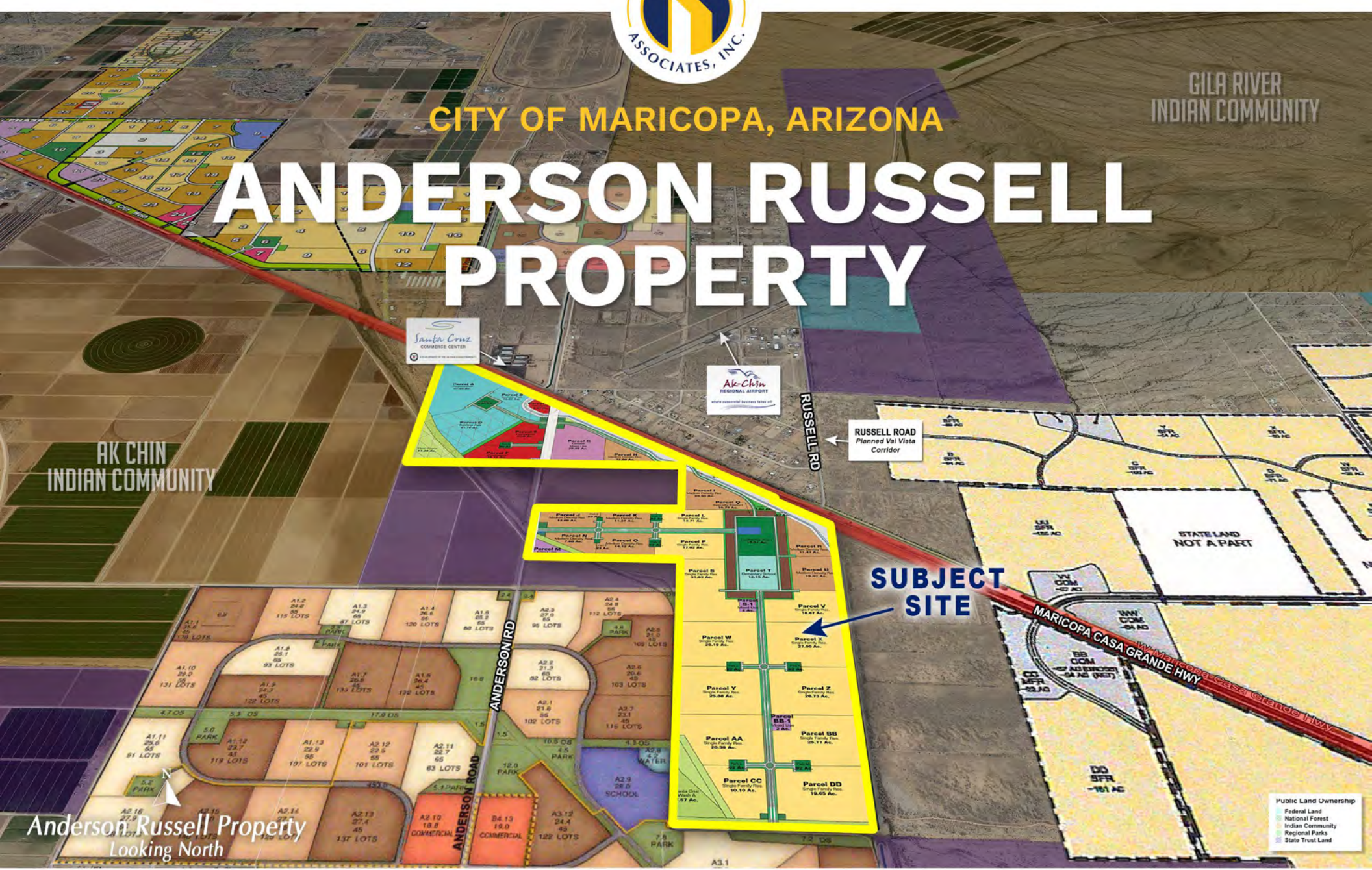




CITY OF MARICOPA, ARIZONA

GILA RIVER INDIAN COMMUNITY

ANDERSON RUSSELL PROPERTY



AK CHIN INDIAN COMMUNITY

Anderson Russell Property Looking North

Public Land Ownership

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



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

CITY OF MARICOPA, ARIZONA

ANDERSON RUSSELL PROPERTY

LOCATION

Located south of Highway 238 and East of Anderson Road in the City of Maricopa (Pinal County), Arizona.

SIZE

±776 Acres or ±3,570 Units

PRICE

Submit

TERMS

Submit

COMMENTS

Largest PAD to be approved in ±10 years in the City of Maricopa, with no floodplain impact to be mitigated and an attractive mix of business park/industrial, commercial, mixed use and a range of residential product types. The PAD includes approvals for up to 3,570 residential units, ranging from low density SFR to high density multi-family product.

ADDITIONAL EXHIBITS

[Please click to view](#)

PAD Rezoning

Additional PAD Exhibits

ZONING

PAD | City of Maricopa

LAND USE

Single Family Residential – 263.62 Acres – 1,110 to 1,740 Units
Medium Density Residential – 105.68 Acres – 635 to 1,162 Units
Specialty Residential – 16.79 Acres – 115 to 185 Units
Business Park/Light Industrial – 104.27 Acres
Commercial – 29.69 Acres
General Mixed Use / RH – 8.67 Acres – 255 to 480 Units
Elementary School – 12.15 Acres
Open Space – 116.39 Acres

UTILITIES

Water: Santa Cruz Water Company

**a wholly owned subsidiary of Global Water Resources*

Sewer: Palo Verde Utilities

**a subsidiary of Global Water Resources*

Electricity: Electrical District #3 (ED-3) | Gas: Southwest Gas

Telephone: CenturyLink | Cable: Orbital Communications



SETBACKS

Lot Width	Side Yard	Front Yard	Rear Yard
50'	5' & 8'	20' Measured from property line; 10' to livable area/porch or side entry garage	15'
60'	5' & 8'	20' Measured from property line; 10' to livable area/porch or side entry garage	20'
70'	5' & 8'	20' Measured from property line; 10' to livable area/porch or side entry garage	20'
90'	10' & 10'	20' Measured from property line; 15' to livable area/porch or side entry garage	25'

LOT COVERAGE

Lot Width	Maximum Building Area
50'	50%
60'	45%
70'	45%
90'	40%

FEES

City of Maricopa Impact Fees (Total \$5,514)

- Parks and Recreation - \$1,116
- Police - \$277
- Fire - \$541
- Transportation - \$3,580

Global Water Resources Fee: \$2,357.62/Lot

Global Water Hookup Fees

- Water - \$1,875 per Lot (3/4" meter)
- Sewer - \$1,250 per Lot (4")



PINAL COUNTY QUICK FACTS



POPULATION

2021 population: **449,557**
Population growth annually: **4.6%**
Median age of **39**



HOUSEHOLDS

Median household income: **\$60,968**
Number of households: **148,435**

ANTICIPATED DEVELOPMENTS

LUCID MOTORS

Positioned as a competitor of Tesla, Lucid Motors has opened its **Pinal County factory**. A total of four phases are planned through 2028, expanding the square footage of the factory from its current **999,000 square feet to 5.1 million square feet**. The site was selected for its infrastructure, talent and geographic location.
Source: inmaricopa.com

NIKOLA MOTOR COMPANY

Nikola chose **Pinal County** for its newest manufacturing plant. The plant is expected to create **thousands of direct and indirect jobs** within Pinal County and will build up to 35,000 hydrogen electric and **electric semi-trucks**.
Source: pinalcentral.com



PINAL COUNTY BIG BUSINESS

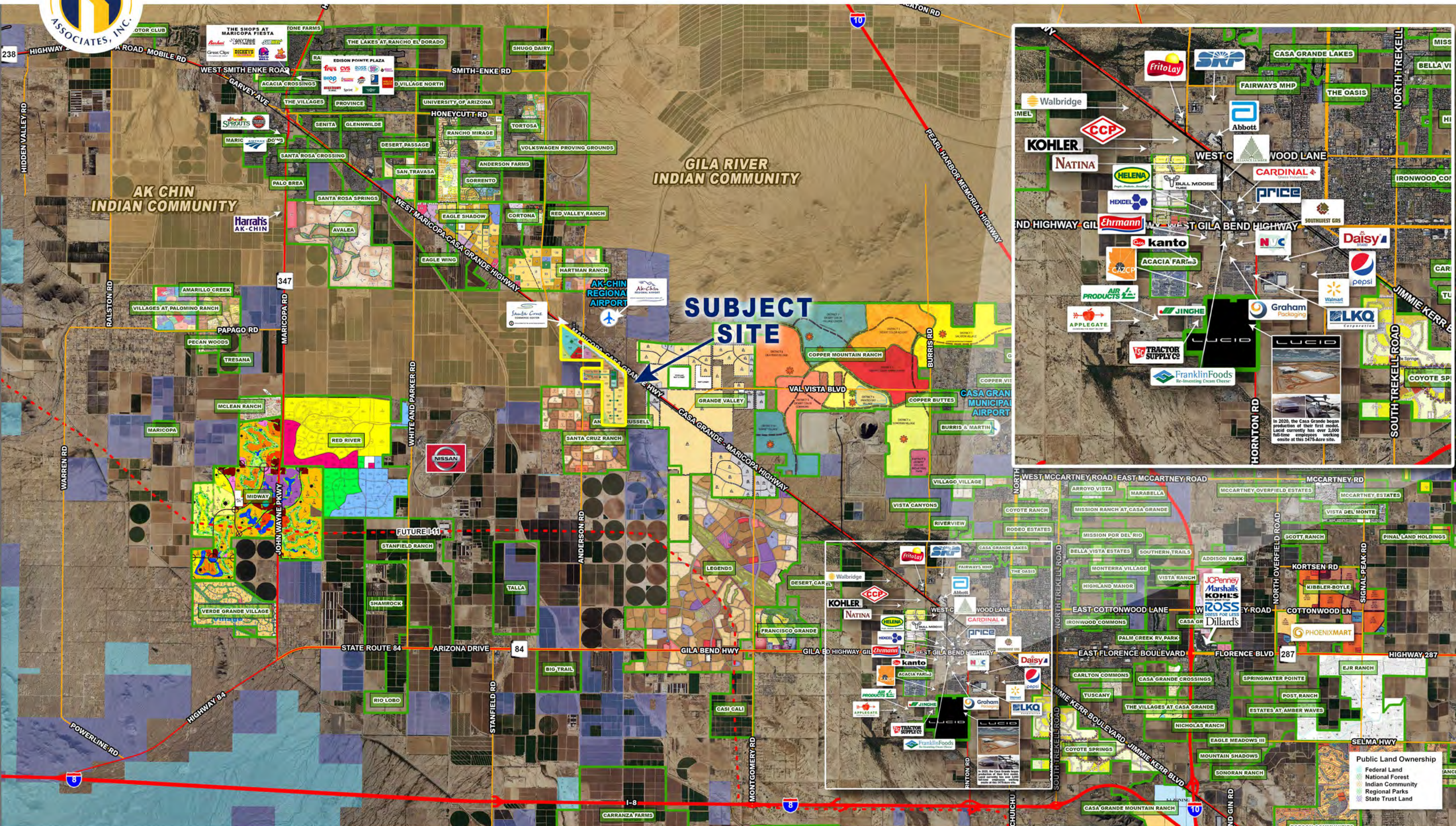
Abbott's Ross Products **400 employees**
Frito Lay **350 employees**
ASARCO **world's largest open pit copper mine**
Stinger Welding **major bridge fabricator in the Southwest**
Union Pacific **covers 23 states**
WAL-MART Distribution Center **400+ employees**
Western Emulsion **new facilities 2 miles south of Coolidge**
Source: pinalcountyaz.gov

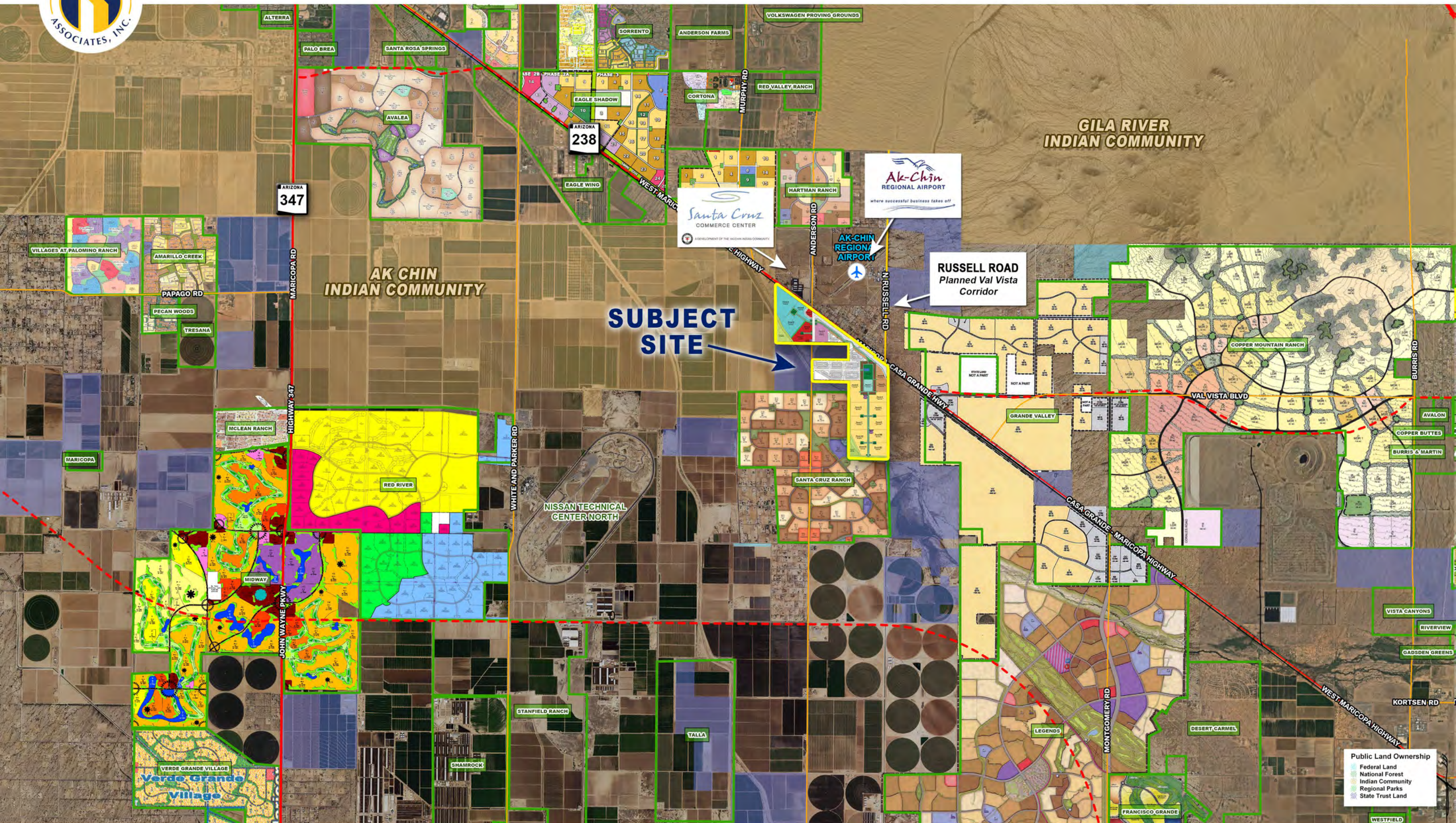


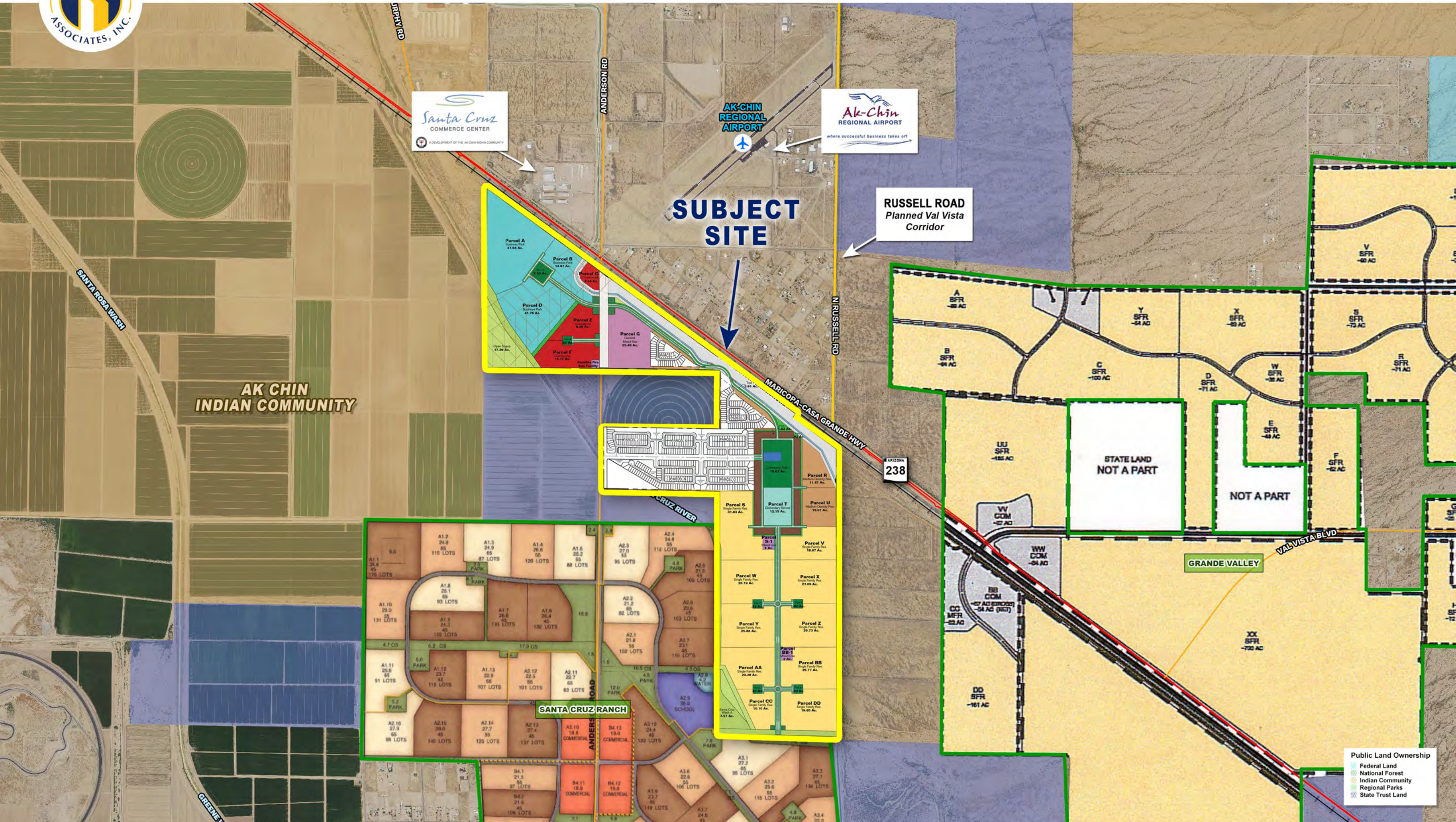
CITIES AND TOWNS

Apache Junction **40,592**
Casa Grande **55,653**
Coolidge **12,685**
Eloy **18,666**
Florence **26,420**
Gold Canyon **11,612**
Superior **3,071**











Land Use Summary	Acres	Units
Single Family Residential	263.62	1,108
Medium Density Residential	105.68	687
Specialty Product	16.79	101
Business Park/Light Industrial	104.27	-
Commercial	29.69	-
Mixed Use - G (Includes RH Use)	25.45	458
Mixed Use - N (Excl RH)	8.67	-
Elementary School	12.15	-
Open Space (see below)	116.39	-
Total:	682.71	2,354

Open Space Summary	Acres
Parks	26.38
Trail	9.36
Open Space	24.95
Santa Cruz Wash	19.21
Monumentation	4.21
Landscaped Pathways / Streetscape	29.07
Power Line	3.21
Total:	116.39

Open Space Analysis
 Total Open Space Provided* 116.39

Open Space requirements: 22% of total project area not including commercial or employment areas = 143.4 acres

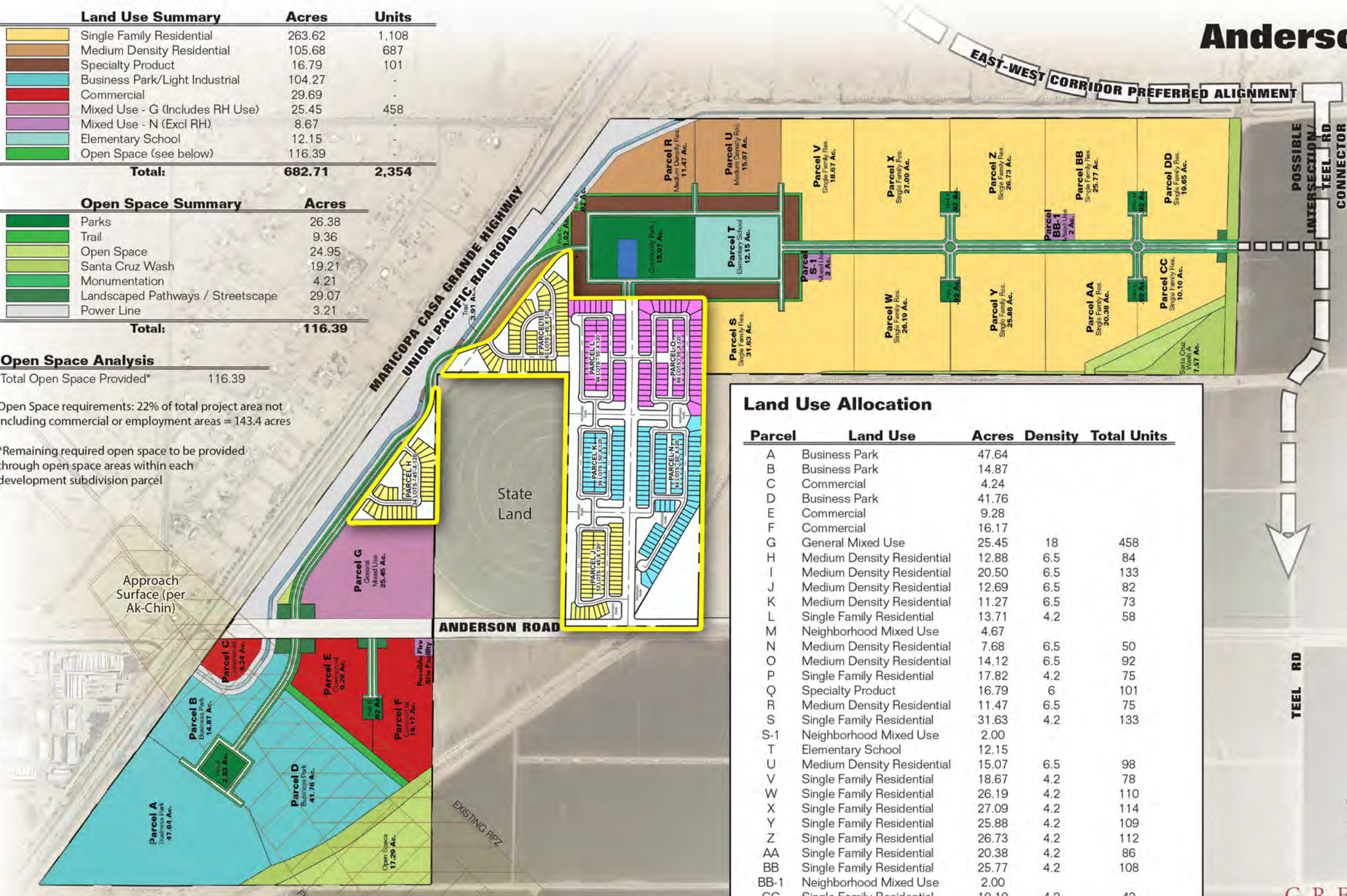
*Remaining required open space to be provided through open space areas within each development subdivision parcel

Anderson Russell Property

PAD REZONING

Land Use Plan Concept C

Exhibit G



Parcel	Land Use	Acres	Density	Total Units
A	Business Park	47.64		
B	Business Park	14.87		
C	Commercial	4.24		
D	Business Park	41.76		
E	Commercial	9.28		
F	Commercial	16.17		
G	General Mixed Use	25.45	18	458
H	Medium Density Residential	12.88	6.5	84
I	Medium Density Residential	20.50	6.5	133
J	Medium Density Residential	12.69	6.5	82
K	Medium Density Residential	11.27	6.5	73
L	Single Family Residential	13.71	4.2	58
M	Neighborhood Mixed Use	4.67		
N	Medium Density Residential	7.68	6.5	50
O	Medium Density Residential	14.12	6.5	92
P	Single Family Residential	17.82	4.2	75
Q	Specialty Product	16.79	6	101
R	Medium Density Residential	11.47	6.5	75
S	Single Family Residential	31.63	4.2	133
S-1	Neighborhood Mixed Use	2.00		
T	Elementary School	12.15		
U	Medium Density Residential	15.07	6.5	98
V	Single Family Residential	18.67	4.2	78
W	Single Family Residential	26.19	4.2	110
X	Single Family Residential	27.09	4.2	114
Y	Single Family Residential	25.88	4.2	109
Z	Single Family Residential	26.73	4.2	112
AA	Single Family Residential	20.38	4.2	86
BB	Single Family Residential	25.77	4.2	108
BB-1	Neighborhood Mixed Use	2.00		
CC	Single Family Residential	10.10	4.2	42
DD	Single Family Residential	19.65	4.2	83
Total		566.32		2,354



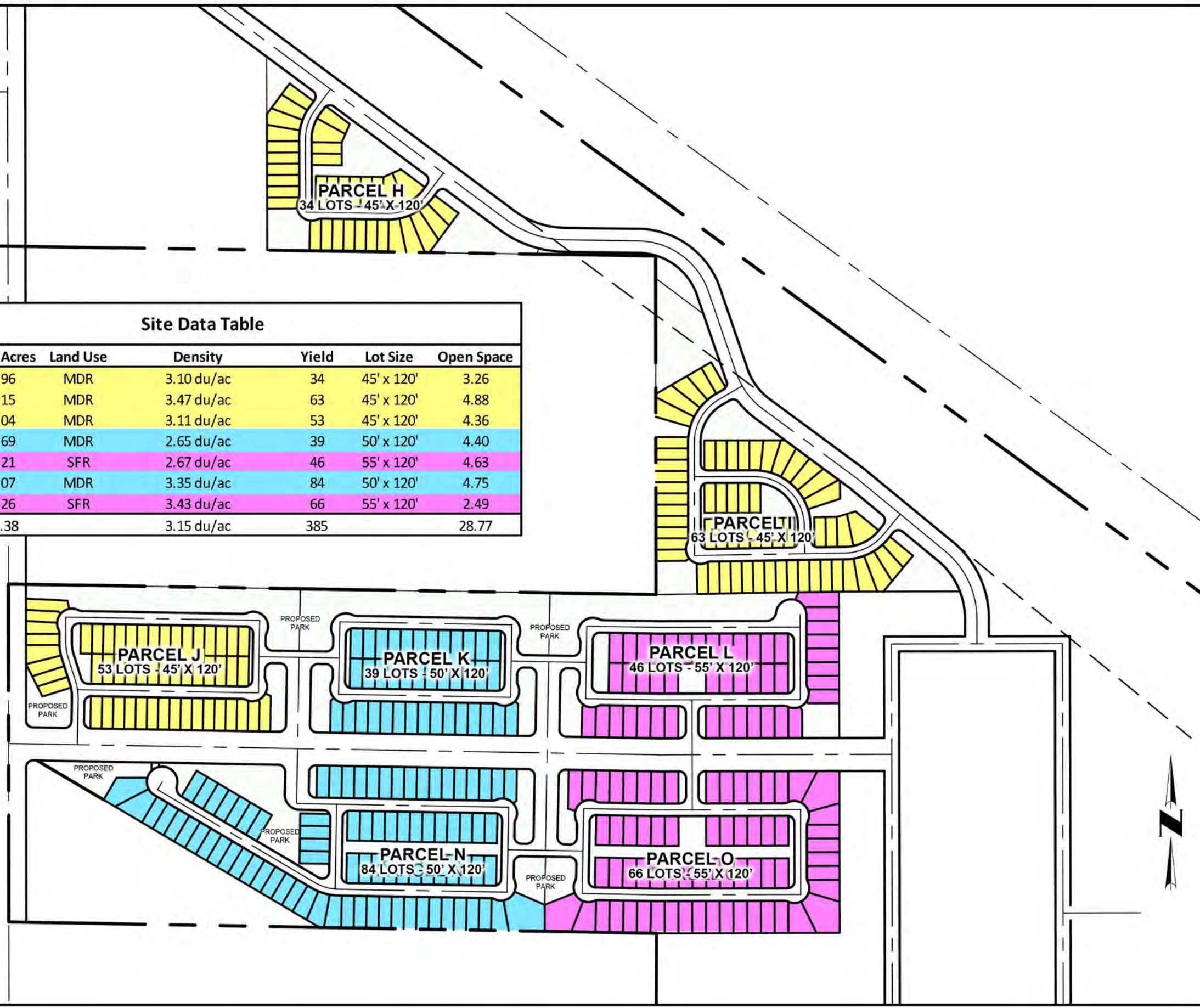
G R E E Y | P I C K E T T

30 October 2017 CVL CONSULTANTS



N:\0110228601\CAD\ Preliminary\PB.PARCELS-opt02.dwg ChrisP April 28, 2021

Parcel	Gross Acres	Land Use	Density	Yield	Lot Size	Open Space
H	10.96	MDR	3.10 du/ac	34	45' x 120'	3.26
I	18.15	MDR	3.47 du/ac	63	45' x 120'	4.88
J	17.04	MDR	3.11 du/ac	53	45' x 120'	4.36
K	14.69	MDR	2.65 du/ac	39	50' x 120'	4.40
L	17.21	SFR	2.67 du/ac	46	55' x 120'	4.63
N	25.07	MDR	3.35 du/ac	84	50' x 120'	4.75
O	19.26	SFR	3.43 du/ac	66	55' x 120'	2.49
Totals	122.38		3.15 du/ac	385		28.77



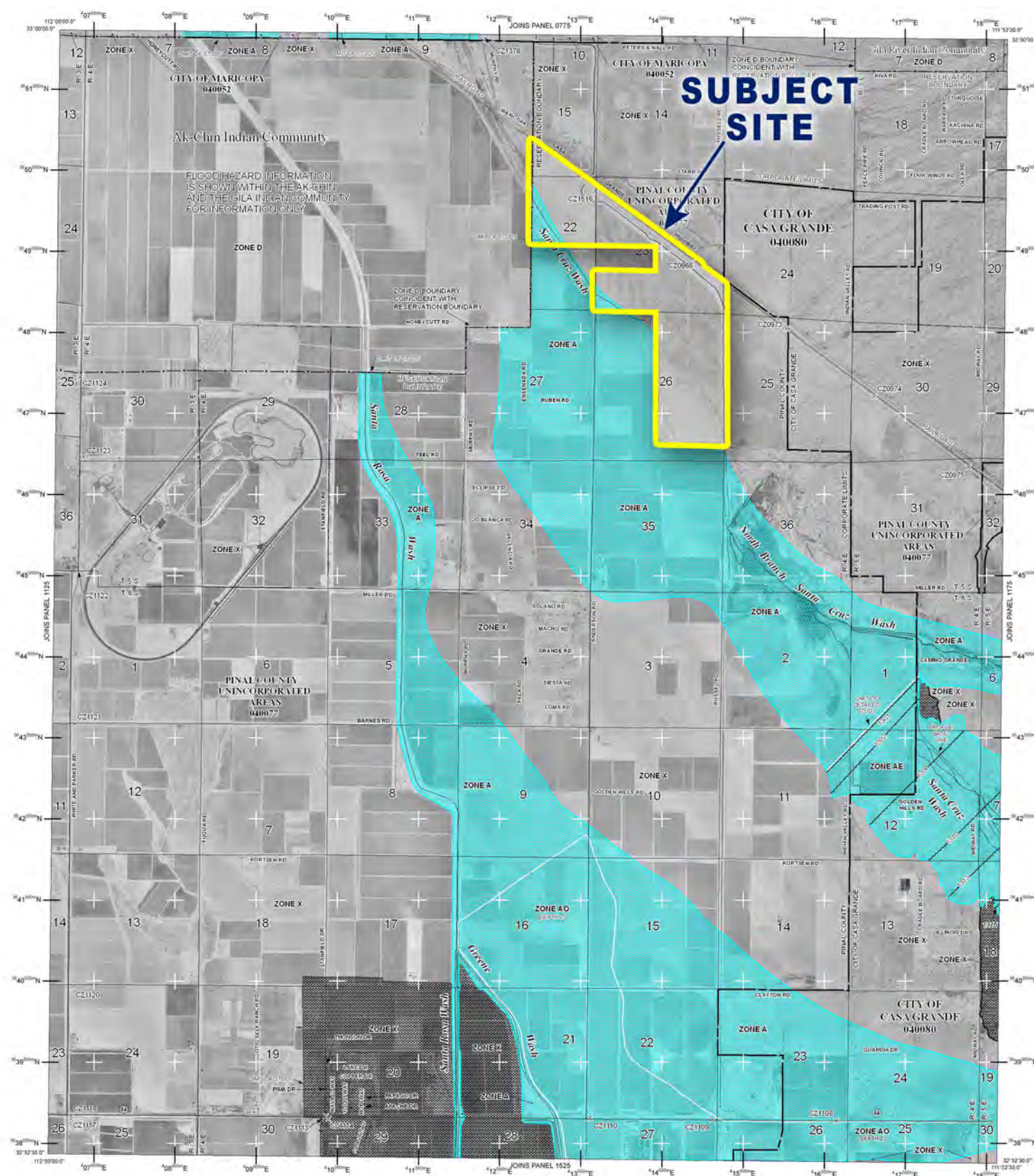
Anderson Russell Property
Conceptual Lotting Plan

SCALE 1" = 400'
EXHIBIT
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com



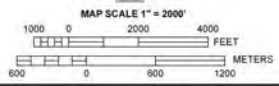
NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year.



NATIONAL FLOOD INSURANCE PROGRAM
FIRM FLOOD INSURANCE RATE MAP
PINAL COUNTY, ARIZONA AND INCORPORATED AREAS
PANEL 1150 OF 2575
MAP NUMBER 04021C1150E
EFFECTIVE DATE DECEMBER 4, 2007

