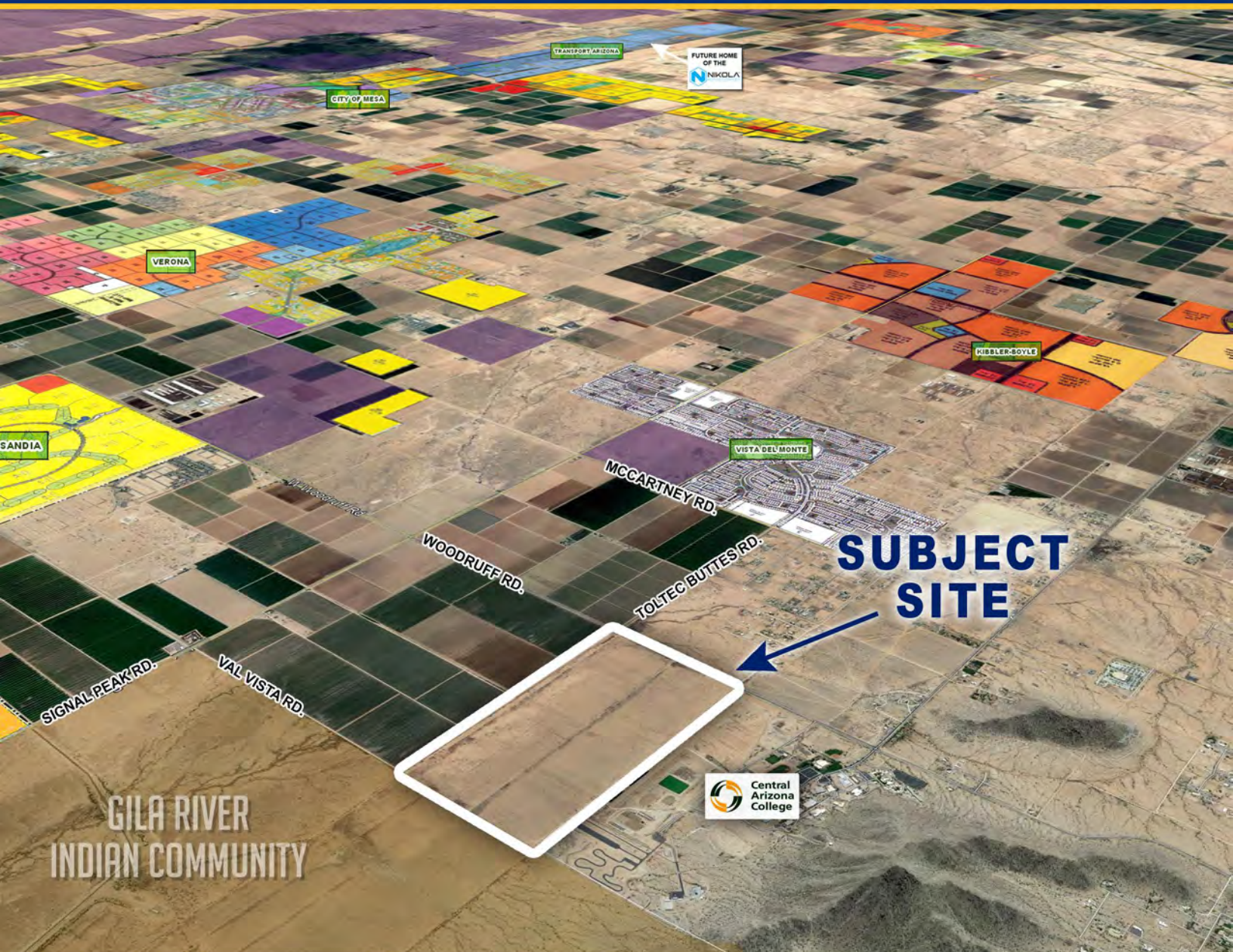




CITY OF COOLIDGE, ARIZONA

LANGLEY RANCH



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
DAN BALDWIN / dan@nathanlandaz.com
RYAN DUNCAN / ryan@nathanlandaz.com

CITY OF COOLIDGE, ARIZONA

LANGLEY RANCH

LOCATION

Northwest Corner of Toltec Buttes Road & Woodruff Road in Coolidge, Pinal County, Arizona.

SIZE

320.66 Acres

ASSESSOR PARCEL NUMBERS

509-50-007A & 007B

GENERAL PLAN

Community Commercial, Medium Density Multi-Family 15-20 du/ac and Medium Density Single Family 4-8 du/ac

PRICE

Submit

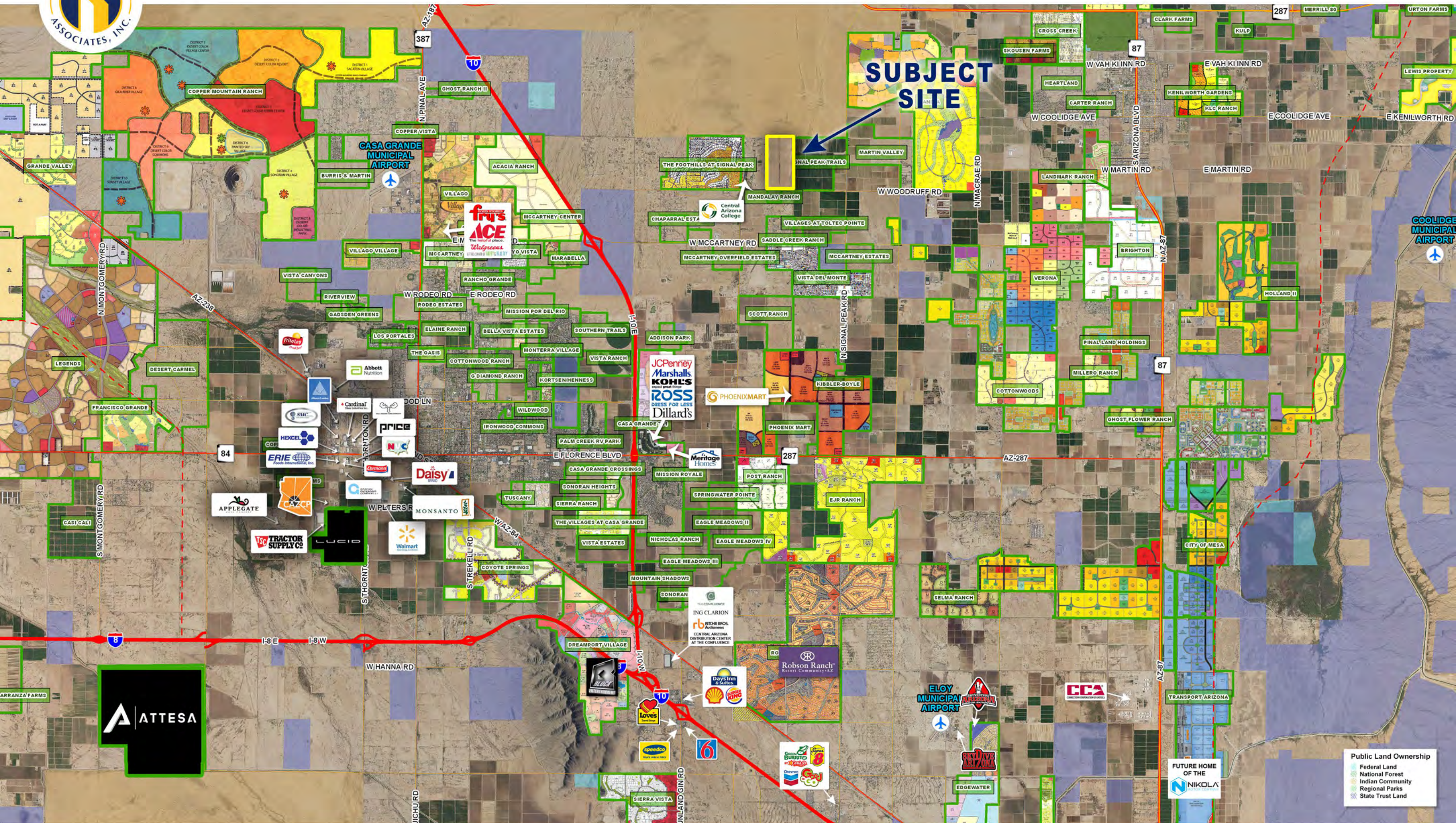
TERMS

Cash

UTILITIES

Sewer: City of Coolidge

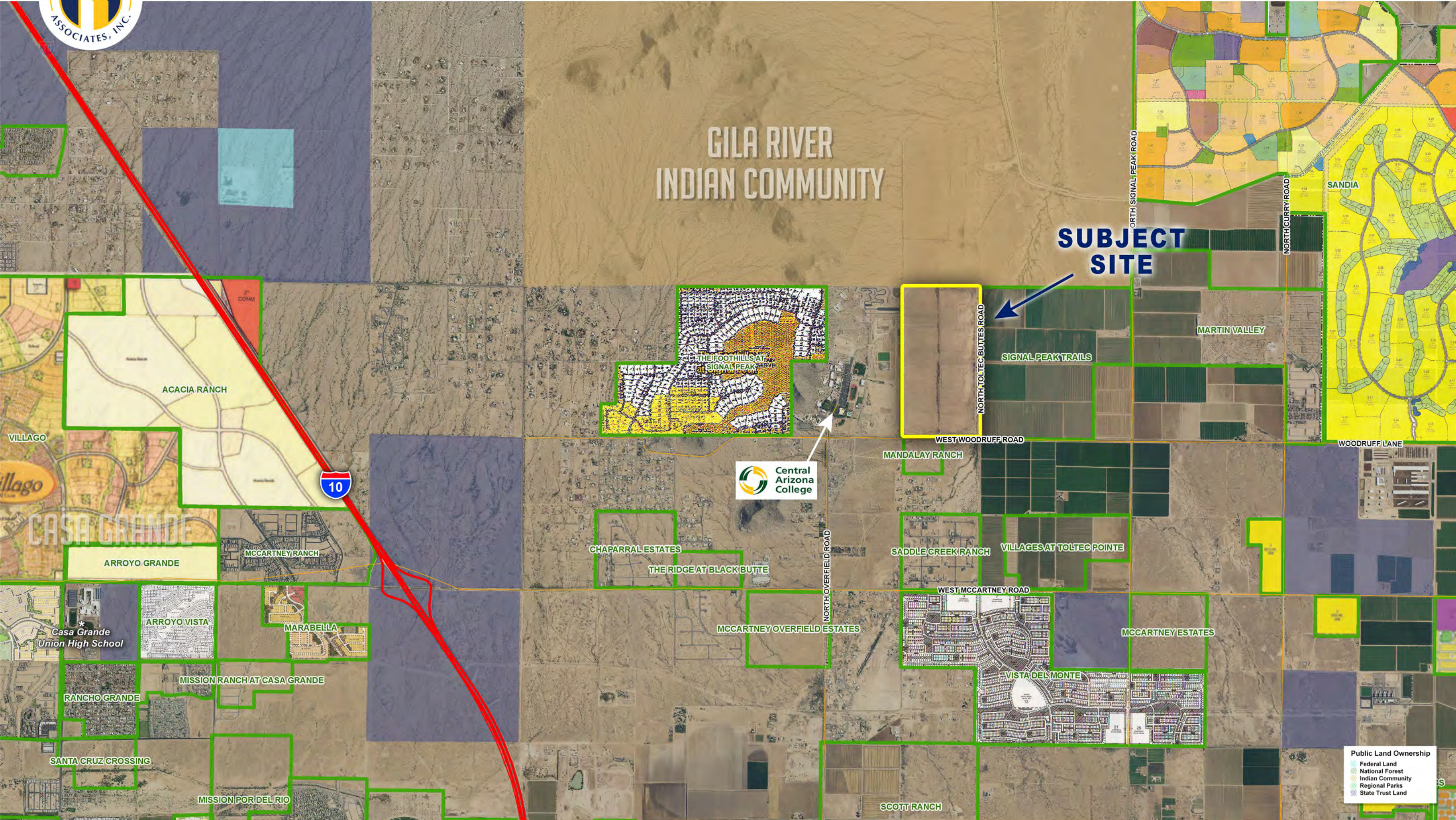
Water: Arizona Water Company





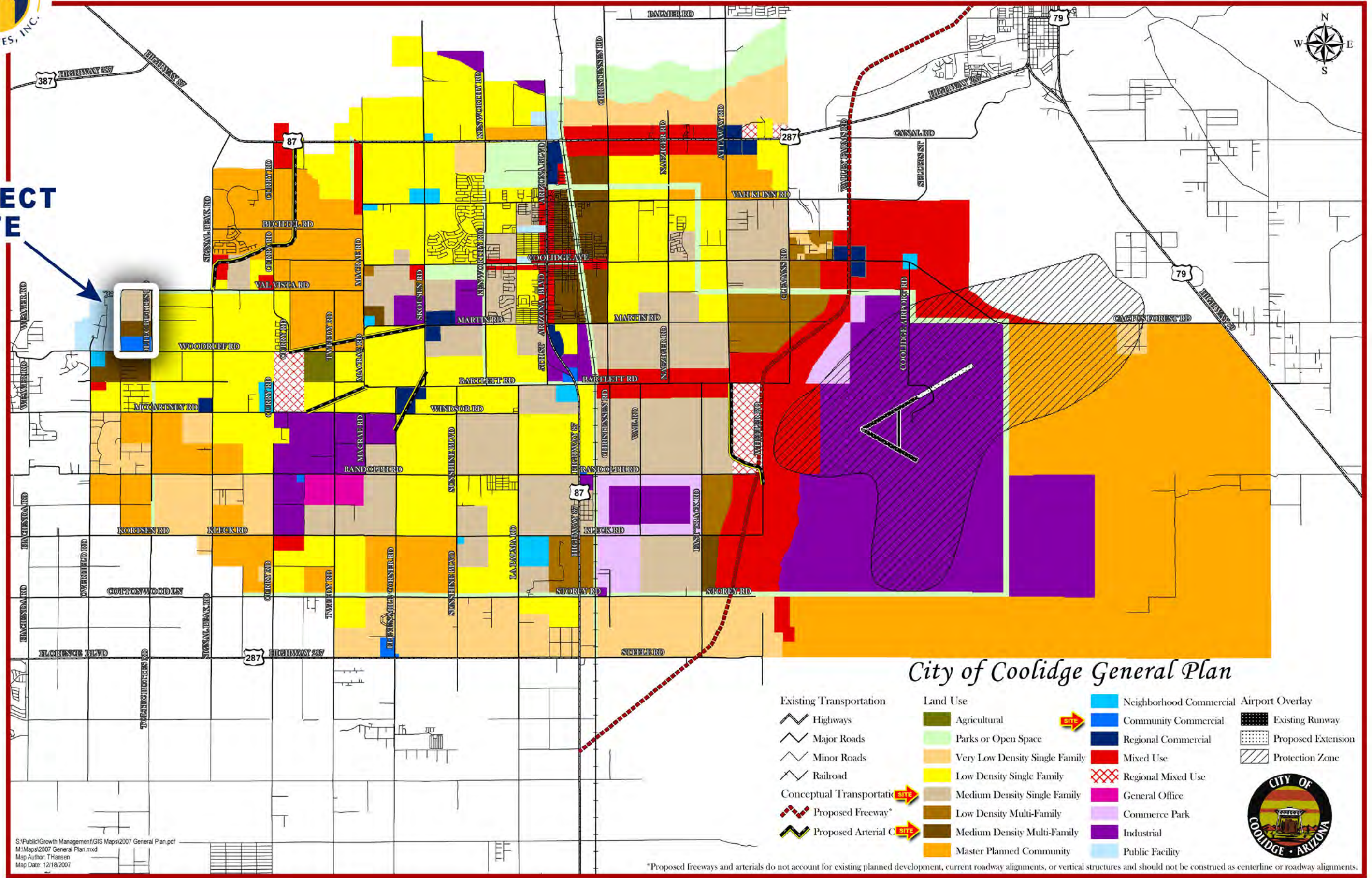
GILA RIVER INDIAN COMMUNITY

SUBJECT SITE





SUBJECT SITE



City of Coolidge General Plan

- | | | | |
|--|--------------------------------|-------------------------|------------------------------------|
| Existing Transportation
Highways | Land Use
Agricultural | Neighborhood Commercial | Airport Overlay
Existing Runway |
| Major Roads | Parks or Open Space | Community Commercial | Proposed Extension |
| Minor Roads | Very Low Density Single Family | Regional Commercial | Protection Zone |
| Railroad | Low Density Single Family | Mixed Use | |
| Conceptual Transportation
Proposed Freeway* | Medium Density Single Family | Regional Mixed Use | |
| Proposed Arterial | Low Density Multi-Family | General Office | |
| | Medium Density Multi-Family | Commerce Park | |
| | Master Planned Community | Industrial | |
| | | Public Facility | |



S:\Public\Growth Management\GIS Maps\2007 General Plan.pdf
 M:\Maps\2007 General Plan.mxd
 Map Author: T.Hansen
 Map Date: 12/18/2007

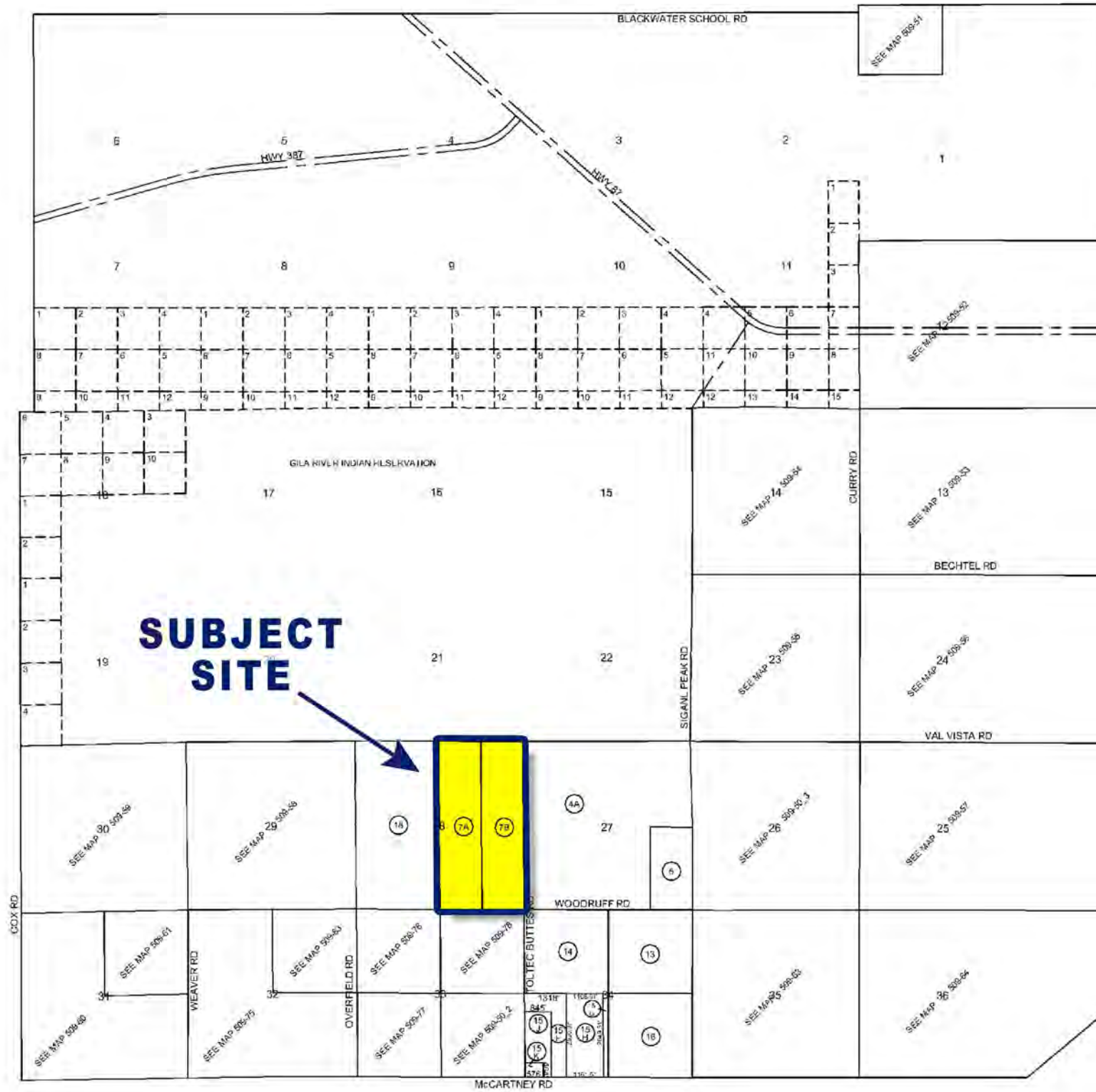
*Proposed freeways and arterials do not account for existing planned development, current roadway alignments, or vertical structures and should not be construed as centerline or roadway alignments.



TN.5S RG.7E

509-50_1

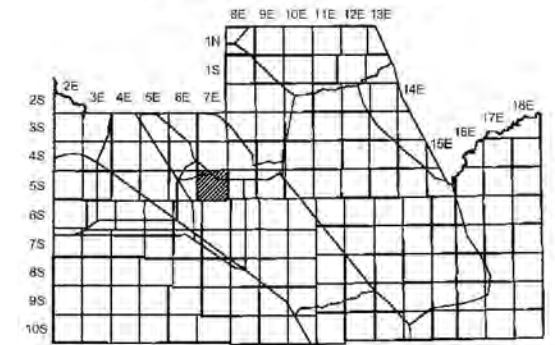
SEE MAP 509-50



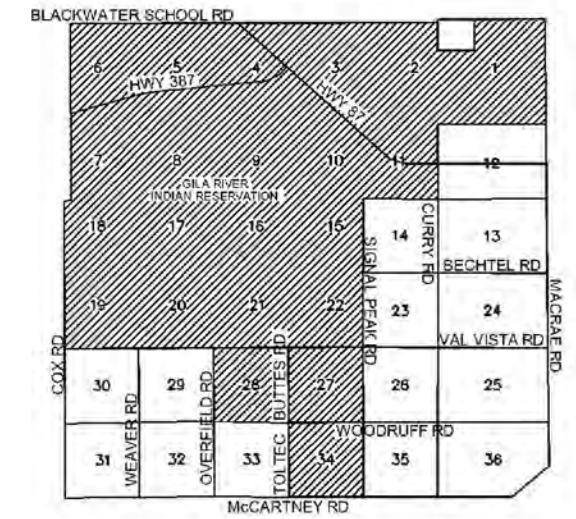
SEE MAP 509-50

SEE MAP 509-53

LOCATION MAP



VICINITY MAP



NOT TO SCALE

UPDATED BY: DN
03-10-2009

THIS MAP IS FOR VALUATION PURPOSES ONLY. THIS OFFICE WILL NOT ASSUME LIABILITY FOR REPRESENTATION, MEASUREMENTS OR SURVEYS & SUBDIVISION PLATS ARE C WITH THE PINAL COUNTY RECORDER'S OFFICE.

PINAL COUNTY ASSESSOR

Public Land Ownership

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