



GOODYEAR, ARIZONA

ARROYO RANCH



ESTRELLA
by
Newland Communities

Elliot Rd.

**SUBJECT
SITE**

Arroyo Ranch
Looking Southeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



GOODYEAR, ARIZONA

ARROYO RANCH

LOCATION

Property located southwest of 187th Avenue and Elliot Road, adjacent to Estrella master planned community in Goodyear, Arizona.

SIZE

±40 Acres

- 40 Final Platted Lots

ASSESSOR PARCEL NUMBER

400-52-001F

ZONING

AU (1 DU/Acre) | City of Goodyear

PRICE

Submit

TERMS

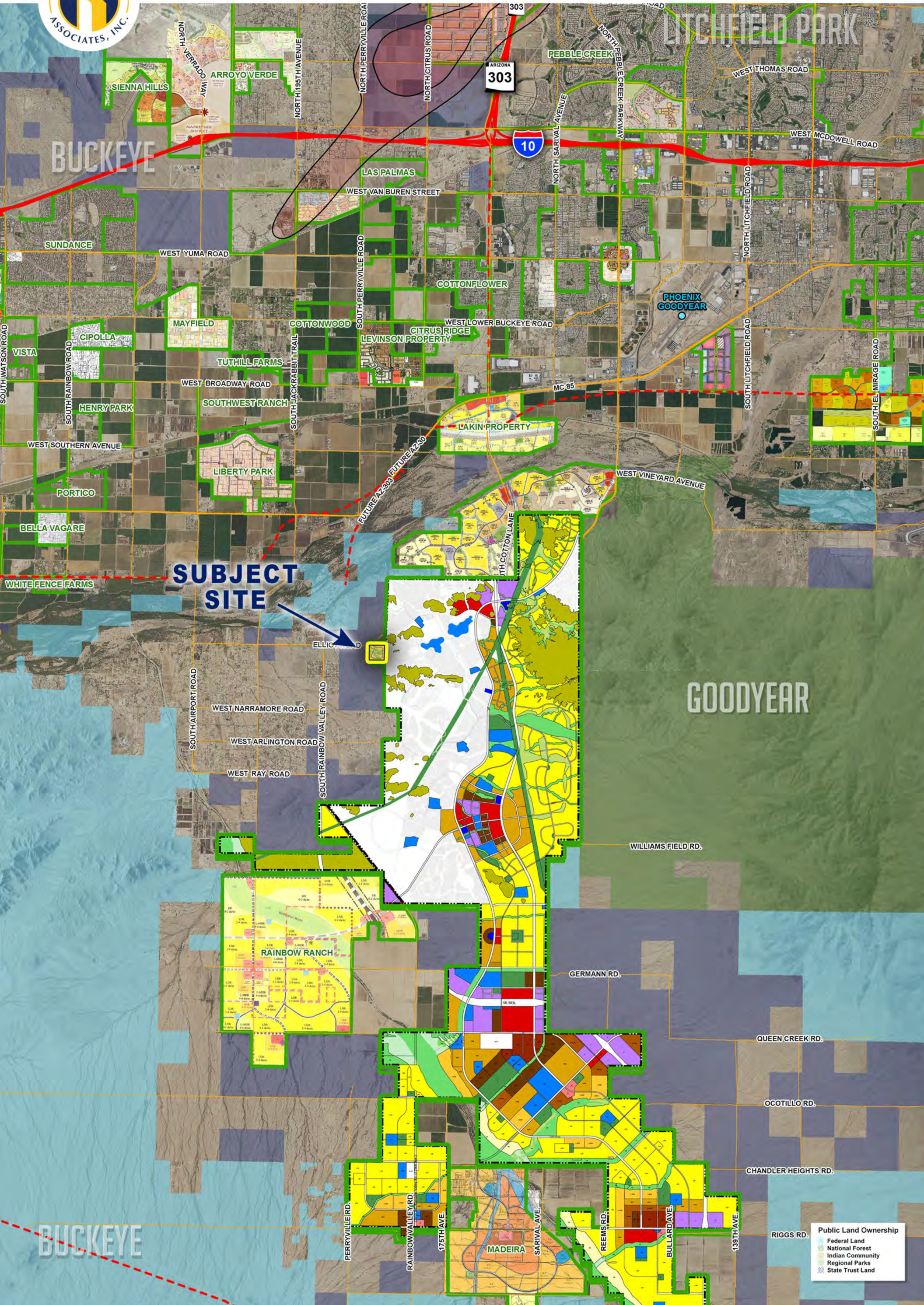
Cash

PROPERTY TAXES

2019 Assessment: \$4,935.48

COMMENTS

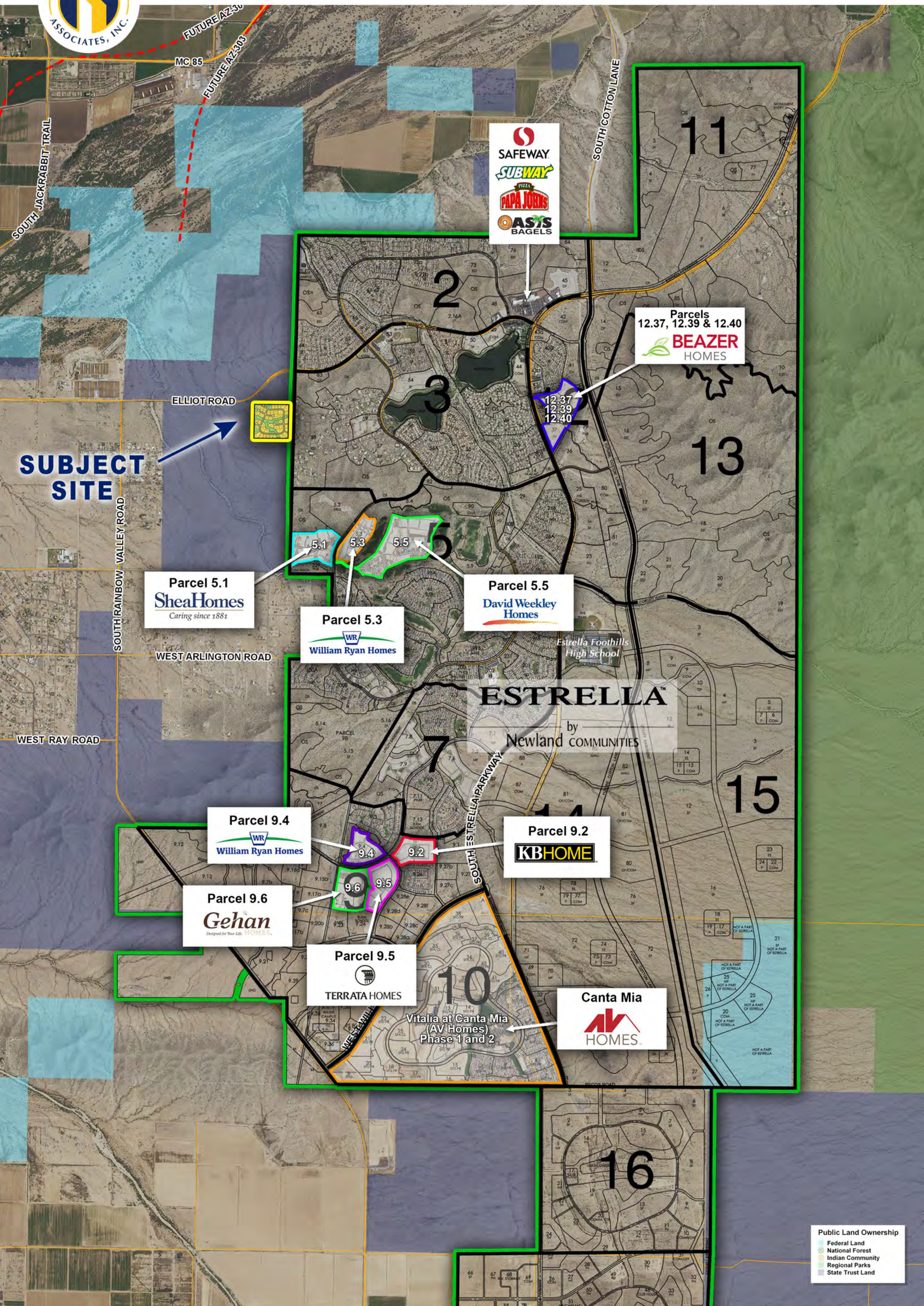
The site is adjacent to Estrella master planned community; water and sewer access fees are pre-paid.



SUBJECT SITE

Public Land Ownership

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





SUBJECT SITE

ESTRELLA
by
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Public Land Ownership

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Elliot Rd

**SUBJECT
SITE**



PHOTO DATE: 01.06.2020



FIGURE 9 - SITE DEVELOPMENT PLAN



Arroyo Ranch
 NE1/4, NE1/4, Sec. 16, T1S, R4W
 Goodyear, Maricopa County, Arizona

TRAPEZIUM CONSULTING GROUP
 7898 East Acoma Drive, Suite 100 / Scottsdale, Arizona 85260 / 480-483-1500 Tel

0 100' 200'
 SCALE 1" = 200'

Project Number: TGGGYA / 13030
 Scale: 1:2,400

Arroyo Ranch

Engineer's Opinion of Probable Cost

City Project No. 16-1899

Date:

6/27/2016

Item No.	Description	Quantity	Unit	Unit Price	Total Cost
GRADING					
1	Clear and Grub	13	Acre	\$450.00	\$5,850.00
2	Earthwork	37603	CY	\$8.00	\$300,824.00
	Subtotal				\$306,674.00
STORM WATER					
1	Erosion Control	1	LS	\$15,000.00	\$15,000.00
	Subtotal				\$15,000.00
SEWER					
1	8" PVC SDR 35 Sewer Pipe	4369	LF	\$44.00	\$192,236.00
2	4" DIP Force Main Pipe	1904	LF	\$34.00	\$64,736.00
3	4" PVC SDR 35 Service Lines	1435	LF	\$28.00	\$40,180.00
4	5' Dia. Manhole	34	EA	\$4,500.00	\$153,000.00
5	Taps	40	EA	\$200.00	\$8,000.00
6	Pavement Replacement	2	SY	\$50.00	\$100.00
7	Concrete Replacement	5	LF	\$20.00	\$100.00
8	Sewer Lift Station	1	LS	\$40,000.00	\$40,000.00
	Subtotal				\$458,352.00
WATER					
1	8" DIP Water Pipe	5539	LF	\$44.00	\$243,716.00
2	6" DIP Water Pipe	245	LF	\$36.00	\$8,820.00
3	1" Copper Water Service Lines	1070	LF	\$20.00	\$21,400.00
4	6" Tapping Sleeve & Valve	1	EA	\$3,400.00	\$3,400.00
5	8" Tapping Sleeve & Valve	1	EA	\$4,300.00	\$4,300.00
6	8" Line Valve	12	EA	\$1,400.00	\$16,800.00
7	6" Line Valve	12	EA	\$1,100.00	\$13,200.00
8	Fire Hydrant	12	EA	\$4,800.00	\$57,600.00
9	Pavement Replacement	14	SY	\$50.00	\$700.00
10	Concrete Replacement	10	LF	\$20.00	\$200.00
	Subtotal				\$370,136.00

Arroyo Ranch

Engineer's Opinion of Probable Cost

City Project No. 16-1899

Date: 6/27/2016

Item No.	Description	Quantity	Unit	Unit Price	Total Cost
DRAINAGE					
1	4" PVC Pipe	35	LF	\$29.00	\$1,015.00
2	18" HDPE Pipe	356	LF	\$88.00	\$31,328.00
3	36" CSP	15	LF	\$140.00	\$2,100.00
4	48" CSP	779	LF	\$150.00	\$116,850.00
5	Rock Rip-Rap	1459	SY	\$10.00	\$14,590.00
	Subtotal				<u>\$165,883.00</u>
STRUCTURES					
1	Scuppers	5	EA	\$2,500.00	\$12,500.00
2	Catch Basins	2	EA	\$2,800.00	\$5,600.00
3	Headwalls	18	EA	\$2,500.00	\$45,000.00
4	Bio-Clean Filters	5	EA	\$3,000.00	\$15,000.00
	Subtotal				<u>\$78,100.00</u>
CONCRETE					
1	Sidewalk	4943	LF	\$20.00	\$98,860.00
2	Sidewalk Ramp	12	EA	\$1,200.00	\$14,400.00
3	6" Vertical Curb & Gutter	4857	LF	\$13.00	\$63,141.00
4	6" Single Curb	653	LF	\$11.00	\$7,183.00
5	6" Flush Curb	715	LF	\$11.00	\$7,865.00
6	4" Roll Curb	6579	LF	\$11.00	\$72,369.00
7	Valley Gutter	224	LF	\$40.00	\$8,960.00
8	Pavement Replacement	6	SY	\$50.00	\$300.00
	Subtotal				<u>\$273,078.00</u>

Arroyo Ranch

Engineer's Opinion of Probable Cost

City Project No. 16-1899

Date:

6/27/2016

Item No.	Description	Quantity	Unit	Unit Price	Total Cost
PAVING					
1	4" AC on 12"ABC	2236	SY	\$29.00	\$64,844.00
2	2" AC on 8" ABC	17457	SY	\$14.00	\$244,398.00
3	Adjust Sewer Manhole Rim	34	EA	\$300.00	\$10,200.00
4	Adjust Water Valve Box Cover	24	EA	\$250.00	\$6,000.00
	Subtotal				\$325,442.00
	Total of all Improvements				\$1,992,665.00

06-27-16