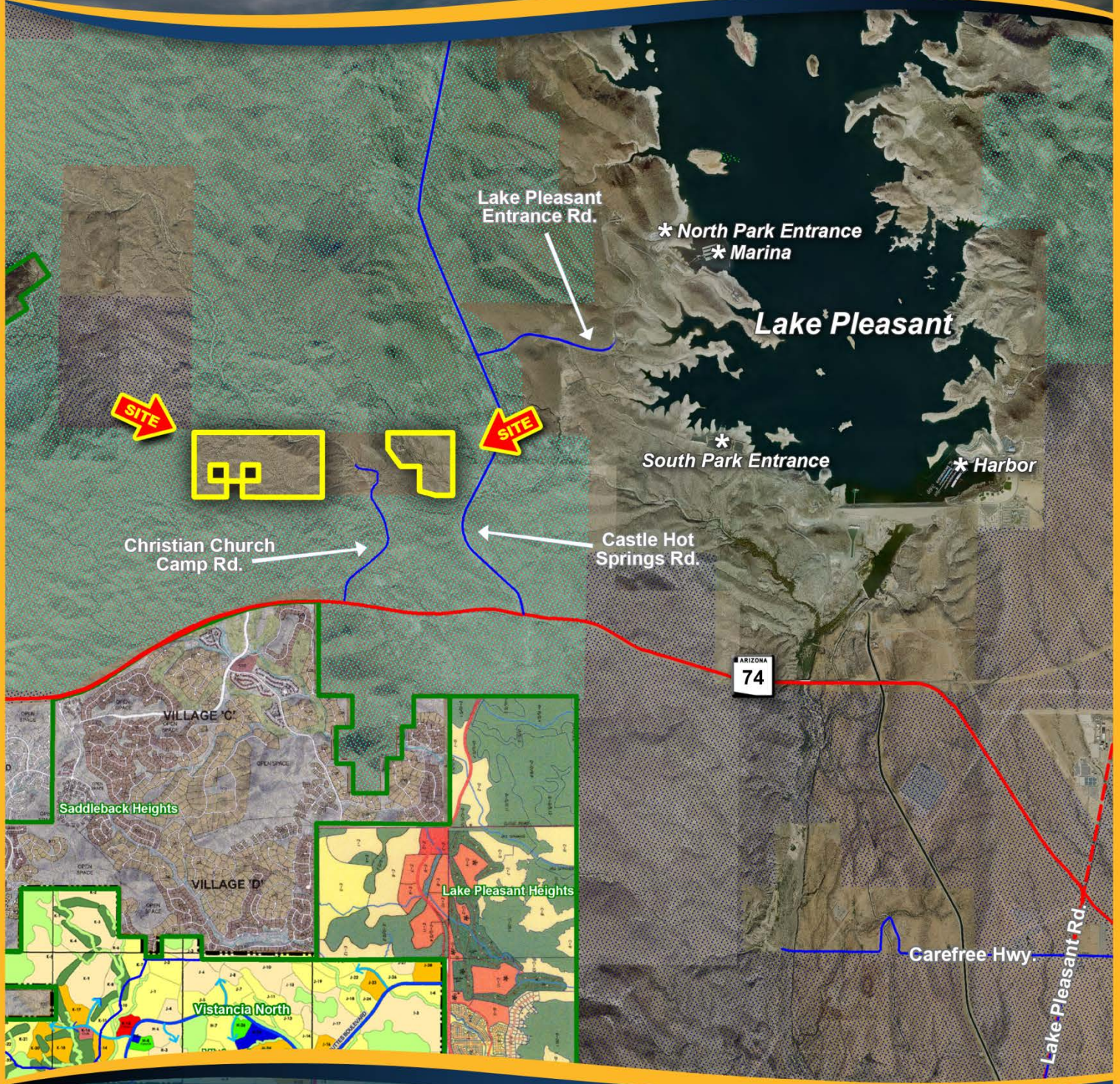


NATHAN & ASSOCIATES, INC.  
EXCLUSIVELY PRESENTS

# LAKE PLEASANT 400



NATHAN & ASSOCIATES, INC.  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150  
SCOTTSDALE • ARIZONA • 85258-2156  
OFFICE: 480.367.0700 • FAX: 480.367.8341  
WWW.NATHANANDASSOCIATESINC.COM





# LAKE PLEASANT 400

## LOCATION:

Located northwest of Carefree Highway (SR-74) and Castle Hot Springs Road in the City of Peoria and Maricopa County, Arizona

## SIZE:

±397 Acres

## PROJECT:

±397 Total Acres

Jurisdiction	Parcel Number	Parcel Acreage	Total Acreage	Zoning
Maricopa County	503-11-001D	80	290	R1-10 RUPD
	503-11-001G	100		R1-18 RUPD
	503-11-001J	110		R-43 RUPD R1-35 RUPD
City of Peoria	503-11-002Z	±107.3	±107.3	SR-43

## PRICE:

\$4,500,000

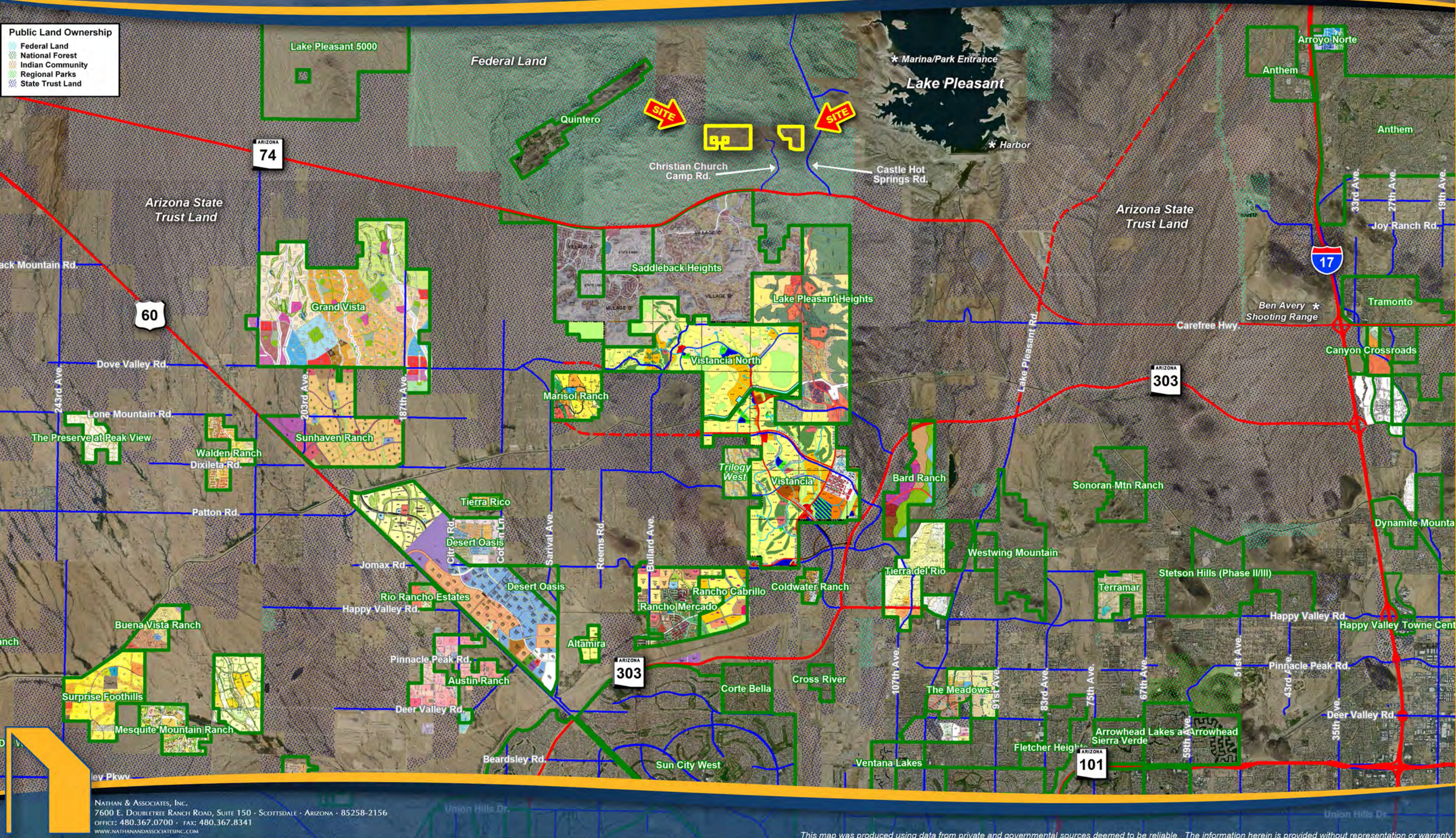
## COMMENTS:

Unique opportunity to acquire excellent investment property in the active North Peoria sub-market. Surrounded by BLM lands, the property is the nearest privately owned property to the main entrance of Lake Pleasant Regional Park, attracting over 700,000 visitors in 2013. Beautiful high Sonoran desert vegetation, saguaro cactus, and rolling terrain including views of the lake from mountain peaks. Current easements to property lines from end of existing paved Christian Church Camp Road 1/4 mile north of Carefree Highway. ALTA Survey and Phase I Environmental Report available. Property previously sold in 2005 for \$17,820,000 (\$45,700 per acre).



# NORTHWEST VALLEY SUBMARKET

LAKE PLEASANT 400

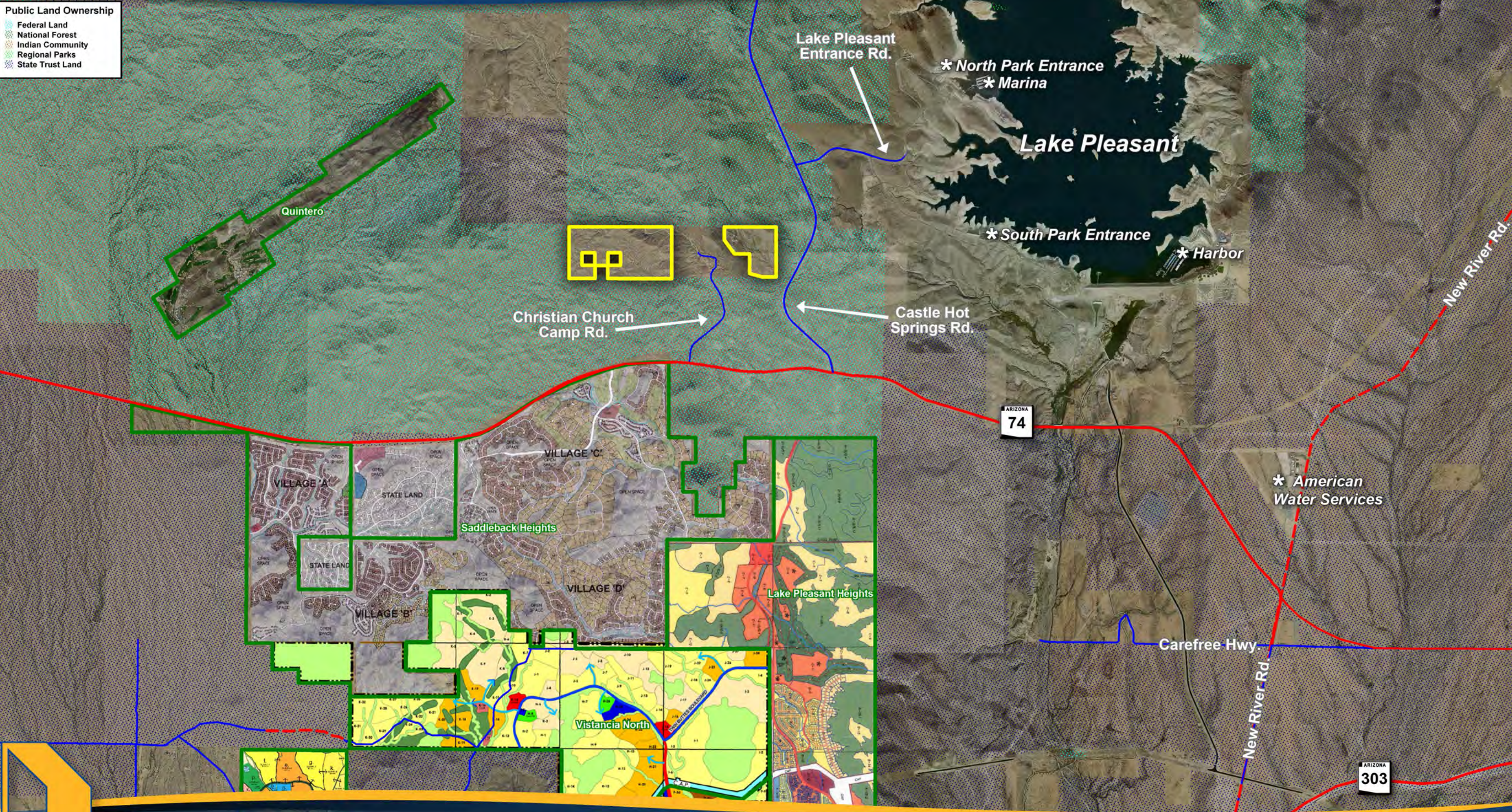


*This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.*



# LAKE PLEASANT 400

NORTHWEST OF CAREFREE HIGHWAY (SR-74) AND CASTLE HOT SPRINGS ROAD



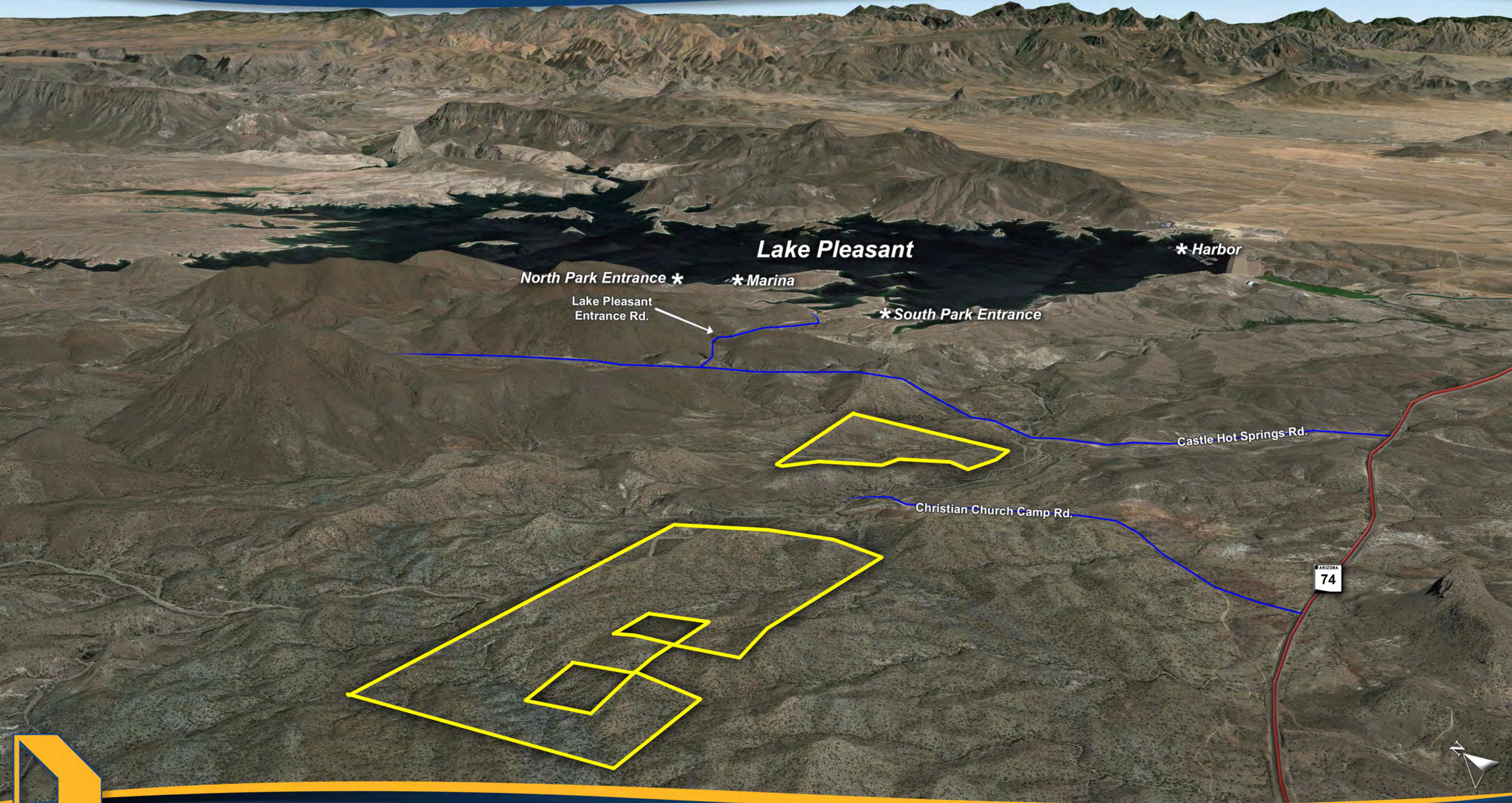
NATHAN & ASSOCIATES, INC.  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150 • SCOTTSDALE • ARIZONA • 85258-2156  
OFFICE: 480.367.0700 • FAX: 480.367.8341  
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# LAKE PLEASANT 400

LOOKING NORTHEAST



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# LAKE PLEASANT 400

CITY OF PEORIA AND MARICOPA COUNTY



Maricopa County Assessor  
Paul D. Petersen

Maricopa County

City of Peoria

Maricopa Parks  
and Recreation  
(Lake Pleasant)





MARICOPA COUNTY  
OFFICIAL PARCEL MAP  
STATE OF ARIZONA

SECTION 22 T06N R01W

MAP ID - 743 - 22 - 00 - 00

OWNER'S NAME	SECTION	PARCEL	SECTION	PARCEL	OWNER'S NAME
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LOCATOR GRID

SECTION

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1/4 SECTION

N	02	01
W	03	04
S		
E		

1/4 1/4 SECTION

N	02	01
W	03	04
S		
E		

ASSESSOR BOOKS & MAPS WITHIN THIS AREA

BOOK: 503

MAP: 11

SUBDIVISIONS

SCALE: 1" = 400'



Maricopa County  
Assessor G.I.S.

MARICOPA COUNTY ASSESSOR'S OFFICE  
301 W. JEFFERSON ST.  
PHOENIX, AZ 85003  
www.maricopa.gov/assessor

LEGEND:

- Subdivision Boundary Line
- Subdivision Boundary Center
- Street Centerline
- Street Centerline Marker
- Section Corner Marker
- Indicates change in original boundary
- Parcel Boundary Line
- Parcel Split Line
- Parcel Number
- Parcel Boundary Ticks

REVISION INFORMATION IS LOCATED ON A SEPARATE DOCUMENT

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OWNER & EVALUATOR	SECTION NUMBER	SECTION NAME	W/ALTER NAME
----------------------	-------------------	-----------------	-----------------

[illegible]

LOCATOR GRID

SECTION

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1/4 SECTION

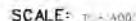
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1/4 1/4 SECTION

	N	
W	02	01
	03	04
	S	
	E	

ASSESSOR BOOKS & MAPS WITHIN THIS AREA  
BOOK: 503 MAP: 11

## SUBDIVISIONS








Maricopa County  
Assessor G.I.S.

15-79-2000

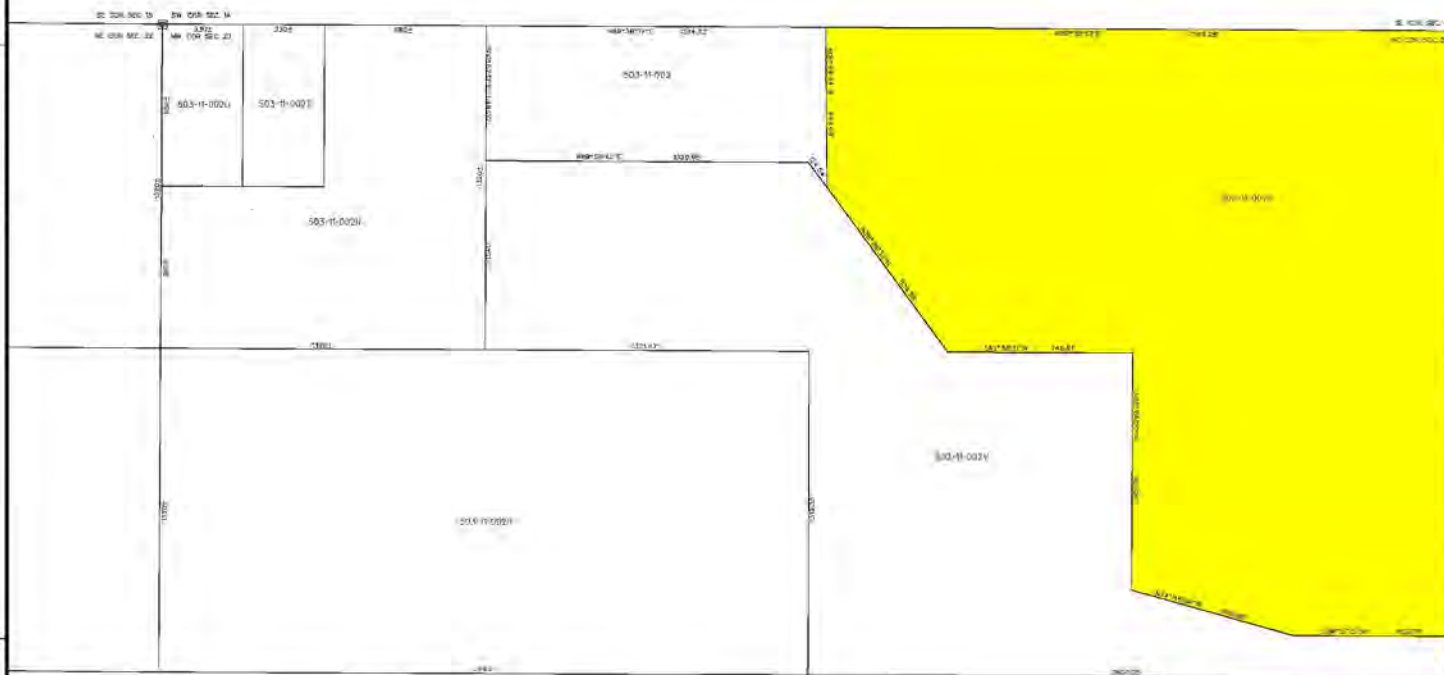
MARICOPA COUNTY ASSESSOR'S OFFICE  
301 W. JEFFERSON ST.  
PHOENIX, AZ 85003  
[www.maricopa.gov/assessor](http://www.maricopa.gov/assessor)

LEGEND:

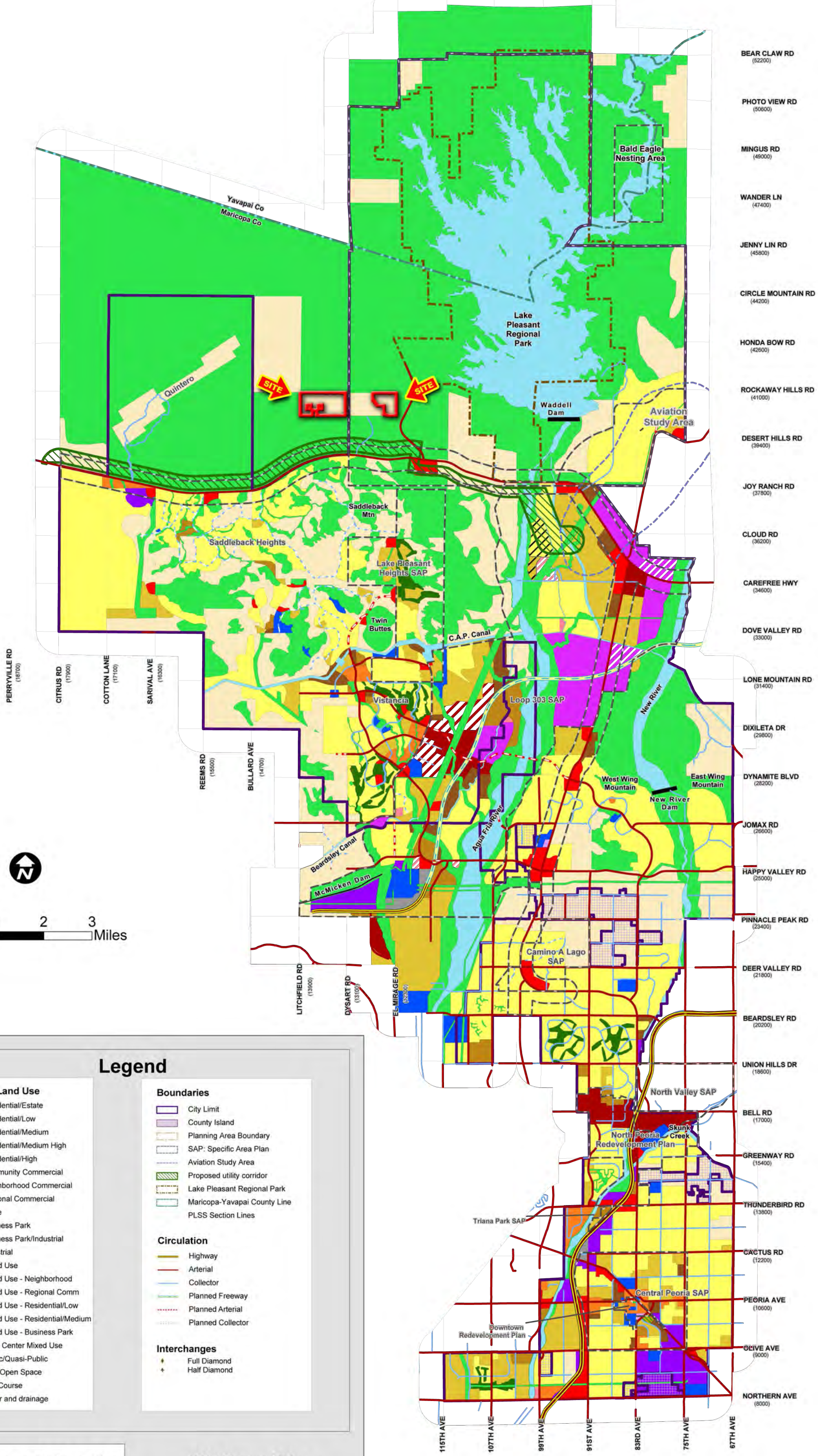
- LEGEND:**
- |   |   |
|---|---|
|  Subdivision Boundary Line   |  Indicates change in original boundary |
|  Subdivision Boundary Corner |  Parcel Boundary Line                  |
|  Street Centerline           |  Parcel Split Line                     |
|  Street Centerline Marker    |  Parcel Number                         |
|  Section Corner Marker       |  Parcel Boundary Tie-In                |
- REVENUE INFORMATION IS LOCATED ON A SEPARATE DOCUMENT

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**Legend**

Land Use	
	Residential/Estate
	Residential/Low
	Residential/Medium
	Residential/Medium High
	Residential/High
	Community Commercial
	Neighborhood Commercial
	Regional Commercial
	Office
	Business Park
	Business Park/Industrial
	Industrial
	Mixed Use
	Mixed Use - Neighborhood
	Mixed Use - Regional Comm
	Mixed Use - Residential/Low
	Mixed Use - Residential/Medium
	Mixed Use - Business Park
	Town Center Mixed Use
	Public/Quasi-Public
	Park/Open Space
	Golf Course
	Water and drainage

Boundaries	
	City Limit
	County Island
	Planning Area Boundary
	SAP: Specific Area Plan
	Aviation Study Area
	Proposed utility corridor
	Lake Pleasant Regional Park
	Maricopa-Yavapai County Line
	PLSS Section Lines

Circulation	
	Highway
	Arterial
	Collector
	Planned Freeway
	Planned Arterial
	Planned Collector

Interchanges	
	Full Diamond
	Half Diamond



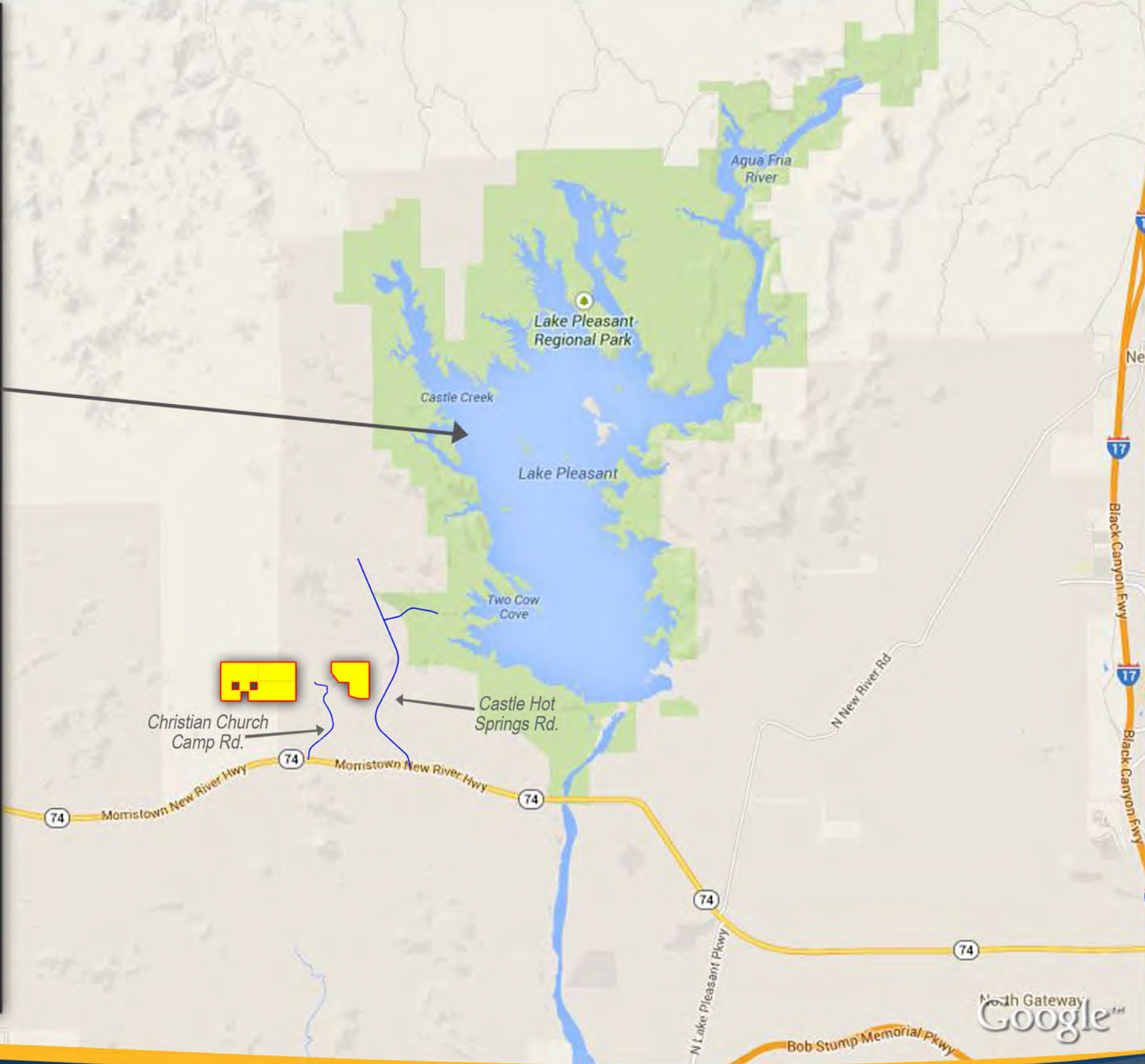
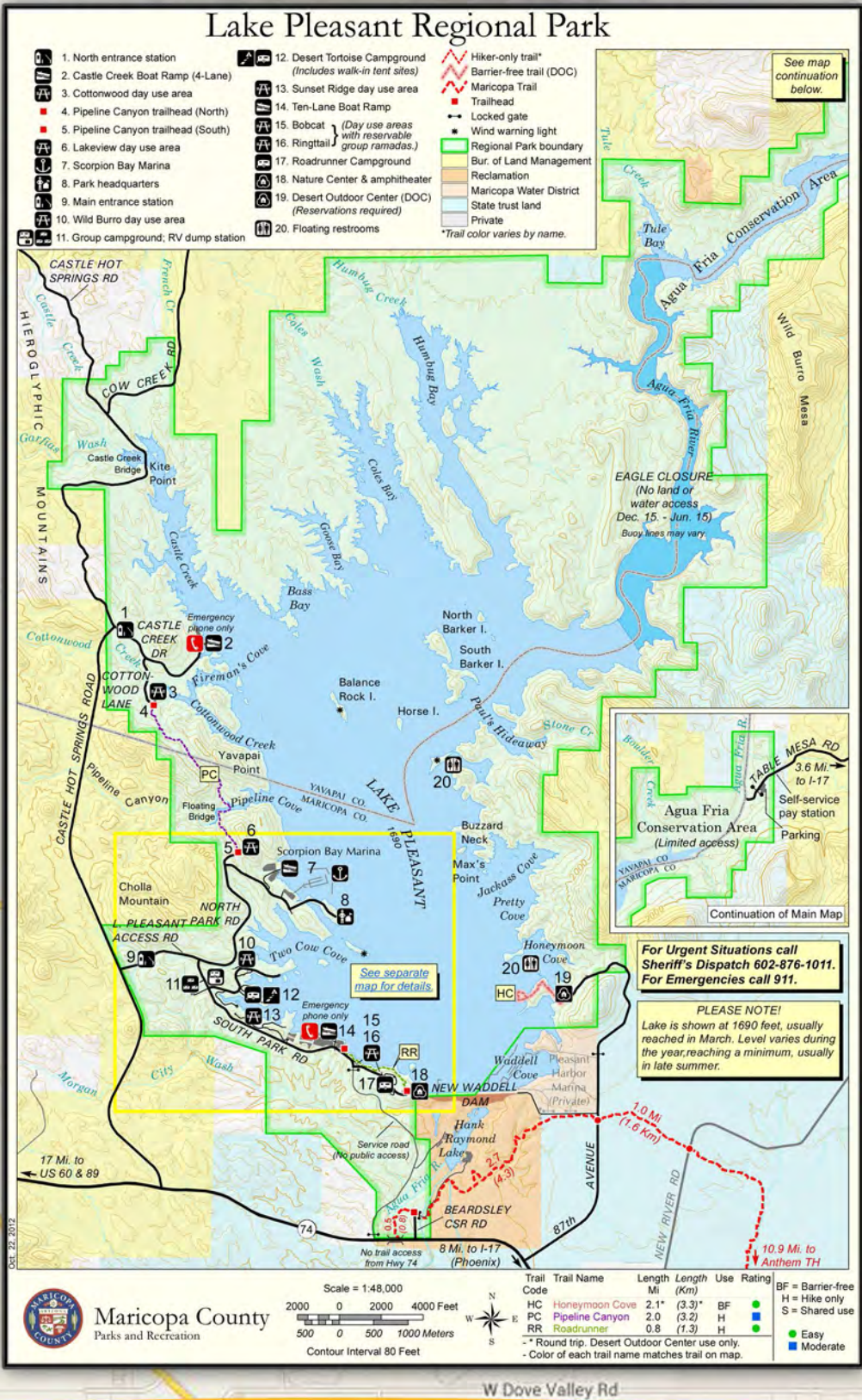
**City of Peoria**  
**General Plan**

**2010 General Plan**  
**Ratified Aug 24, 2010**  
Printed Dec 14, 2010



# LAKE PLEASANT 400

## LAKE PLEASANT REGIONAL PARK MAP



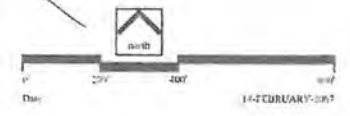
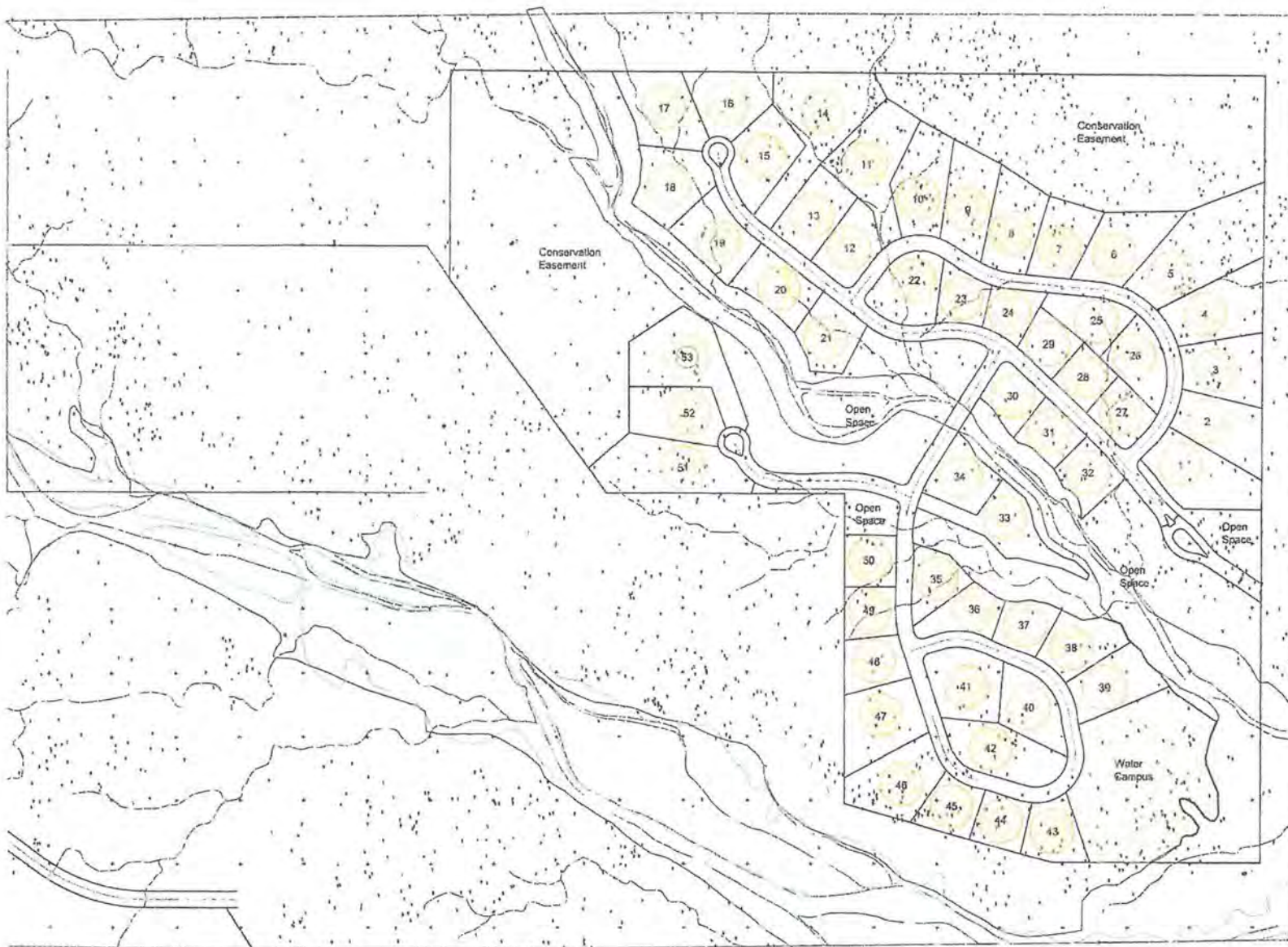






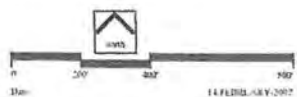
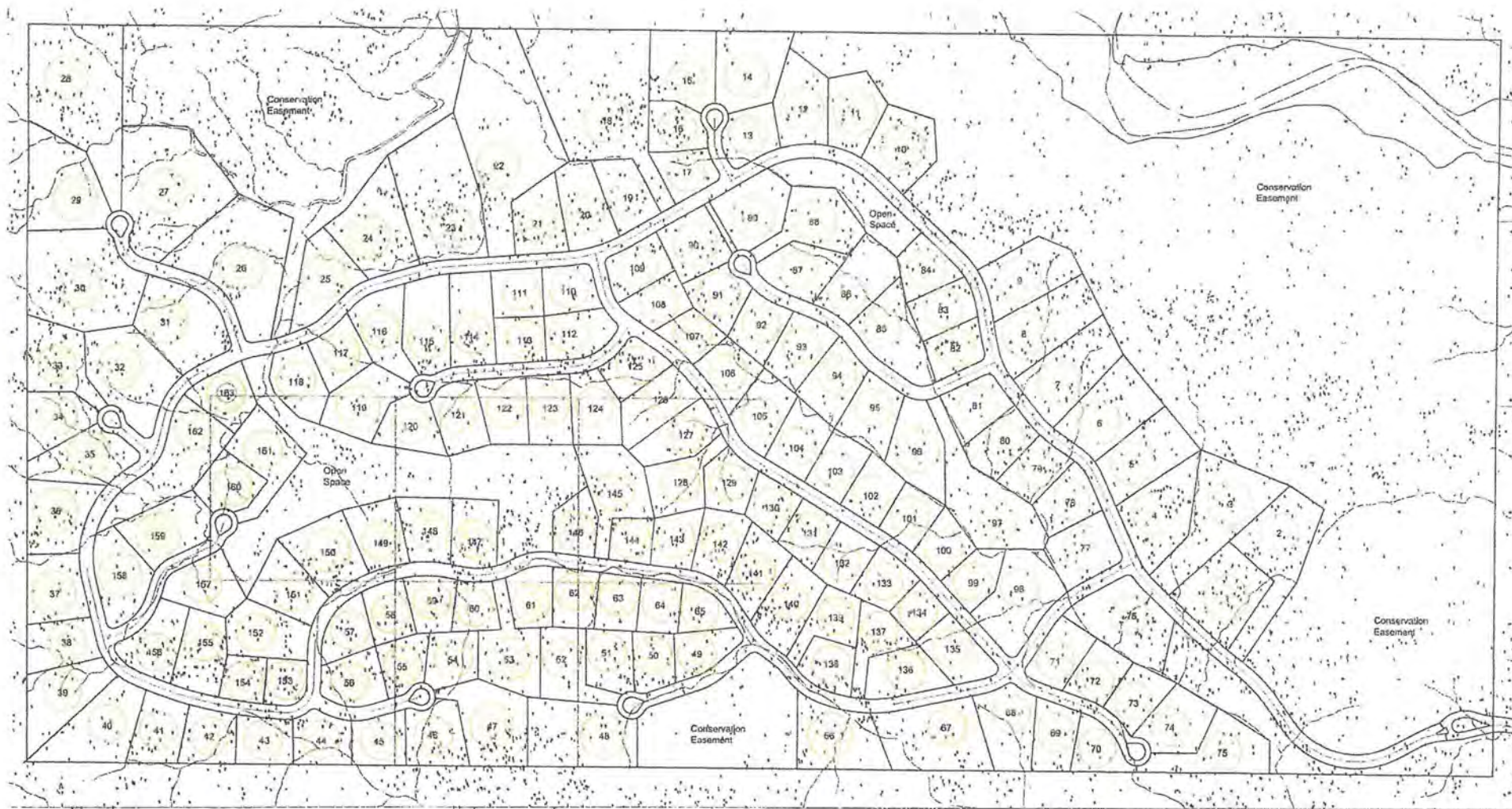






**Saguaro Bay East**





**Saguaro Bay West**