



# PARCELS 2 AND 3 AT LAVEEN VISTAS



ELLIOT RD.

CARVER RD.

ESTRELLA DR.

61ST AVE.

**SUBJECT  
SITE**

ARIZONA  
**202**

  
**Laveen Vistas**  
Looking Northeast



**PHONE** 480.367.0700 / **FAX** 480.367.8341  
[www.NathanLandAZ.com](http://www.NathanLandAZ.com)

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



FOR MORE INFORMATION, CONTACT:

NATE NATHAN / nate@nathanlandaz.com  
CASEY CHRISTENSEN / casey@nathanlandaz.com  
DAVE MULLARD / dave@nathanlandaz.com

PARCELS 2 AND 3 AT

# LAVEEN VISTAS

## LOCATION

Site is located at 51st Avenue and Elliot Road, and lies one-mile east of the newly completed Loop 202 South Mountain Freeway / Elliot Road full diamond interchange, in Phoenix, Arizona.

## SIZE

±107.5 Total Gross Acres

352 Platted Lots

- Parcel 2: 55.5 Gross Acres, 155 Total Lots – 60’ x 120’
- Parcel 3: 52 Gross Acres, 197 Total Lots – 50’ x 115’

## PARCEL AND PHASE BREAKDOWN

PHASE I		
Parcel	Lot Count	Lot Size
Parcel 2	72	60’ x 120’
Parcel 3	117	50’ x 115’
<b>Phase I Total:</b>	<b>189</b>	-

PHASE II		
Parcel	Lot Count	Lot Size
Parcel 2	83	60’ x 120’
Parcel 3	74	50’ x 115’
	6	130’ x 100’*
<b>Phase II Total:</b>	<b>163</b>	-

\*The 6 oversized 50’ lots (130’ x 100’) will encompass the same 50’ product, as the stipulated setbacks take up more space on the lot.

## PRICE

\$135,000 per Gross Acre for 107.5 Acres (Total Purchase Price: \$14,512,500)

## TERMS

- Cash.
- Close of escrow to occur upon final plat approval of Phase I of Parcels 2 and 3, anticipated to be March of 2020.

## OFFER DUE DATE

All offers are due on or before Wednesday, February 12<sup>th</sup> by 5:00pm MST. Seller reserves the right to accept an offer prior to the offer due date.





## **ENTITLEMENT STATUS**

The preliminary plats for all of Parcels 2 and 3 (352 lots) are approved. Phase I of Parcels 2 and 3 have completed improvement plans, through 2<sup>nd</sup> review with the City of Phoenix. Final Plat approval is anticipated in March of 2020. Phase 2 of Parcels 2 and 3 have draft improvement plans ready for review and 1<sup>st</sup> submittal. Buyer to be responsible for completing these improvement plans and receiving final plat approval.

## **OFFSITE IMPROVEMENTS**

### ***Carver Road PRV & Water Improvements***

In order to satisfy water stipulations with the City of Phoenix, the following need to be completed:

- *Carver Road Pressure Reducing Valve*

Plans have been prepared and approved by Wilson Engineers. Total costs are estimated to be approximately \$650,000. A Preliminary Credit Agreement has been established with the City of Phoenix (and will be assigned to Buyer) to reimburse up to \$677,000 (or actual construction cost, whichever is less) with impact fee credits, which are fully applicable to lots within Parcels 2 and 3 until the full reimbursable amount is realized.

- *Elliot Road Waterline*

Laveen Parcel 2 Elliot Road Waterline improvements are required to be completed and accepted as part of the entire system upgrade. Improvements are shown on the water plans for Laveen Parcel 2 Phase 1.

### ***SRP Irrigation Improvements***

Existing USA Fee/SRP Irrigation runs along the northern limit of Elliot Road, which will need to be placed underground. SRP Improvement plans are completed, and the City has accepted the existing location of the easement. Builder will need to execute a Construction Services Agreement with SRP as well as applicable License Agreements for onsite/offsite improvement crossings. Total costs are estimated to be approximately \$460,000.

### ***SRP Power Conversion***

Laveen Parcel 3 and Laveen Parcel 2 both have frontage with overhead 12kV power facilities, located along 51st Avenue and Elliot Road. Conversion plans have been prepared by SRP and installation will need to be completed prior to SRP irrigation improvements due to conflicts with existing pole locations.

### ***Traffic Signal Contribution – 51st Avenue and Elliot***

Laveen Parcel 2 approvals include a stipulation for Buyer to fund 25% of future traffic signal at the intersection of 51st Avenue and Elliot Road. An escrow fund will need to be established with the City prior to Final Site Plan approval.



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### **51st Avenue Median Contribution**

Laveen Parcel 3 includes a cost sharing agreement for median construction along project frontage (Carver Road to Elliot Road). Buyer will enter into an agreement with Taylor Morrison to contribute 50% of costs for median construction, including curb and landscape. Scope and costs to be determined on final paving plans by Taylor Morrison.

### **ZONING**

R1-18 PRD, R1-10 PRD, R1-8 PRD, R1-6 PRD / City of Phoenix

[Please click for Zoning Case No. Z-97-05-7](#)

### **SETBACKS**

Parcels 2 and 3 (60' x 120' and 50' x 115' Lots):

- Front: 10' BSL (18' Garage setback from back of walk)
- Rear: 15' BSL one story, 20' BSL two story
- Side: 5' BSL and 5' BSL
- Street Side: 10' BSL

Parcel 3 Oversized Lots (130' x 100'):

- Single story restricted
- Minimum Sideyard Setback: 25'

### **UTILITIES**

Water: City of Phoenix

Sewer: City of Phoenix

Electrical: SRP

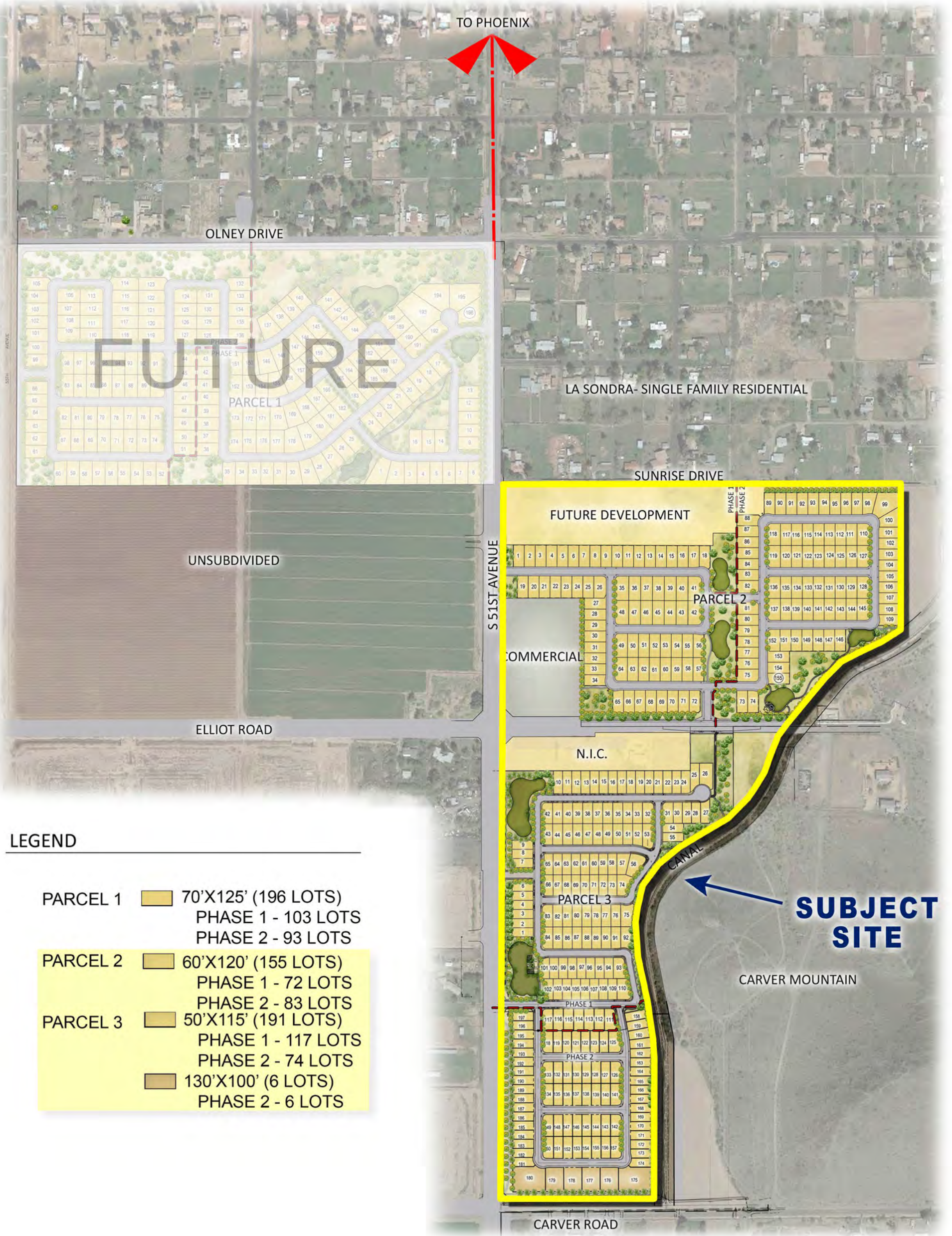
Gas: Southwest Gas

### **ADDITIONAL DOCUMENTS** [Please click to view](#)

Laveen Vistas Parcel 2 Approved Preliminary Site Plan

Laveen Vistas Parcel 3 Approved Preliminary Site Plan





LEGEND

- PARCEL 1** 
 70'X125' (196 LOTS)  
 PHASE 1 - 103 LOTS  
 PHASE 2 - 93 LOTS
- PARCEL 2** 
 60'X120' (155 LOTS)  
 PHASE 1 - 72 LOTS  
 PHASE 2 - 83 LOTS
- PARCEL 3** 
 50'X115' (191 LOTS)  
 PHASE 1 - 117 LOTS  
 PHASE 2 - 74 LOTS
- 130'X100' (6 LOTS)  
 PHASE 2 - 6 LOTS

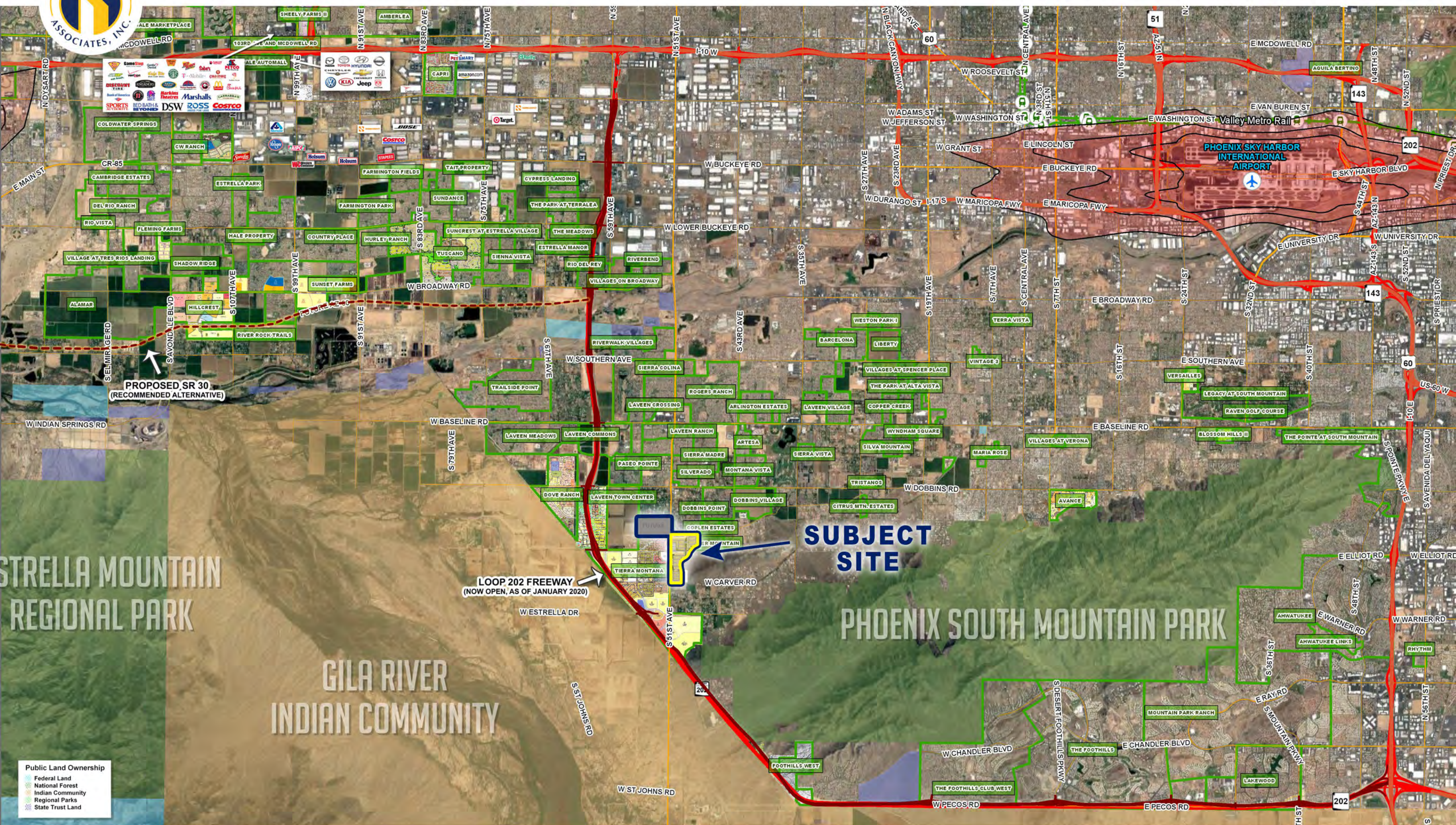
# LAVEEN VISTAS

Overall Site Plan

plan scale 1:220  
date: 11.01.2018

andersonbaron  
plan · design · achieve  
50 n. mcclintock drive, ste 1  
chandler, arizona 85226  
ph. 480.699.7956 f.480.699.7986

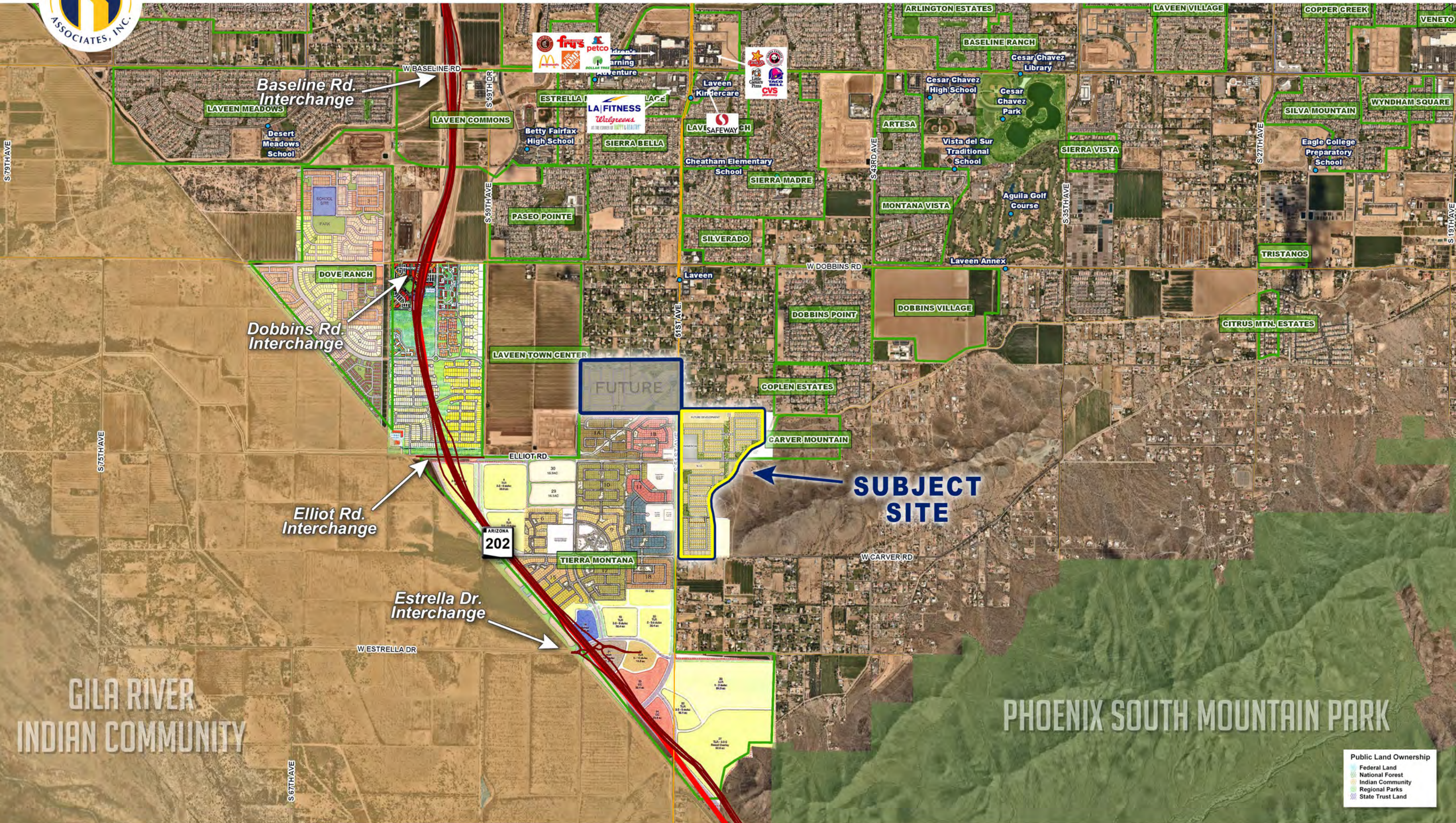




Public Land Ownership

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





GILA RIVER INDIAN COMMUNITY

PHOENIX SOUTH MOUNTAIN PARK





**SUBJECT SITE**



51ST AVE.

55TH AVE.

ELLIOT RD.

CARVER RD.

59TH AVE.

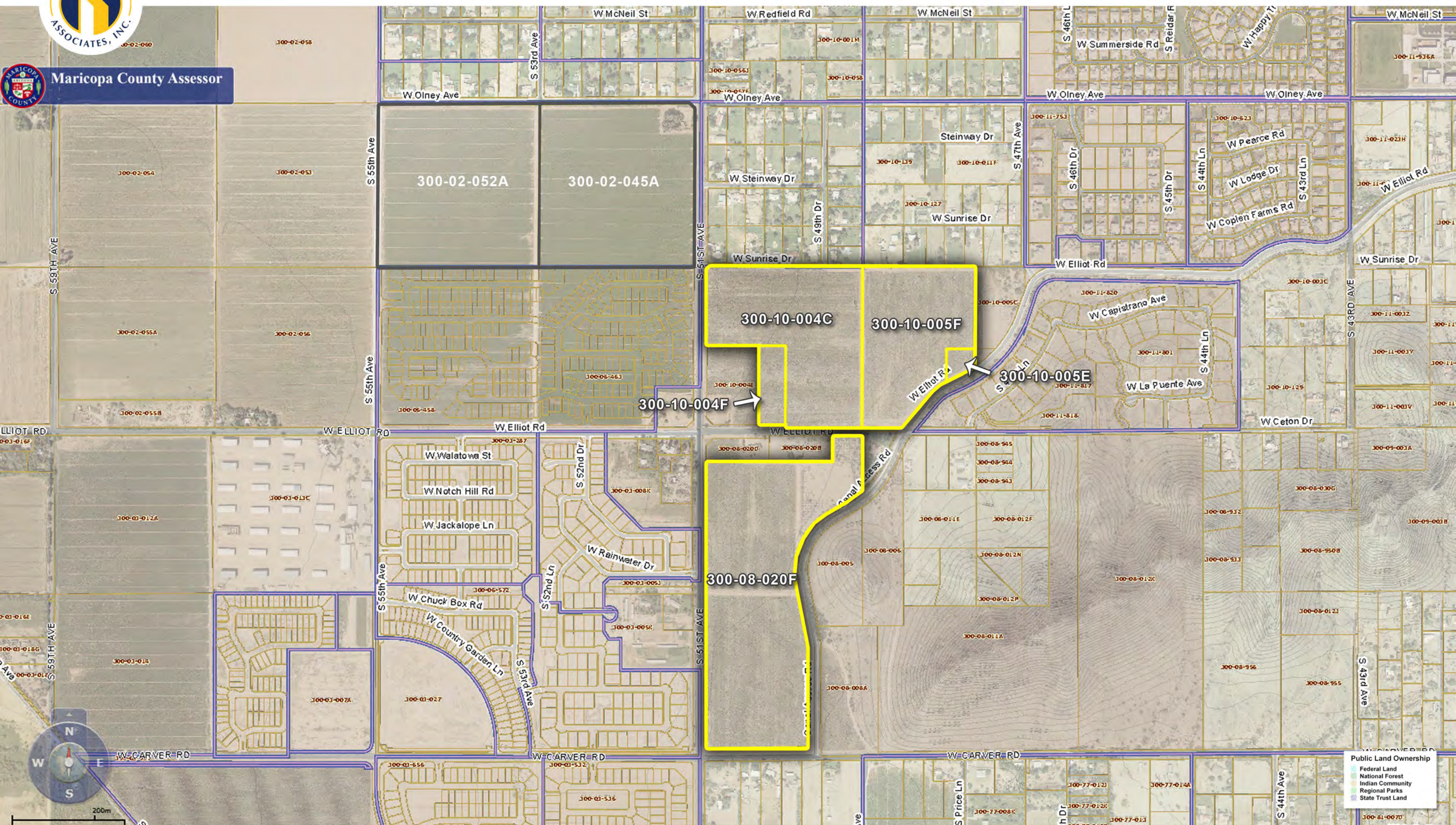
ARIZONA  
202







Maricopa County Assessor



**Public Land Ownership**

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