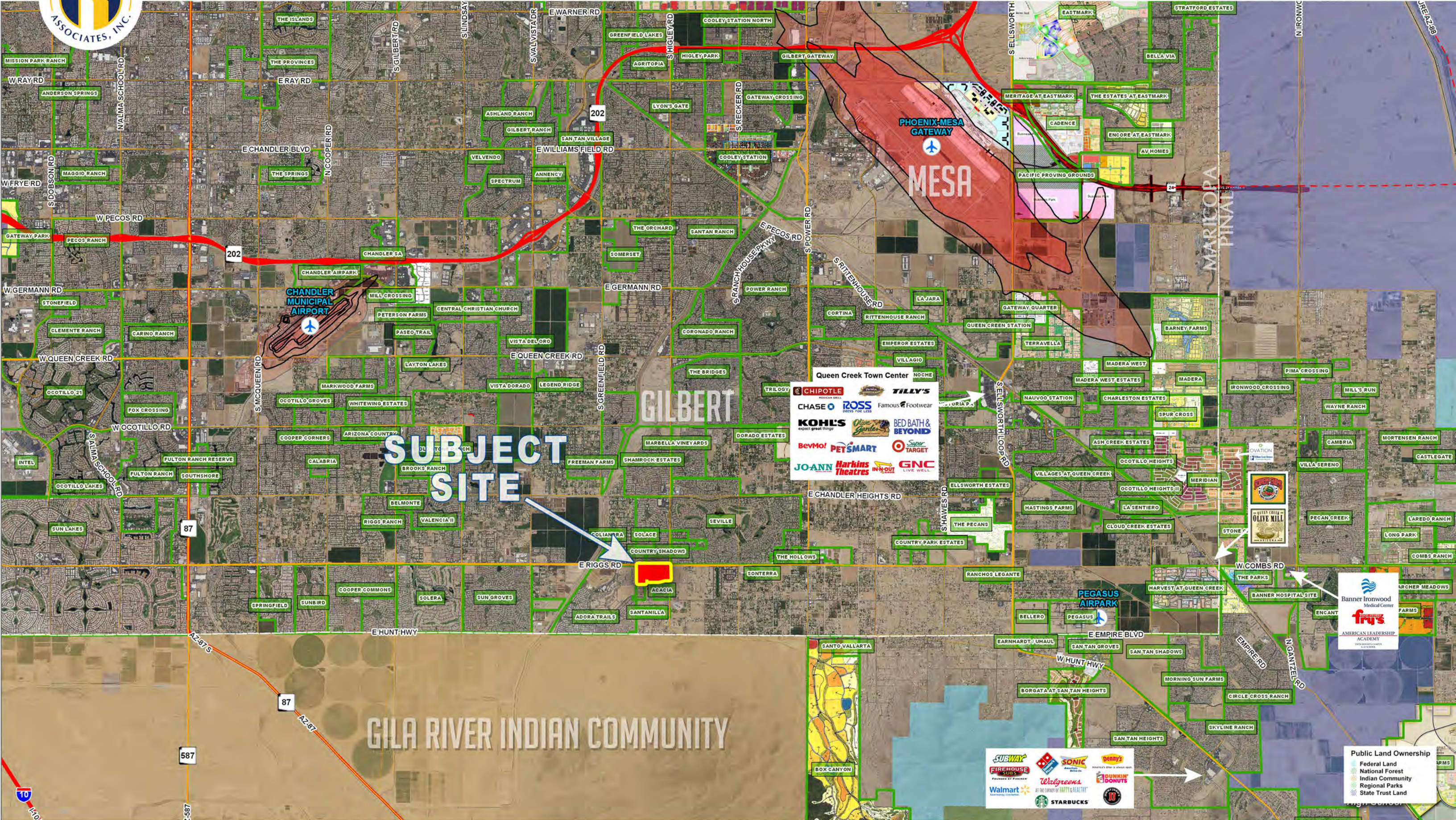
DUE DILIGENCE INFO

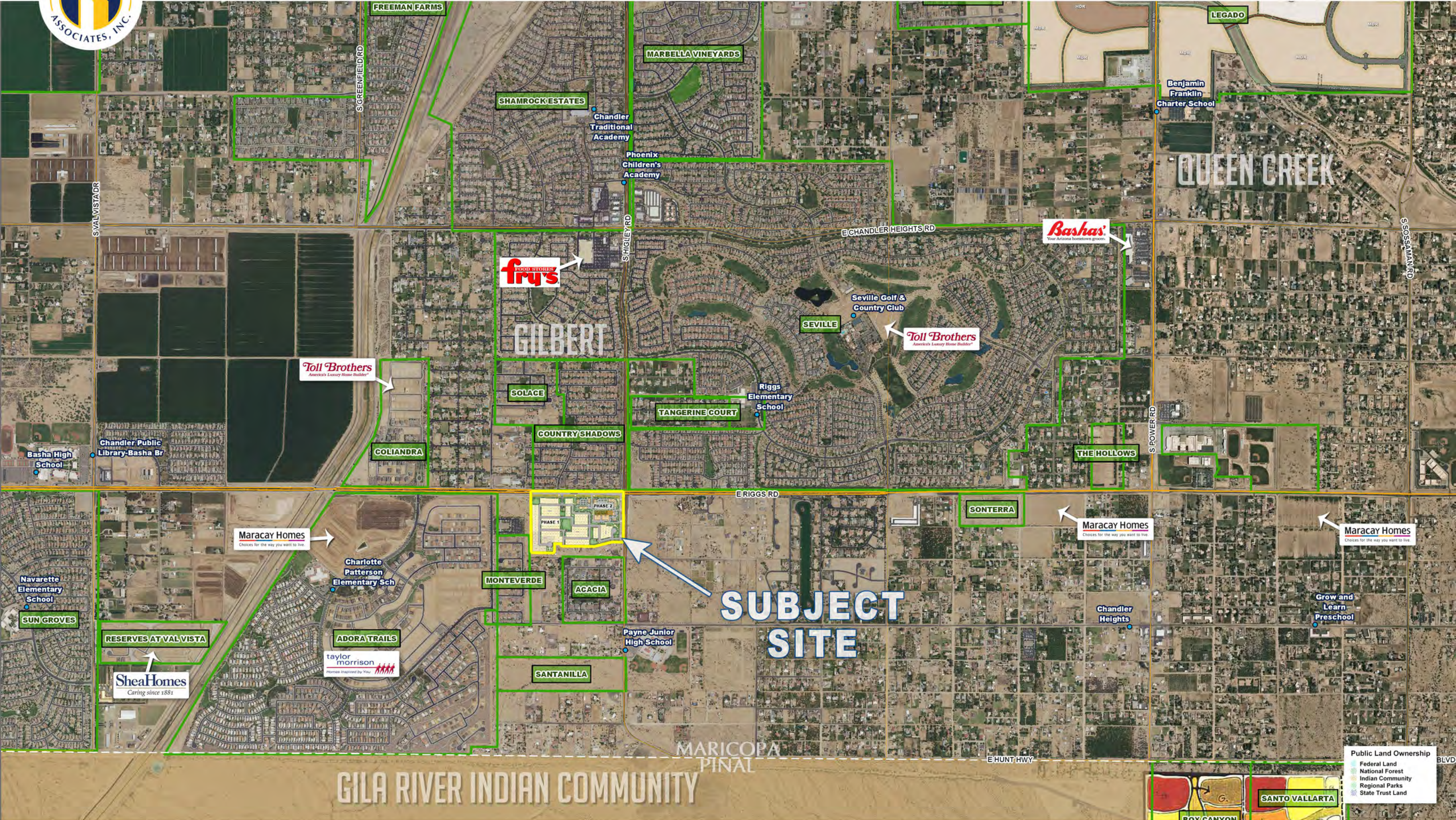
[Please click to view](#)

- ALTA Survey
- Cordillera PrePlat Package Combined 5.5.2020
- Demographics and Traffic Counts
- Development Plan
- General Plan Exhibit
- Landscape Plans
- Parcel Area Map
- Planning Commission Staff Report 4.1.2020
- Pre-Application Narrative 7.9.2019
- Proposed Street Improvements
- Zoning Resolution

COMMENTS

Owner will sell subject to final plat approval.

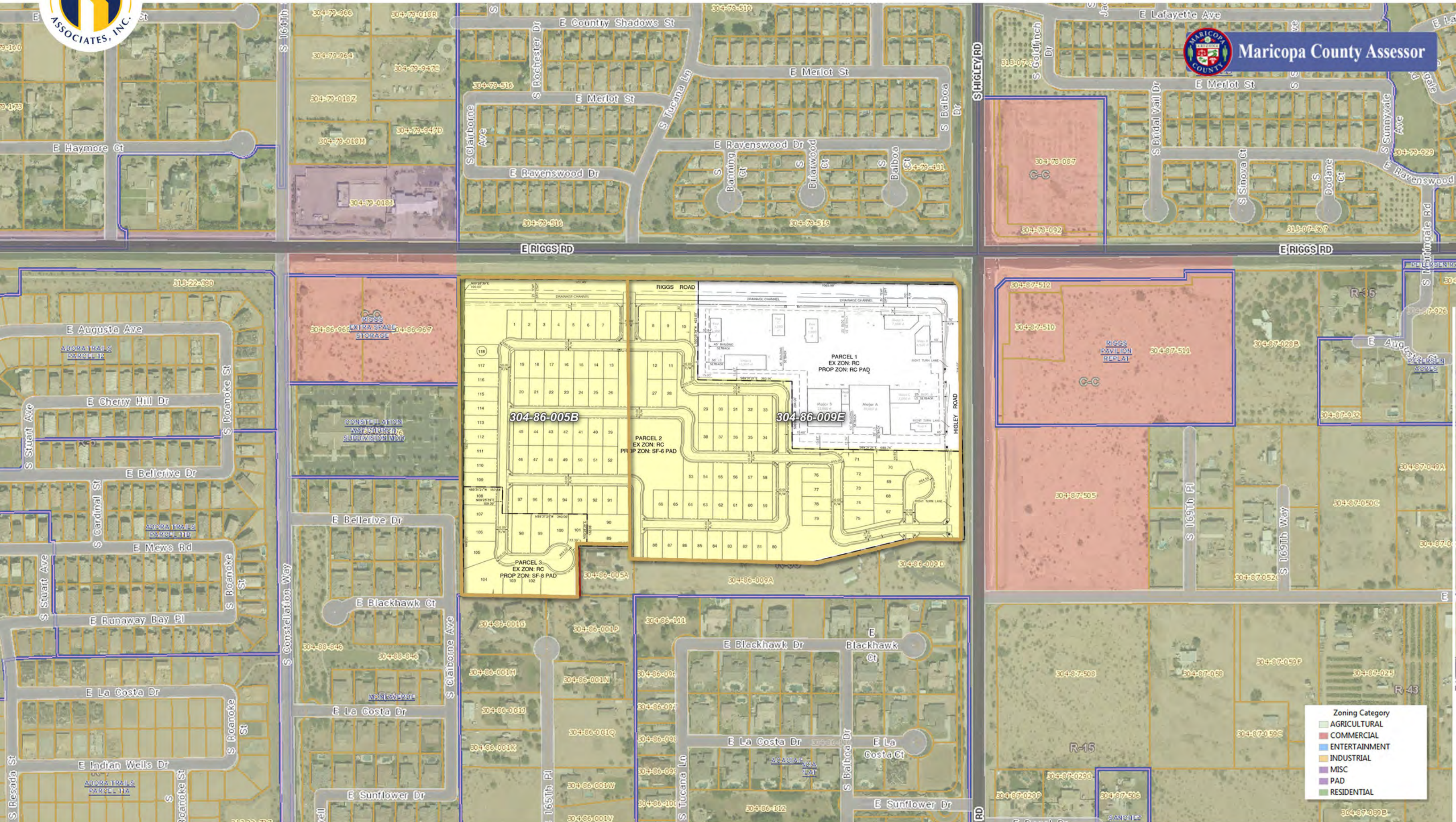




SUBJECT SITE

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

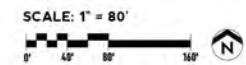


Zoning Category	
	AGRICULTURAL
	COMMERCIAL
	ENTERTAINMENT
	INDUSTRIAL
	MISC
	PAD
	RESIDENTIAL



LANDSCAPE LEGEND & SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
TREES		
	<i>PISTACIA X 'RED PUSH'</i> RED PUSH PISTACHE	24" BOX
	<i>PARKINSONIA X 'SONORAN EMERALD'</i> SONORAN EMERALD PALM VERDE	24" BOX
	<i>PARKINSONIA PRAECOX</i> PALM BREA	24" BOX
	<i>CERCIDIUM X 'DESERT MUSEUM'</i> DESERT MUSEUM PALM VERDE	24" BOX
	<i>ULMUS PARVIFOLIA 'SEMPEVIRENS'</i> EVERGREEN ELM	24" BOX
LARGE SHRUBS		
	<i>TECOMA X 'ORANGE JUBILEE'</i> ORANGE JUBILEE	5 GAL.
	<i>DODONEA VISCOSA 'PURPUREA'</i> PURPLE HOPSEED BUSH	5 GAL.
SHRUBS		
	<i>LEUCOPYLLUM LANGMANIAE</i> 'LYNNS LEGACY' LYNNS LEGACY SAGE	5 GAL.
	<i>NERIUM OLEANDER 'PETITE PINK'</i> PETITE PINK OLEANDER	5 GAL.
	<i>EROMOPHILA MACULATA 'VALENTINE'</i> VALENTINE BUSH	5 GAL.
	<i>RUSSSELLIA BRITTONIANA</i> RIBELLA	5 GAL.
	<i>NANDINA DOMESTICA 'GULFSTREAM'</i> GULFSTREAM NANDINA (HEAVENLY BAMBOO)	5 GAL.
	<i>RUSSSELLIA EQUITIFORMIS</i> CORAL FOUNTAIN	5 GAL.
ACCENTS		
	<i>HESPERALOE FUNIFERA</i> GIANT HESPERALOE	5 GAL.
	<i>HESPERALOE P. 'BRAKELIGHTS'</i> RED HESPERALOE	5 GAL.
	<i>BOUGAINVILLEA 'SAN DIEGO RED'</i> SAN DIEGO RED BOUGAINVILLEA	5 GAL.
GROUND COVER		
	<i>ROSMARINUS OFFICINALIS</i> 'HUNNINGTON CARPET' TRAILING ROSEMARY	1 GAL.
	<i>LANTANA MONTIVENDENSIS</i> PURPLE TRAILING LANTANA	1 GAL.
	<i>LANTANA X 'NEW GOLD'</i> NEW GOLD LANTANA	1 GAL.
	<i>DALEA CAPITATA 'SIERRA GOLD'</i> SIERRA GOLD DALEA	1 GAL.
	<i>WEDILIA TRILOBATA</i> YELLOW DOT	1 GAL.
TURF		
	TURF CYNOXON DACTYLON 'MOBON'	SOD
TURF BORDER		
	CONCRETE TURF HEADER REGULAR GRAY	6" x 6"
TOP DRESSING		
	DECOMPOSED GRANITE EXPRESS BROWN	1/2" SCREENED
	ANGULAR RIP RAP EXPRESS GOLD	3"-6" ANGULAR



PROJECT TEAM

OWNER VSTAR 2425 EAST CAMELBACK RD SUITE 750 PHOENIX, AZ 85016 P: 480.252.2857 CONTACT: ANGE KORY	LANDSCAPE ARCHITECT THOMAS + CROWLEY LLC 126 E. CONSTITUTION COURT GILBERT, AZ 85296 P: (480) 878.4708 CONTACT: PAUL THOMAS	CIVIL ENGINEER BOWMAN CONSULTING 1295 N. WASHINGTON STREET, SUITE 100 TEMPE, AZ 85281 P: (480) 829.8828 CONTACT: NATHAN LARSON
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LEGEND

	PROPERTY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	ROAD CENTER LINE

KEYED NOTES

- THE "GAME ROOM" PARK, SEE DETAIL 1, SHEET L4
 - (1) 24" x 24" RAMADAS
 - (1) PLAY STRUCTURE
 - (1) BOCCIE BALL COURT
 - (2) HORSESHOE COURT
 - (2) HORSE GRILL
 - (2) GAME TABLES
 - (2) PARK BENCHES
 - (2) PICNIC TABLES
 - (2) ODOR POTS
 - (3) TRASH RECEPTACLE
- 24" x 24" RAMADA, SEE DETAIL 3, SHEET L4
- RESIDENTIAL PRIMARY ENTRY MONUMENT, SEE DETAIL 1, SHEET L3
- RESIDENTIAL SECONDARY ENTRY MONUMENT, SEE DETAIL 2 SHEET L3
- COMMERCIAL WAY FINDING MONUMENT, SEE DETAIL 1, SHEET L4
- COMMERCIAL CORNER MONUMENT, SEE DETAIL 2, SHEET L4
- BOCCIE BALL COURT
- HORSESHOE COURT

SITE DATA

	GROSS	NET
COMMERCIAL (RC PAD):	14.83 AC	11.48 AC
SINGLE FAMILY RESIDENTIAL:	39.91 AC	37.14 AC
RESIDENTIAL OPEN SPACE:	6.55 AC	(14.4% GROSS) (17.6% NET)

LOT TABLE

PARCEL	ZONING	LOT AREA	LOT SIZE	LOTS
1	SF-4 PAD	7,000 S.F.	60' x 117'	107
2	SF-8 PAD	9,000 S.F.	75' x 120'	11
		TOTAL		118



GILBERT, AZ



CONCEPTUAL DEVELOPMENT & LANDSCAPE PLAN

L1

DATE: 7/29/2019



Architectural Character 1





Architectural Character 2

suite six
 architecture + planning
 6111 N. Central Expressway
 Scottsdale, Arizona 85250
 480.348.7800 p
 480.874.2612 f

GREER
Towne Center
 Gilbert, Arizona





Architectural Character 3

