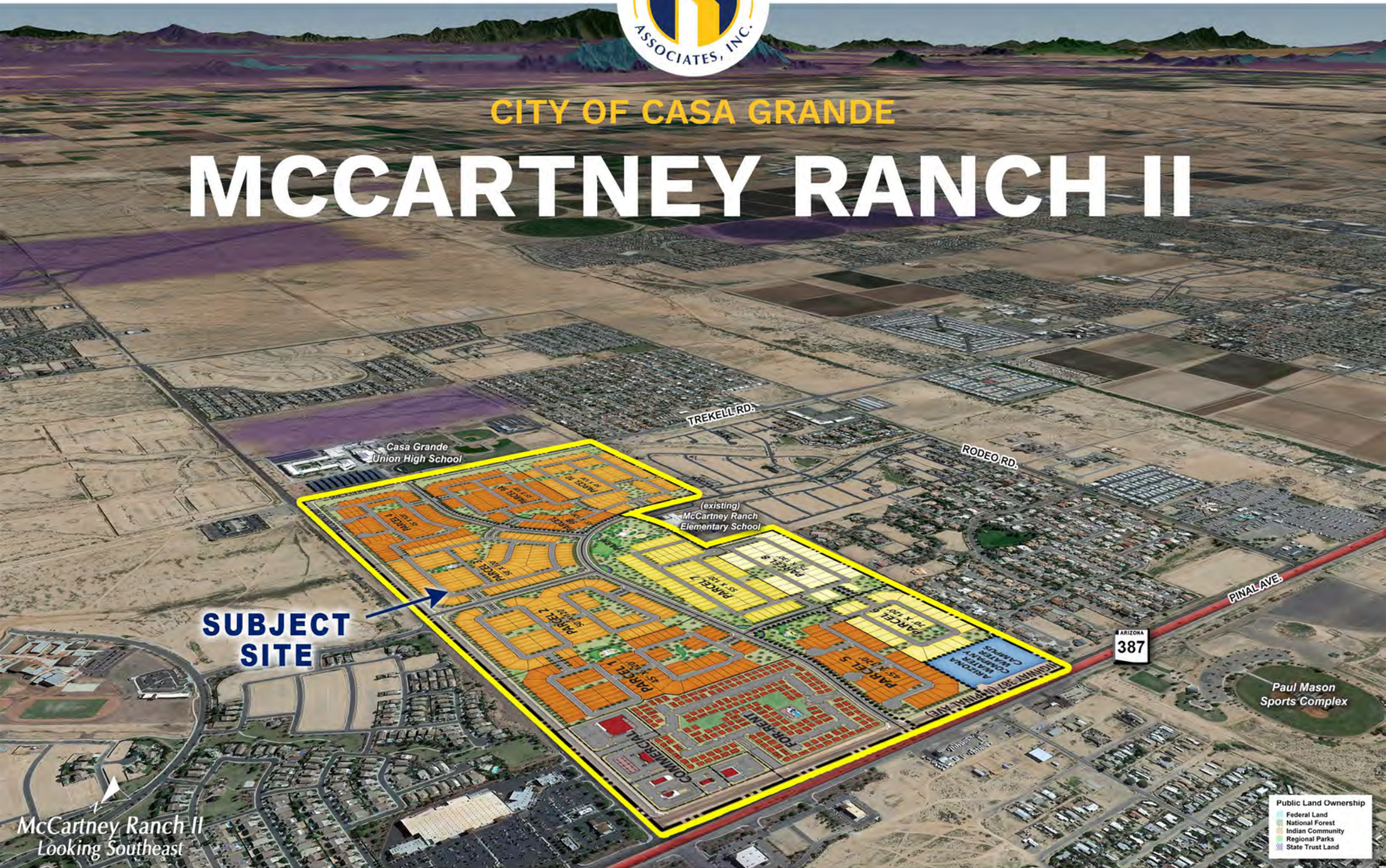




CITY OF CASA GRANDE

MCCARTNEY RANCH II



SUBJECT SITE

McCartney Ranch II
Looking Southeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



FOR MORE INFORMATION, CONTACT:
 NATE NATHAN / nate@nathanlandaz.com
 COURTNEY BUCK / courtney@nathanlandaz.com
 DAN BALDWIN / dan@nathanlandaz.com
 RYAN DUNCAN / ryan@nathanlandaz.com

PINAL COUNTY, ARIZONA

McCARTNEY RANCH II

LOCATION

Located at the southeast corner of McCartney Road and State Highway 387/Pinal Avenue in Casa Grande, Arizona.

SIZE

Parcel	Number of Lots per Parcel	Lot Size	Estimated Improvement Budget	Estimated Finished Lot Price per FF	Estimated Price Per Finished Lot	Price per Platted Lot	Price per Parcel per Platted Lots
1	90	45' x 120'	\$1,204	\$2,100	\$94,500	\$40,320	\$3,628,800
2	102	50' x 125'	\$1,204	\$2,075	\$103,750	\$43,550	\$4,442,100
3	121	50' x 125'	\$1,204	\$2,075	\$103,750	\$43,550	\$5,269,550
4	109	45' x 120'	\$1,204	\$2,100	\$94,500	\$40,320	\$4,394,880
5	60	45' x 120'	\$1,204	\$2,100	\$94,500	\$40,320	\$2,419,200
6	34	70' x 125'	\$1,204	\$1,850	\$129,500	\$45,220	\$1,537,480
7	90	55' x 125'	\$1,204	\$2,000	\$110,000	\$43,780	\$3,940,200
8	43	75' x 130'	\$1,204	\$1,800	\$135,000	\$44,700	\$1,922,100
9A	111	45' x 120'	\$1,204	\$2,100	\$94,500	\$40,320	\$4,475,520
9B	26	45' x 120'	\$1,204	\$2,100	\$94,500	\$40,320	\$1,048,320
10	132	50' x 120'	\$1,204	\$2,075	\$103,750	\$43,550	\$5,748,600
Totals	918		\$55,534,500				\$38,826,750

TOTAL PRICE

\$38,826,750



FOR MORE INFORMATION, CONTACT:

NATE NATHAN / nate@nathanlandaz.com
COURTNEY BUCK / courtney@nathanlandaz.com
DAN BALDWIN / dan@nathanlandaz.com
RYAN DUNCAN / ryan@nathanlandaz.com

TERMS

- Feasibility Period: 60 Days
- Close of Escrow: 30 Days following the expiration of Feasibility Period

COMMENTS

- Site has Certificate of Assured Water Supply (Pinal Valley Assured and Adequate Water Supply Determinations).
- Water and sewer are available to the site and there is WWTP capacity at the plant to the West.
- AZWC is ready willing and able to serve the property pursuant to the McCartney Ranch II. *See Arizona Water Company Term Sheet under linked Due Diligence.*

ZONING

- PAD/Casa Grande
- Zoning and Preliminary Plats have been approved by the City of Casa Grande.

UTILITIES

Electricity: Arizona Public Service
Telephone: CenturyLink
Cable: CenturyLink
Internet or Fiber Optic: CenturyLink
Natural Gas: Southwest Gas Corporation
Water: Arizona Water Company
Sewage Disposal: City of Casa Grande

ASSESSOR PARCEL NUMBERS

504-02-001A, 504-02-001B, 504-02-002L
and 504-02-002M

DUE DILIGENCE

[CLICK HERE](#)

Arizona Water Company Term Sheet
Certificate of Assured Water Supply (CAWS)
Ordinance No. 1178.247.3
PAD Approval Letter
PAD Zoning Narrative
Preliminary Plat Approval Letter
Preliminary Plat
Zoning Resolution 5273.4
Zoning Resolution 5462



PINAL COUNTY QUICK FACTS



POPULATION

2021 population: **449,557**
Population growth annually: **4.6%**
Median age of **39**



HOUSEHOLDS

Median household income: **\$60,968**
Number of households: **148,435**

ANTICIPATED DEVELOPMENTS

LUCID MOTORS

Positioned as a competitor of Tesla, Lucid Motors has opened its **Pinal County factory**. A total of four phases are planned through 2028, expanding the square footage of the factory from its current **999,000 square feet to 5.1 million square feet**. The site was selected for its infrastructure, talent and geographic location.
Source: inmaricopa.com

NIKOLA MOTOR COMPANY

Nikola chose **Pinal County** for its newest manufacturing plant. The plant is expected to create **thousands of direct and indirect jobs** within Pinal County and will build up to 35,000 hydrogen electric and **electric semi-trucks**.
Source: pinalcentral.com



PINAL COUNTY BIG BUSINESS

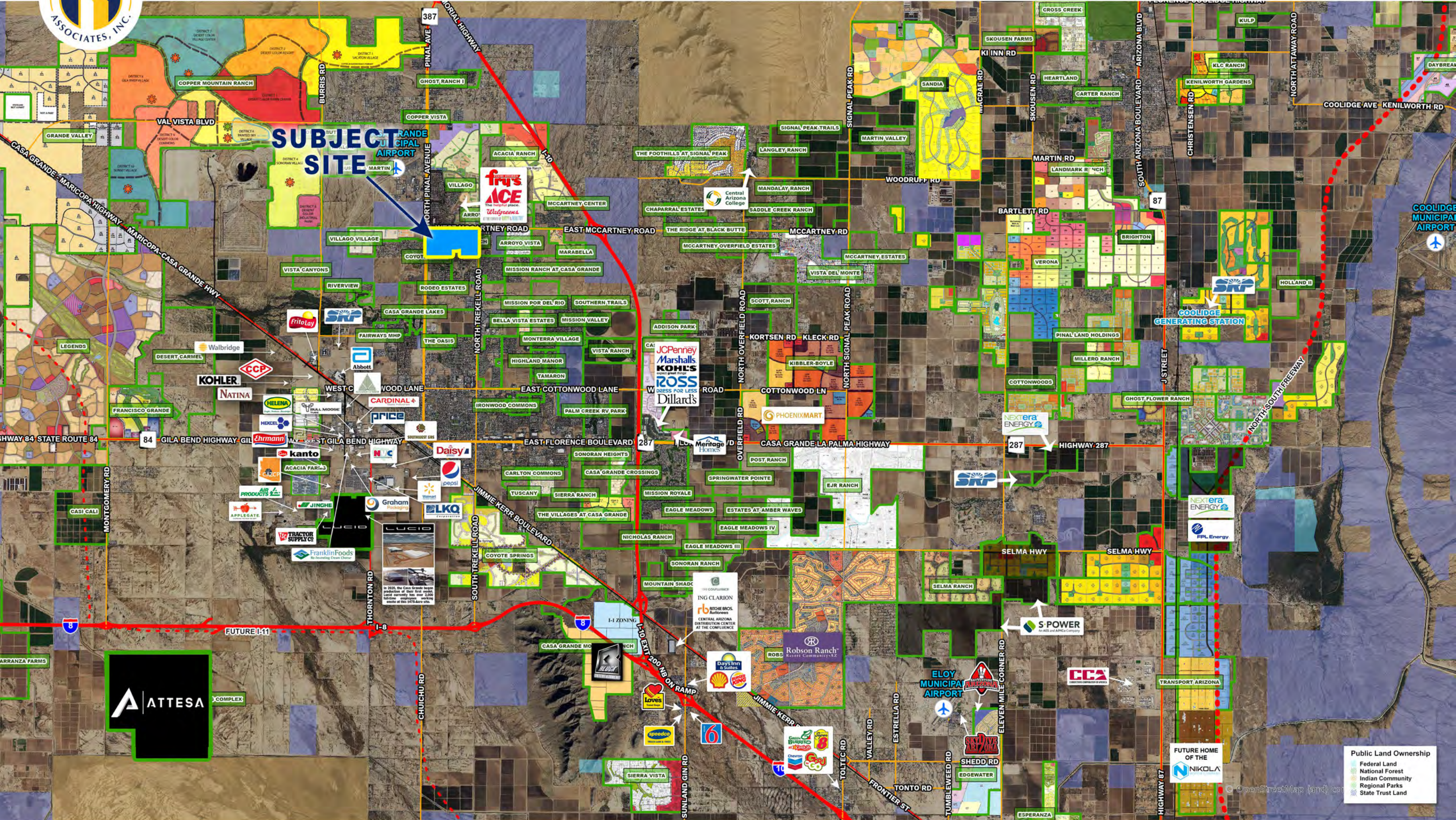
Abbott's Ross Products **400 employees**
Frito Lay **350 employees**
ASARCO **world's largest open pit copper mine**
Stinger Welding **major bridge fabricator in the Southwest**
Union Pacific **covers 23 states**
WAL-MART Distribution Center **400+ employees**
Western Emulsion **new facilities 2 miles south of Coolidge**
Source: pinalcountyaz.gov



CITIES AND TOWNS

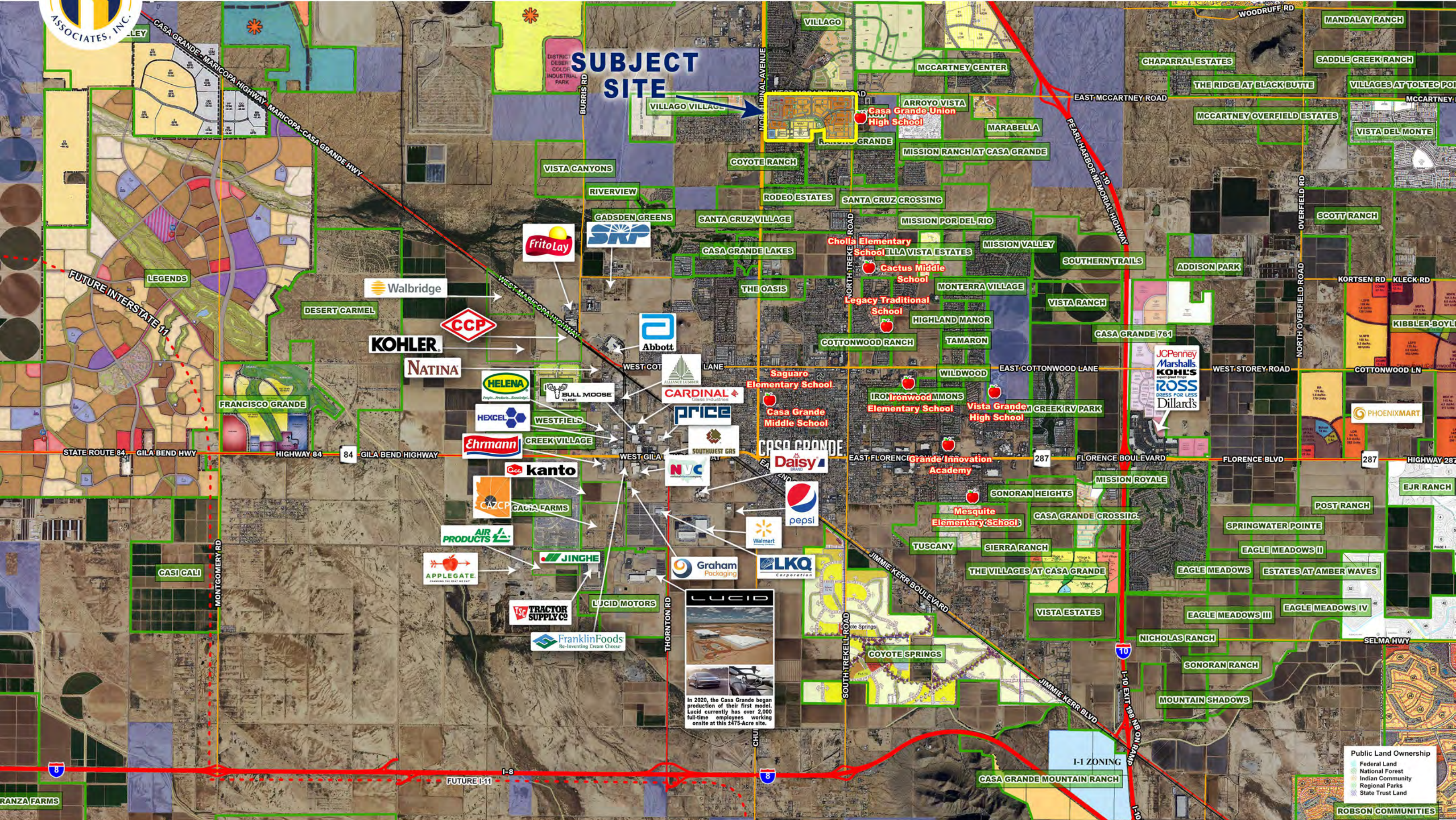
Apache Junction **40,592**
Casa Grande **55,653**
Coolidge **12,685**
Eloy **18,666**
Florence **26,420**
Gold Canyon **11,612**
Superior **3,071**





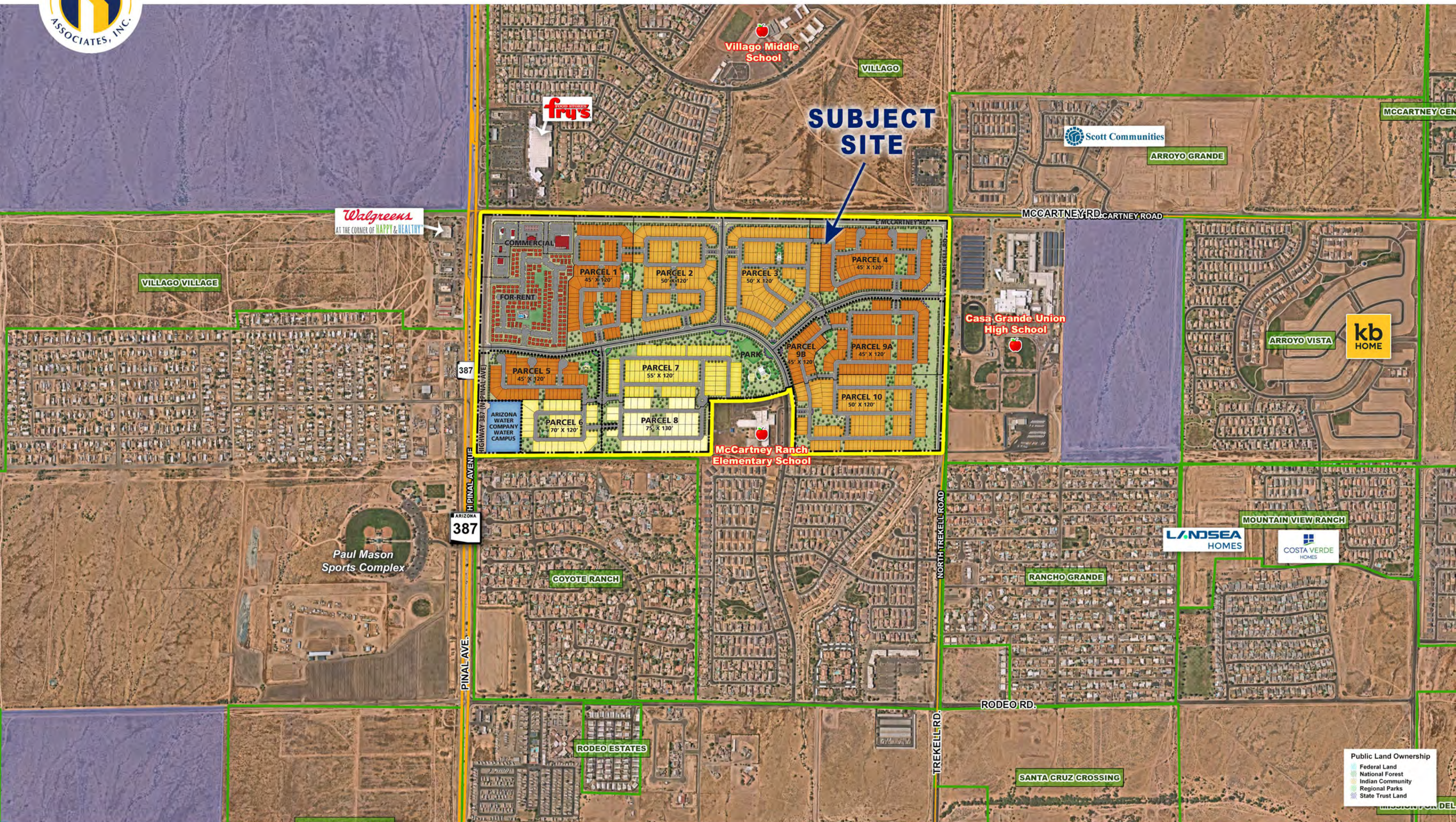
Public Land Ownership

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



In 2020, the Casa Grande began production of their first model. Lucid currently has over 2,000 full-time employees working onsite at this 1475-Acre site.

Public Land Ownership
Federal Land
National Forest
Indian Community
Regional Parks
State Trust Land

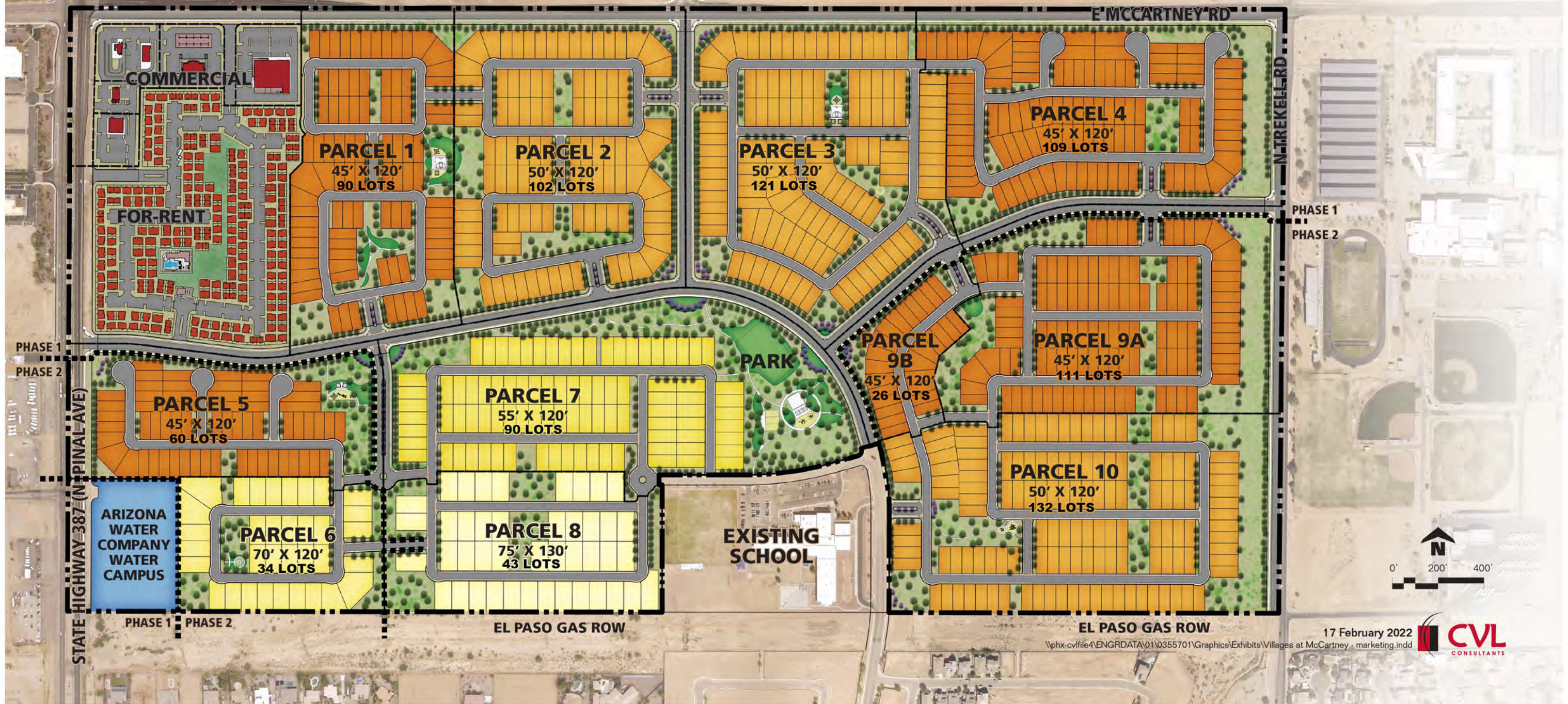




The Villages at McCartney Ranch

Conceptual Site Plan

PARCEL SITE DATA TABLE					
PHASE	PARCEL	PROPOSED LOT SIZE	PROPOSED YIELD	GROSS AREA	PROPOSED DENSITY
1	1	45' X 120'	90	23.12 AC	3.89 DU/AC
	2	50' X 120'	102	29.98 AC	3.40 DU/AC
	3	50' X 120'	121	32.85 AC	3.68 DU/AC
	4	45' X 120'	109	30.69 AC	3.55 DU/AC
2	5	45' X 120'	60	17.91 AC	3.35 DU/AC
	6	70' X 125'	34	13.27 AC	2.56 DU/AC
1	7	55' X 125'	90	33.29 AC	2.70 DU/AC
	8	75' X 130'	43	16.45 AC	2.61 DU/AC
2	9A	45' X 120'	111	29.34 AC	3.78 DU/AC
	9B	45' X 120'	26	6.96 AC	3.74 DU/AC
	10	50' X 120'	132	33.27 AC	3.97 DU/AC
1	AWC SITE			5.00 AC	
	Commercial			11.05 AC	
	For Rent			22.74 AC	
Total			918	305.91 AC	3.00 DU/AC

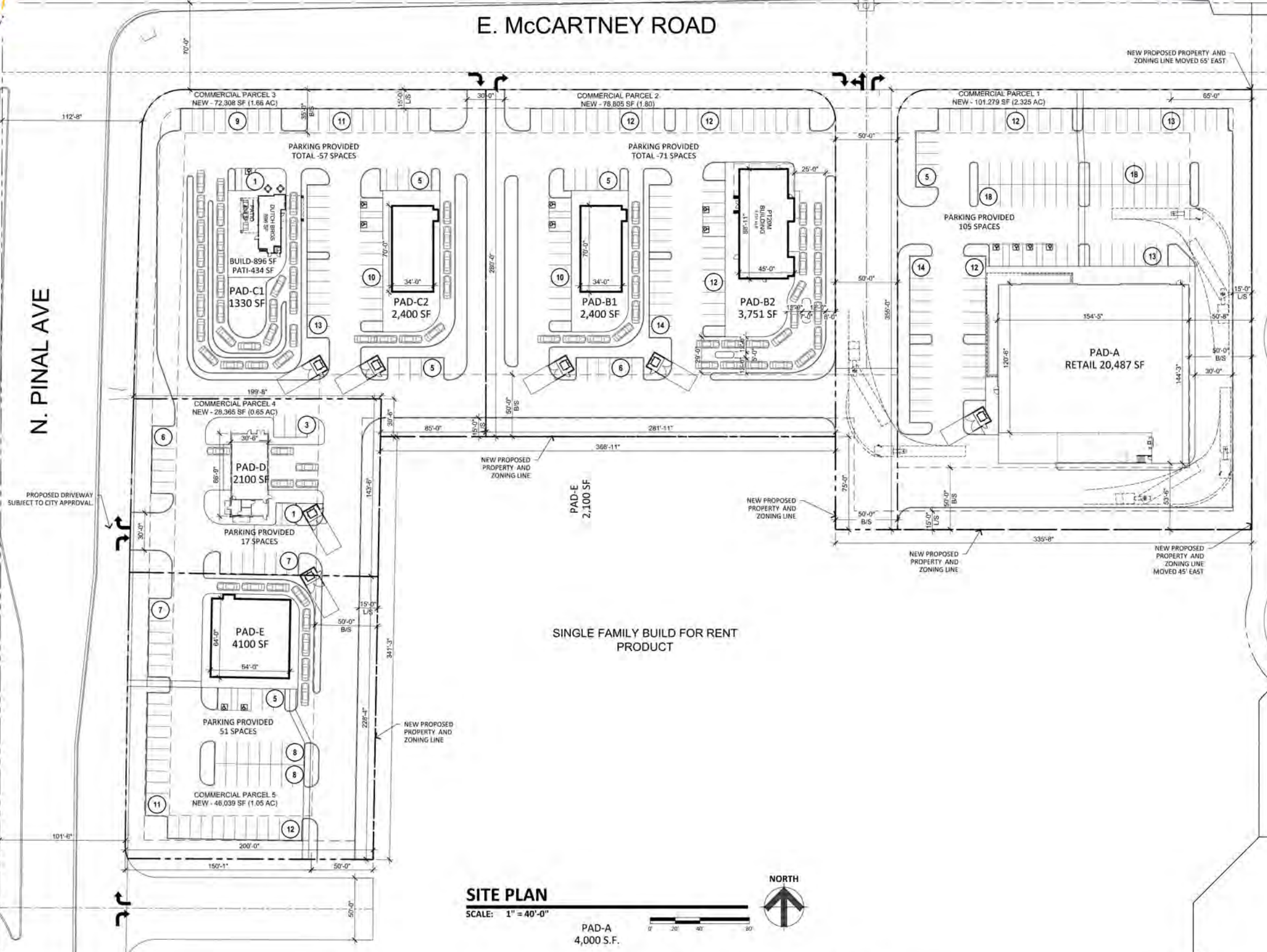




ARCHITECT:
 RKA ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: NEIL FEASER
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: nfeaser@rkaa.com

E. MCCARTNEY ROAD

N. PINAL AVE



SITE DATA

PARCEL NUMBER: 504-02-001A (PART)
 EXISTING ZONING: COMMERCIAL : B-2
 SITE AREA: X.XX ACRES (XX,XXX S.F.)

PROPOSED USE: RETAIL / RESTAURANTS / AUTO SERVICE/GAS

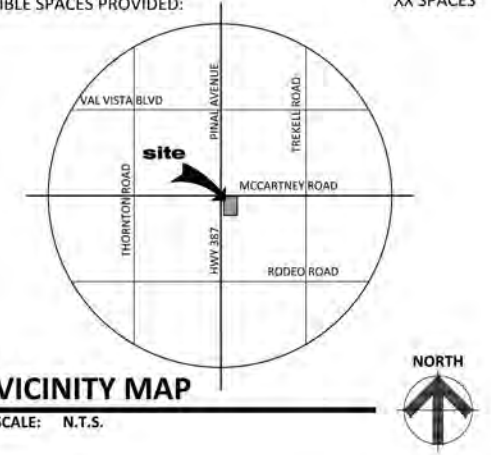
BUILDING AREA:
 PAD A: RETAIL 20,487 S.F.
 PAD B1: QSR 3,751 S.F.
 PAD B2: QSR 2,400 S.F.
 PAD C1: COFFEE SHOP 1,330 S.F.
 PAD C2: QSR 2,400 S.F.
 PAD D: OIL/AUTO SERVICE 2,100 S.F.
 PAD E: QSR 4,100 S.F.

TOTAL BUILDING AREA: 36,568 S.F.
 SITE COVERAGE: XX.XX %

PARKING REQUIRED:
 PAD A: RETAIL: 1 PER 250 82 SPACES
 PAD B1: QSR: 1 PER 100 38 SPACES
 PAD B2: QSR: 1 PER 100 24 SPACES
 PAD C1: COFFEE SHOP: 1 PER 100 09 SPACES
 PAD C1: COFFEE SHOP - PATIO: 1 PER 200 03 SPACES
 PAD C2: QSR: 1 PER 100 24 SPACES
 PAD D: OIL/AUTO SERVICE: 3 + 1 PER BAY 06 SPACES
 PAD E: QSR: 1 PER 100 41 SPACES
 TOTAL PARKING REQUIRED: 227 SPACES

PARKING PROVIDED:
 PAD A: RETAIL 105 SPACES
 PAD B: QSR 71 SPACES
 PAD C1: COFFEE SHOP 13 SPACES
 PAD C2: QSR 44 SPACES
 PAD D: OIL/AUTO SERVICE 17 SPACES
 PAD E: QSR 51 SPACES
 TOTAL PARKING PROVIDED: 301 SPACES

ACCESSIBLE SPACES REQUIRED: XX SPACES
 ACCESSIBLE SPACES PROVIDED: XX SPACES



SITE PLAN

SCALE: 1" = 40'-0"



PAD-A
 4,000 S.F.

CITY OF CASA GRANDE REQUIRED PARKING :
 GENERAL OFFICE / RETAIL @ 1/250
 RESTAURANT / DRIVE THRU @ 1/100
 + OUTDOOR SEATING @ 1/200
 CARWASH / AUTO SERVICE @ 3+ 1 PER STALL/BAY
 MEDICAL OFFICE @ 1/200

MCCARTNEY RANCH RETAIL
 SEC OF MCCARTNEY ROAD AND PINAL AVENUE (HWY 387)
 CASA GRANDE ARIZONA 85122
 DATE: 02-08-2022 (PRELIMINARY)

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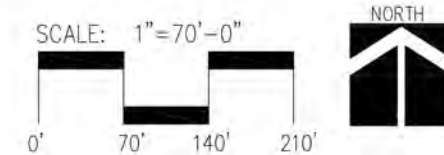
SP-1
 RKA# 21118.50





DETACHED SINGLE LEVEL MULTI-FAMILY - SUMMARY

APN: PORTION OF 504-02-001A	LEGEND
SITE AREA: 22.74 ACRES (GROSS) 19.58 ACRES (NET)	
UNITS: 234 (10.29 DU/ACRE - GROSS) (11.95 DU/ACRE - NET)	1 BEDROOM UNIT
- 1 BEDROOM UNITS: 78 (33.3%)	
- 2 BEDROOM UNITS: 123 (57.0%)	2 BEDROOM UNIT
- 3 BEDROOM UNITS: 33 (14.1%)	
PARKING SPACES REQUIRED: 414	3 BEDROOM UNIT
- 1.0 PER 1BR = 78	
- 2.0 PER 2BR = 246	
- 2.0 PER 3BR = 66	
- 1 / 10 UNITS (GUEST) = 24	
PARKING SPACE PROVIDED: 486 (2.10 / UNIT)	
- 486 SURFACE PARKING SPACES (MIN. 234 COVERED SPACES)	
- ACCESSIBLE: 6 SPACES LOCATIONS TO BE DETERMINED. MAY BE COVERED/UNCOVERED.	
REQUIRED OPEN SPACE FOR MULTI-FAMILY: 20%	
- 20% OF 22.74 AC = 4.55 AC (198,072 SQ.FT.)	
REQUIRED 'USABLE/ACTIVE' OPEN SPACE = 50% OF THE TOTAL REQUIRED OPEN SPACE = 2.27 AC (99,036 SQ.FT.)	
PROVIDED 'USABLE/ACTIVE' OPEN SPACE = 3.07 AC (133,640 SQ.FT.)	
- 93,012 SQ.FT. OF COMMON ACTIVE O.S.	
- 40,628 SQ.FT. OF PRIVATE O.S. (50% OF PRIVATE OUTDOOR YARDS APPLIED TO 'USABLE' O.S. = 50% OF 81,255 SQ.FT.)	
LOT COVERAGE: NET AREA = 852,672 SQ.FT.	
- PAVING: 201,042 SQ.FT = 23.6%	
- BUILDING: 226,572 SQ.FT = 26.6%	



VILLAGE AT MCCARTNEY RANCH
CONCEPTUAL LAND PLAN - 6.2

SEC OF MCCARTNEY RD. & PINAL AVE. - CASA GRANDE, AZ

FEBRUARY 11, 2022