



NORTHERN MARICOPA COUNTY, ARIZONA

ARROYO NORTE

PARCELS 8, 9 & 10



**SUBJECT
SITE**

Arroyo Norte
Looking South



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



NORTHERN MARICOPA COUNTY, ARIZONA

ARROYO NORTE

PARCELS 8, 9 & 10

LOCATION

Located at the southeast corner of Interstate 17 Frontage Road and Circle Mountain Road in New River, Arizona.

PROPERTY

Unit	Lot Count	Minimum Lot Size	Setbacks			
			Side	Front	Rear	Lot Coverage
1	4	Estate Lots	10' x 10'	40'	40'	30%
2	46	105' x 160'	10' x 10'	30'	40'	30%
3	17	105' x 160'	10' x 10'	30'	40'	30%

PRICE

Submit

TERMS

Seller will consider a joint venture or deferred consideration structure.

PARTICIPATION

- Buyer and Seller shall split all lot premiums 50/50.

IMPROVEMENT STATUS

Lots are currently graded.



FOR MORE INFORMATION, CONTACT:

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CASEY CHRISTENSEN / casey@nathanlandaz.com

IMPACT FEES

Total Impact Fees - \$1,425

- Arizona American Water Company:
 - Wastewater Hook-Up-Fee - \$765
 - Water Fee - \$600 (For a 1" Meter)
- Maricopa County: None

UTILITIES

- Water/Sewer: EPCOR Water Company
- Gas: Southwest Gas
- Fire: Daisy Mountain Fire District
- Telephone/Cable: Cox Communication and CenturyLink
- Electric: Arizona Public Service
- Schools: Deer Valley School District
- Police: Maricopa County Sheriff

FINAL PLATS

[Please Click](#) to view final plats on Parcels 8, 9 and 10.

UNIT 8 LOT AREA TABLE R1-35 RUPD		
LOT NO.	AREA (SF)	LOT WIDTH AT SETBACK (FEET)
1	43,824	208.85
2	57,592	290.82
3	60,756	211.83
4	41,483	125.01

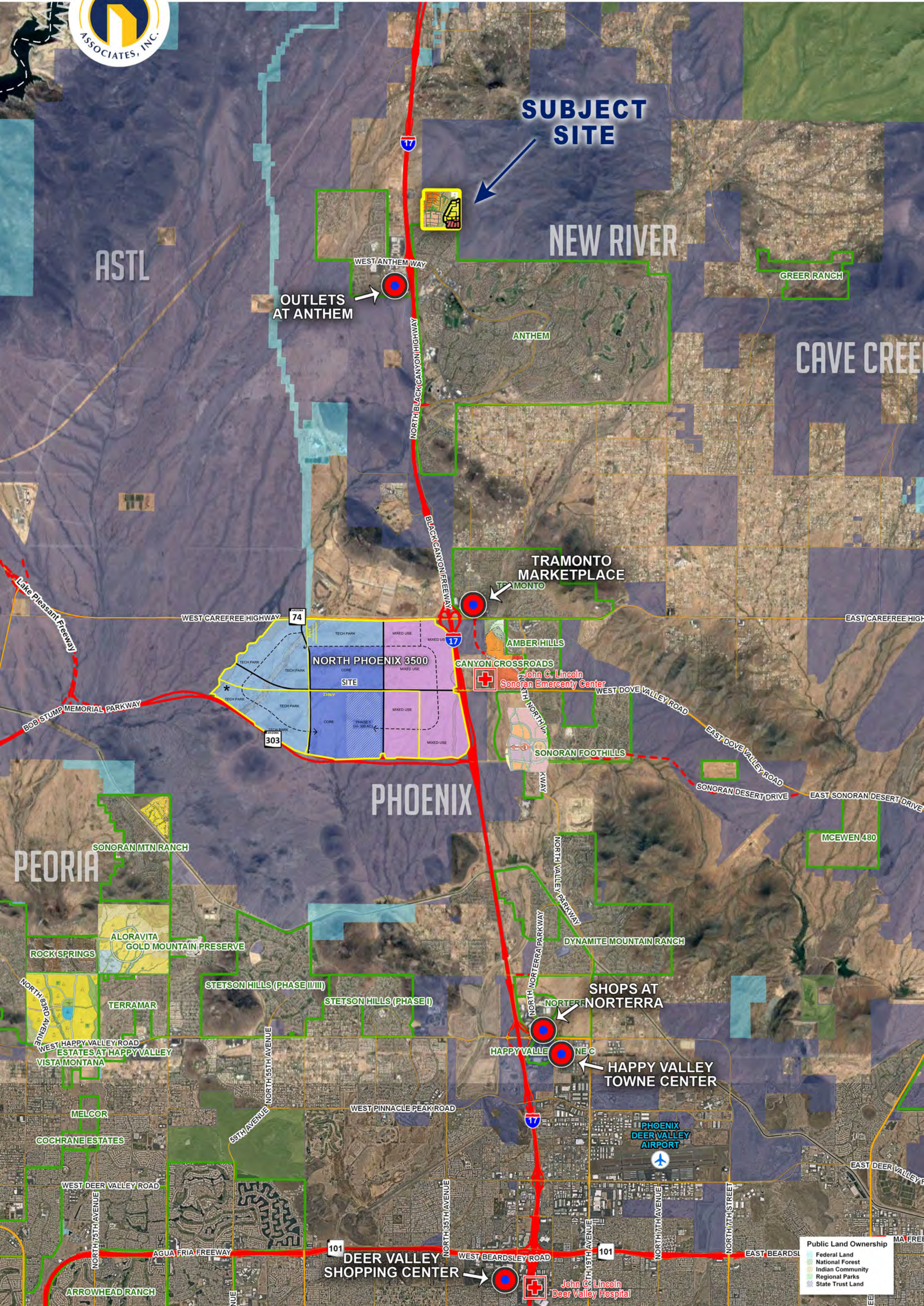
203,655

UNIT 9 LOT AREA TABLE R1-18 RUPD		
LOT NO.	AREA (SF)	LOT WIDTH AT SETBACK (FEET)
1	16,464	105
2	16,800	105
3	18,609	119.29
4	18,225	110.56
5	17,007	105
6	18,972	105
7	22,469	105
8	16,800	105
9	16,800	105
10	16,800	105
11	16,800	105
12	16,800	105
13	16,800	105
14	19,114	120
15	18,621	105.02
16	19,572	106.59
17	17,583	105.87
18	19,365	114.2
19	17,815	105
20	18,701	115.25
21	16,546	105.86
22	16,539	105.86
23	20,544	128.4
24	18,043	115.26
25	16,957	105.5
26	19,013	118.22
27	17,797	105
28	16,800	105
29	17,157	105
30	16,800	105
31	16,800	105
32	18,053	115.81
33	17,905	111.9
34	19,520	122
35	24,818	105.29
36	32,383	106.74
37	18,150	110
38	18,150	110
39	17,720	110
40	16,776	105
41	16,800	105
42	21,020	108.37
43	32,524	106.19
44	17,128	105
45	16,503	105
46	21,988	107.82

862,551

UNIT 10 LOT AREA TABLE R1-18 RUPD		
LOT NO.	AREA (SF)	LOT WIDTH AT SETBACK (FEET)
1	18,700	128.17
2	18,705	129
3	18,940	126.08
4	21,463	154.75
5	18,849	125.25
6	18,139	110.12
7	19,257	105.17
8	17,515	112.32
9	17,600	115
10	16,800	105
11	17,489	105
12	19,806	126.94
13	16,800	105
14	16,800	105
15	16,800	105
16	24,968	149.69
17	26,138	105

324,769



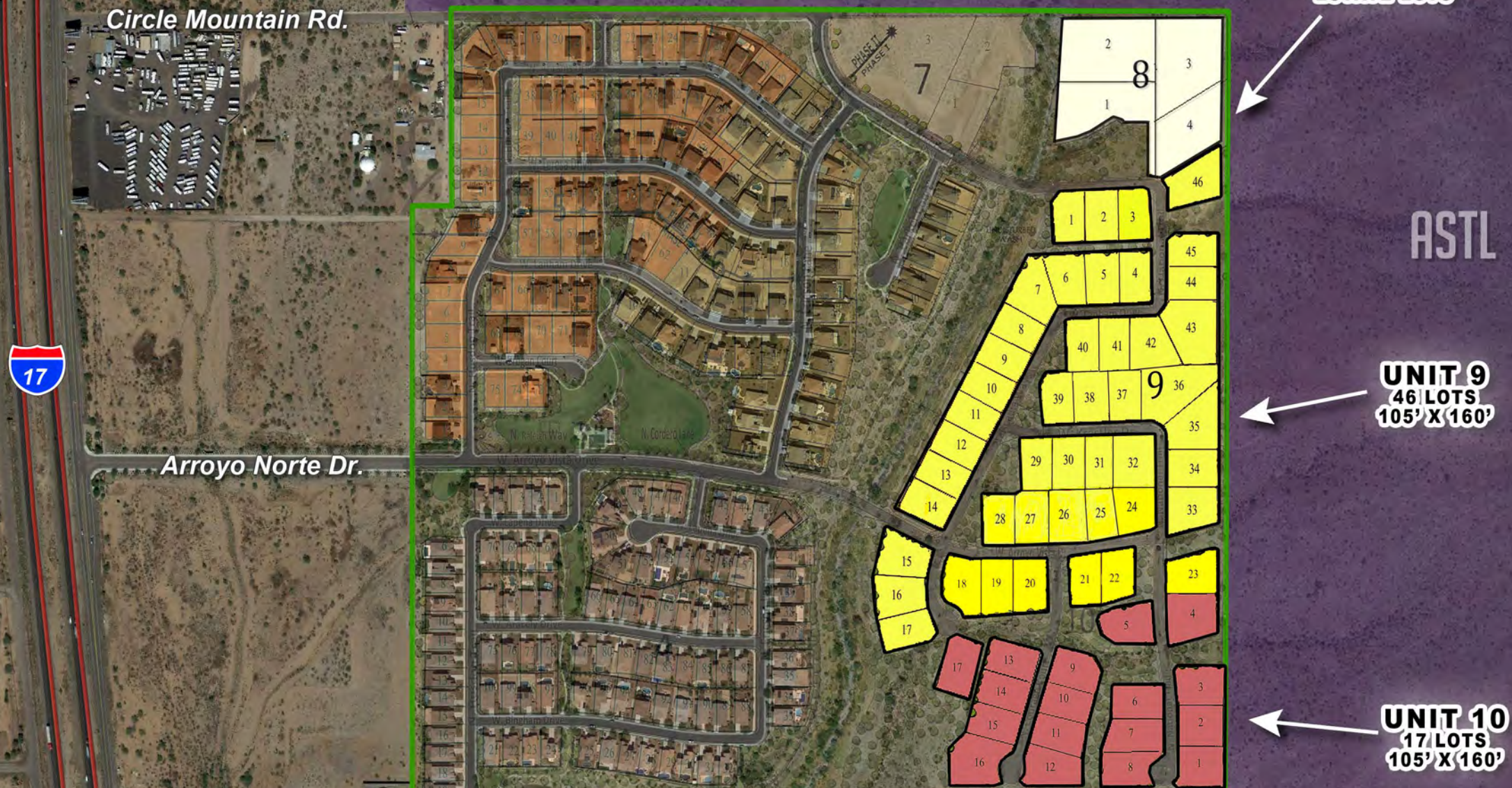
Public Land Ownership

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



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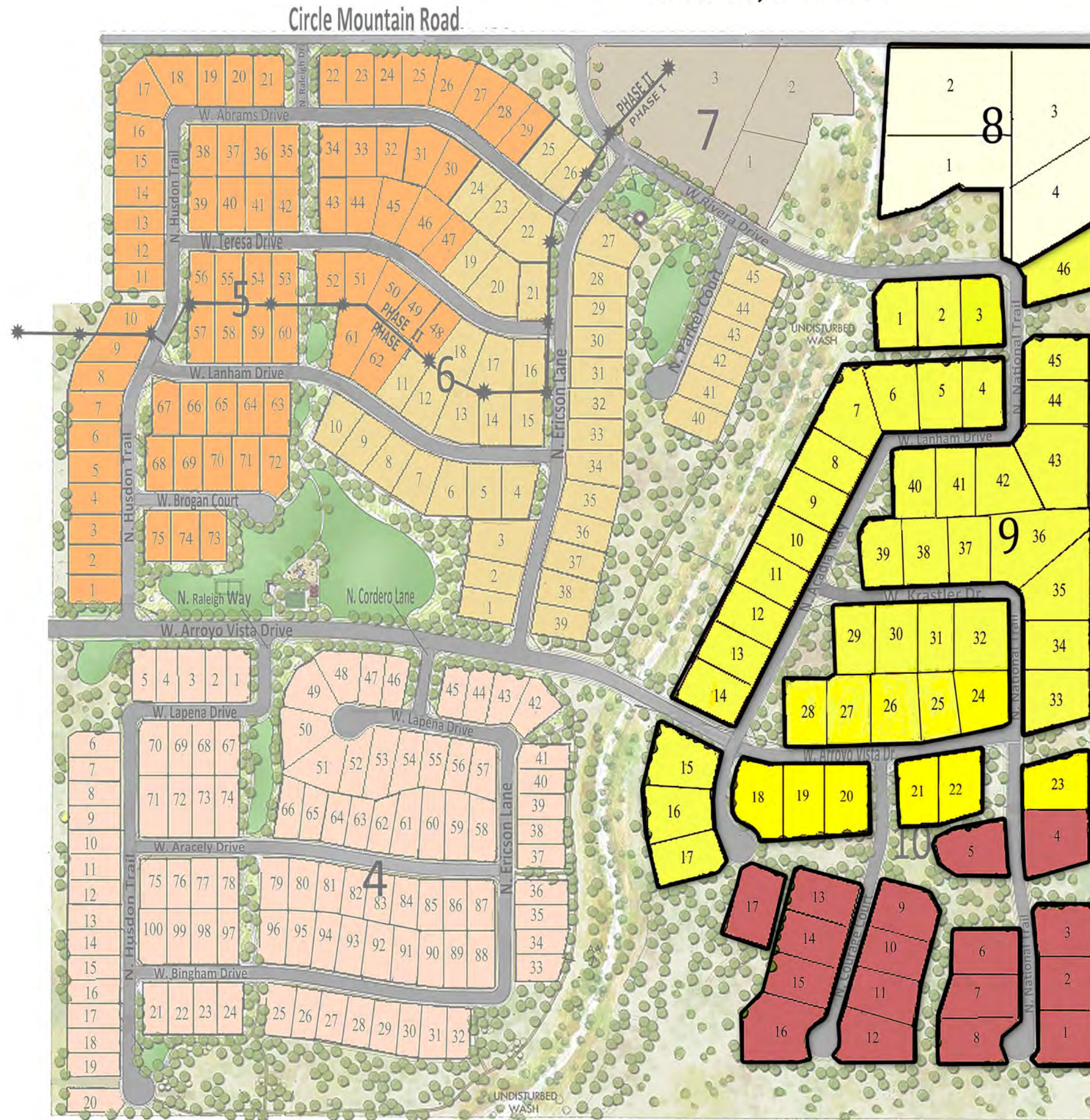


TODD PHOTOGRAPHY
Photo Date: 10.16.2016



Arroyo Norte

Parcels 8, 9 and 10



Unit Number/Lot Size



- UNIT 4 - (100) 60' X 130'
- UNIT 5 - (75) 70' X 125'
- UNIT 6 - (45) 75' X 140'
- UNIT 7 - (3) Estate Lots
- UNIT 8 - (4) Estate Lots
- UNIT 9 - (46) 105' X 160'
- UNIT 10 - (17) 105' X 160'

290 - TOTAL SLV LOTS

