

NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

APACHE SUN GOLF COURSE

PINAL COUNTY, ARIZONA



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



APACHE SUN GOLF COURSE

PINAL COUNTY, ARIZONA

LOCATION:

Site is located east of the southeast corner of Ironwood Road and Pima Road in San Tan Valley, Pinal County, Arizona.

SIZE:

±50.42 Acres

PARCEL NUMBERS:

104-24-004B and 104-24-004C

ZONING:

Current Zoning: GCA – Golf Course, Minimal

PRICE:

\$130,000 per Acre | \$6,554,600 Total Purchase Price

TERMS:

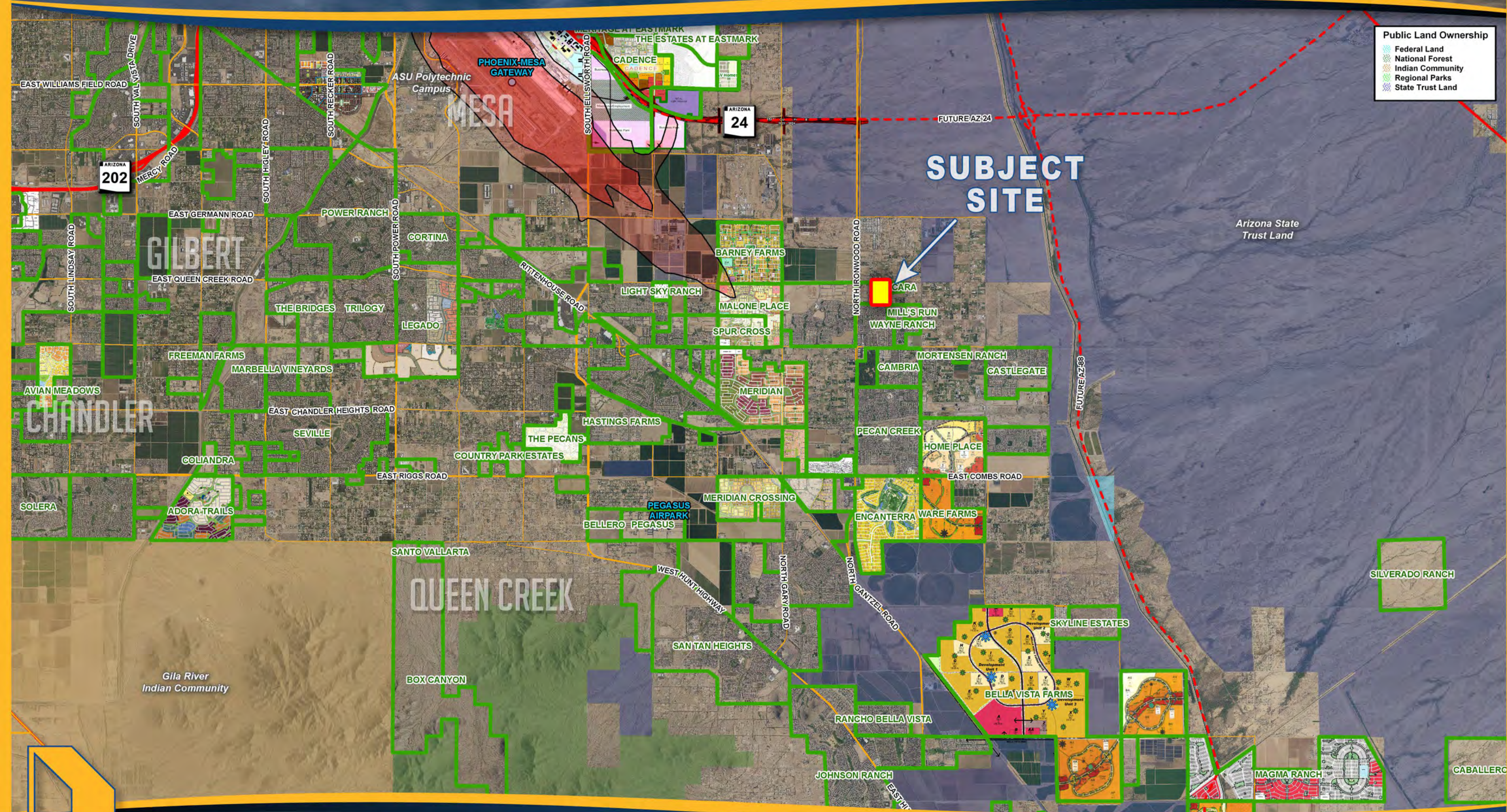
Submit

COMMENTS:

Sale is subject to rezoning for single family residential and final plat approval.

PINAL COUNTY SUBMARKET

APACHE SUN GOLF CLUB

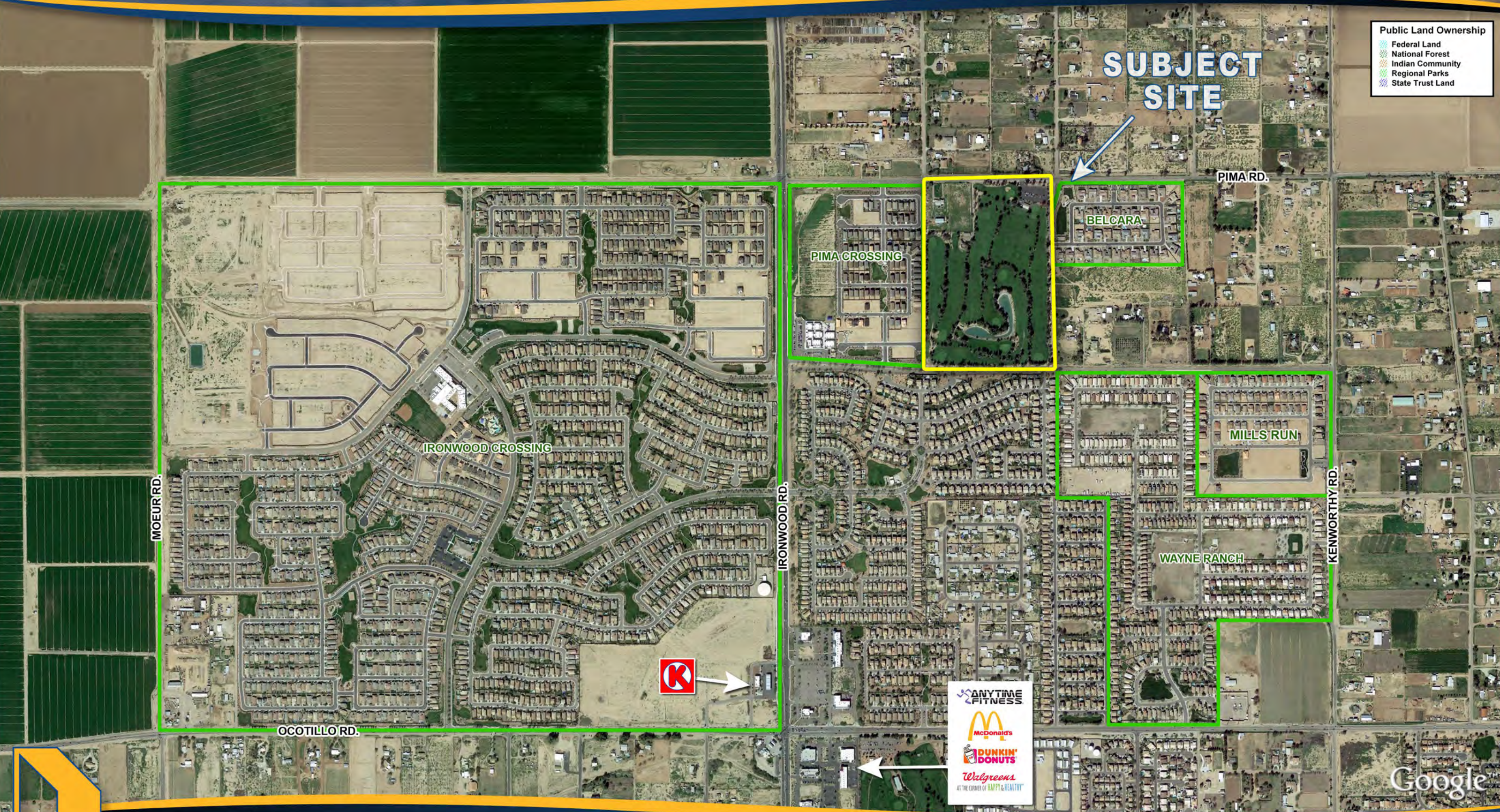


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PINAL COUNTY, ARIZONA

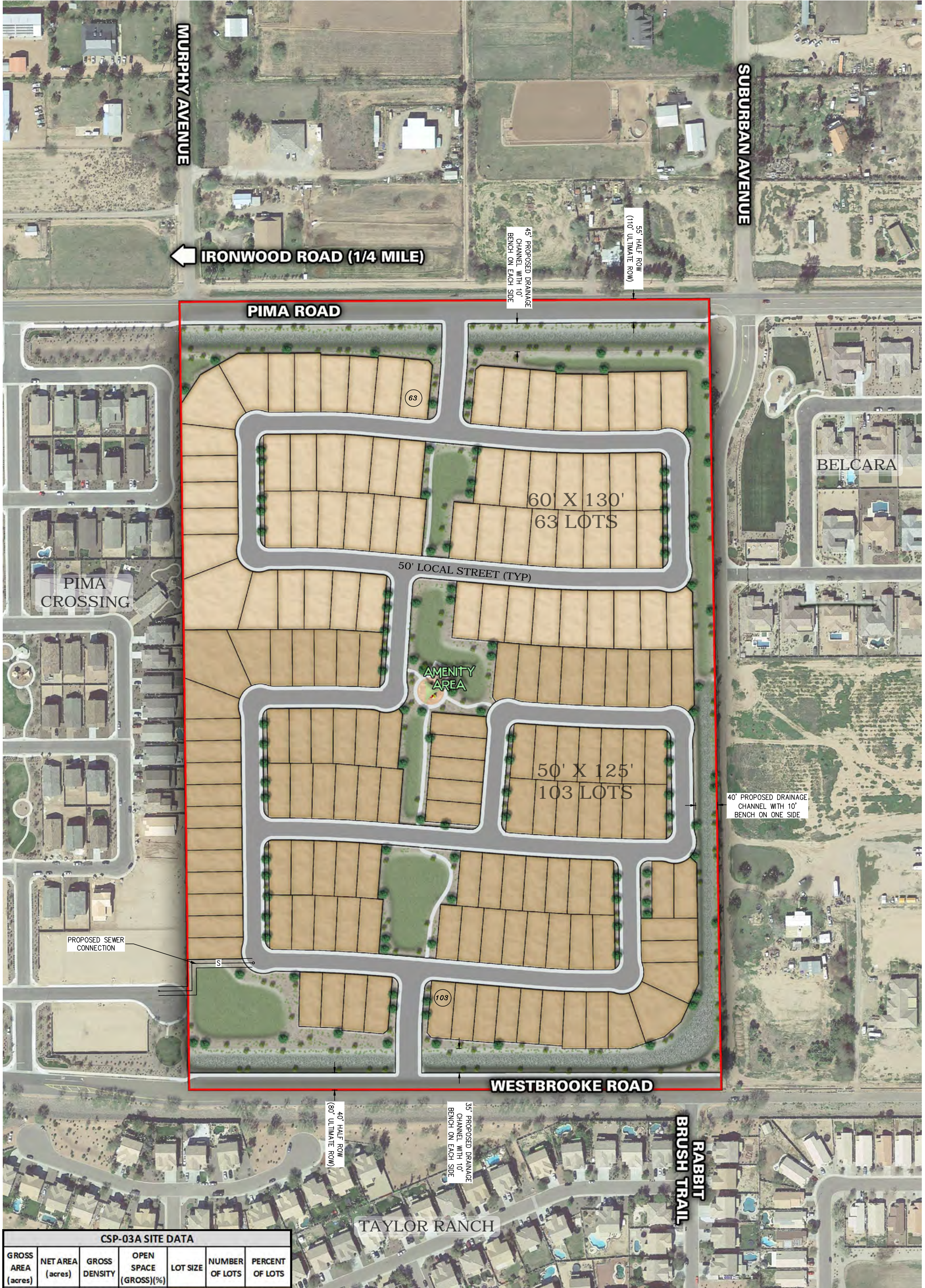
- Public Land Ownership
- Federal Land
 - National Forest
 - Indian Community
 - Regional Parks
 - State Trust Land

SUBJECT SITE



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



CSP-03A SITE DATA						
GROSS AREA (acres)	NET AREA (acres)	GROSS DENSITY	OPEN SPACE (GROSS)(%)	LOT SIZE	NUMBER OF LOTS	PERCENT OF LOTS
50.4	47.8	3.3	10.6 (21%)	50x125	103	62%
				60x130	63	38%
				TOTAL	166	100%

NET AREA EXCLUDES COLLECTOR AND ARTERIAL STREETS

NOTE: SOME KNUCKLE LOTS MAY HAVE A LOT DEPTH RESTRICTION OF UP TO 5'

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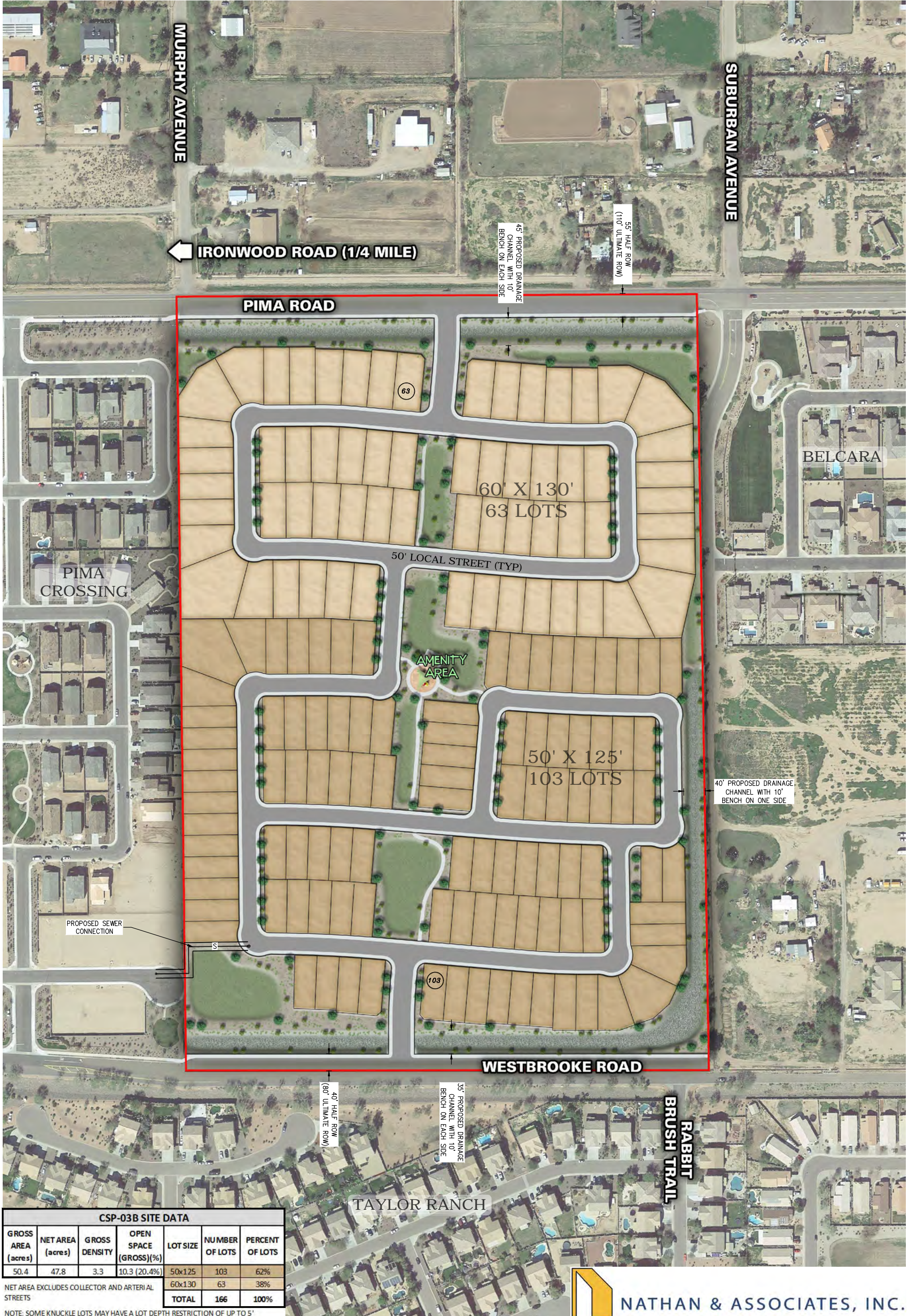


APACHE SUN GOLF COURSE
 PINAL COUNTY, AZ
CONCEPTUAL SITE PLAN 03A

SCALE: 1"=200'
 MARCH 2018 NORTH

HILGARTWILSON
 ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.
 U:\1900\1944\1944.01 - SDI Inc\PLANNING\LAND USE & SITE PLANS\1944 CSP-03A-CAD.dwg 3/28/2018 11:40 AM



CSP-03B SITE DATA						
GROSS AREA (acres)	NET AREA (acres)	GROSS DENSITY	OPEN SPACE (GROSS)(%)	LOT SIZE	NUMBER OF LOTS	PERCENT OF LOTS
50.4	47.8	3.3	10.3 (20.4%)	50x125	103	62%
				60x130	63	38%
				TOTAL	166	100%

NET AREA EXCLUDES COLLECTOR AND ARTERIAL STREETS

NOTE: SOME KNUCKLE LOTS MAY HAVE A LOT DEPTH RESTRICTION OF UP TO 5'

NATHAN & ASSOCIATES, INC.

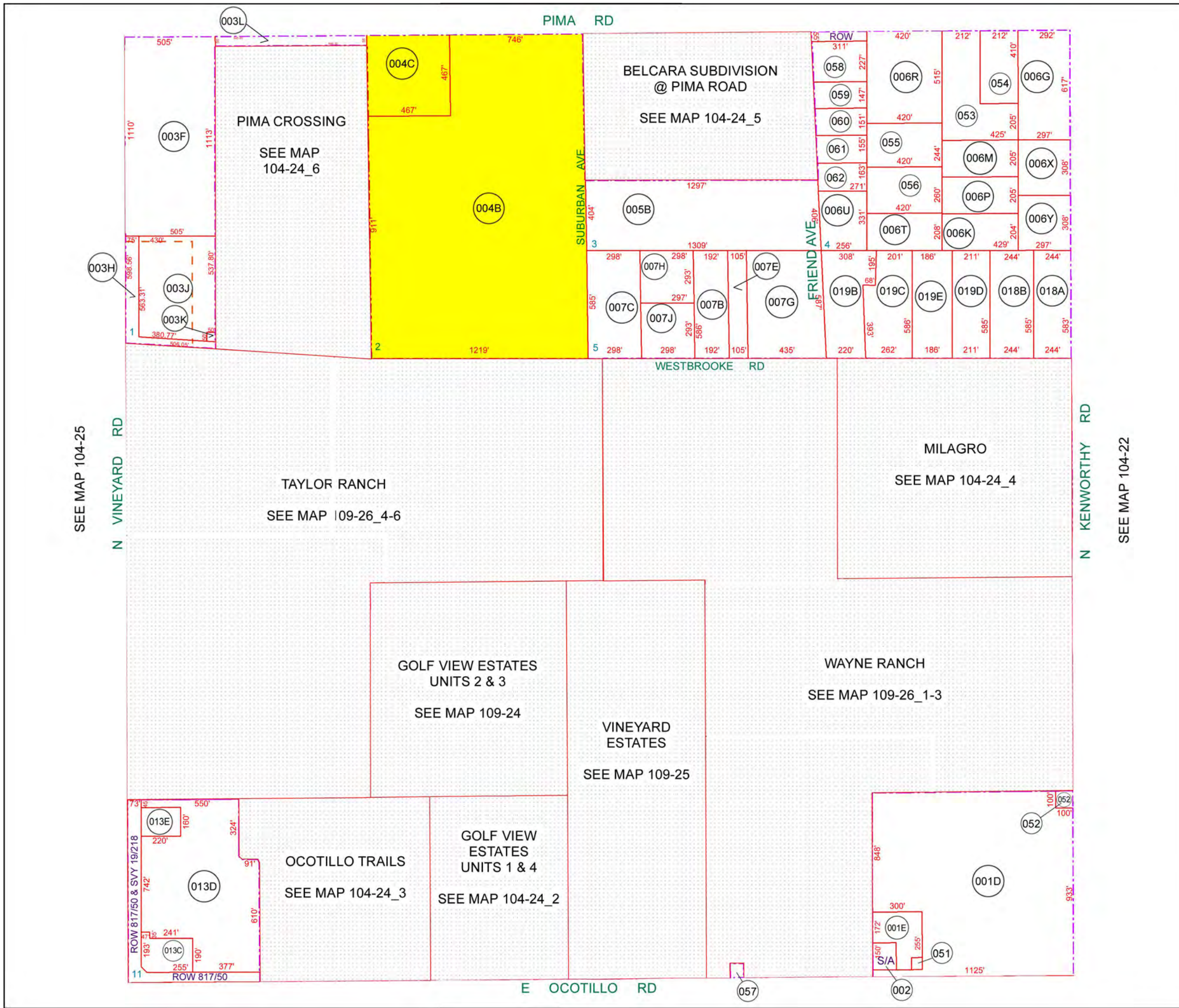


APACHE SUN GOLF COURSE
PINAL COUNTY, AZ
CONCEPTUAL SITE PLAN 03B

SCALE: 1"=200'
 MARCH 2018 NORTH

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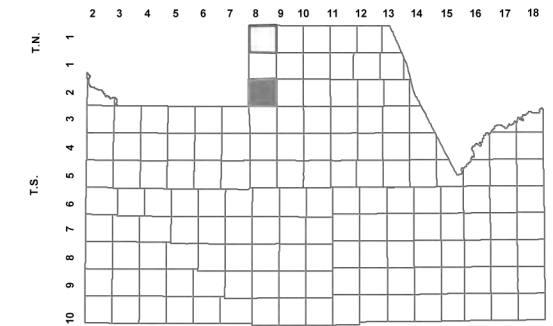


104-24_1

SEC. 17 T.02S. R.08E.

SUN VALLEY FARMS UNIT II
SURVEY BOOK 1 - PAGE 33

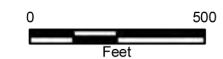
LOCATION MAPS
R.E.



TOWNSHIP

MERIDIAN / MARICOPA CO	6	5	4	3	2	1
	7	8	9	10	11	12
	18	17	16	15	14	13
	19	20	21	22	23	24
	30	29	28	27	26	25
	32	33	34	35	36	

SECTION HASH KNIFE DRAW R.



Revised: 12/2/2014

By: YL



PINAL COUNTY
wide open opportunity

Pinal County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY PINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE PINAL COUNTY ASSESSOR'S OFFICE PURPOSES.