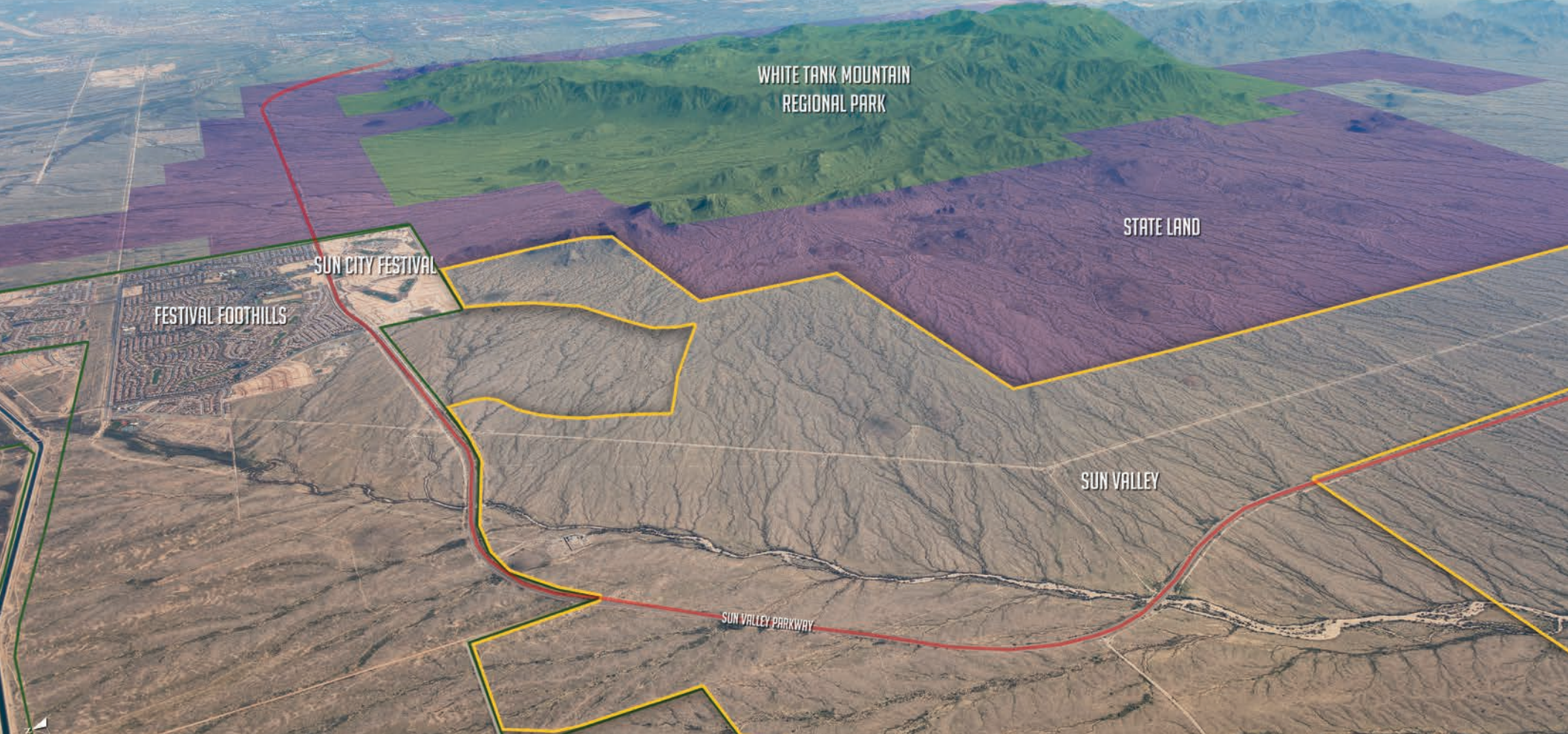




**NATHAN & ASSOCIATES, INC. PRESENTS**

# **SUN VALLEY**



**PHONE** 480.367.0700 / **FAX** 480.367.8341  
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All information contained herein is from sources deemed reliable, but not guaranteed. All figures and measurements are approximate. Offer subject to prior sale, price change, correction or withdrawal.







# SUN VALLEY

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A desert landscape featuring saguaro cacti, large boulders, and yellow wildflowers under a blue sky with clouds. A semi-transparent blue banner with a yellow border is positioned across the middle of the image, containing the text "EXECUTIVE SUMMARY".

# EXECUTIVE SUMMARY





# SUN VALLEY

Sun Valley represents the single largest fee title property abutting state land and the White Tank Mountain Regional Park. The Property is approximately 12,155 acres and is readily accessible by the 28-mile Sun Valley Parkway. Sun Valley Parkway is a four-lane, median divided parkway, that connects with Interstate 10, to the south, providing access to Los Angeles and Southern California Region to the west and Central Phoenix, Sky Harbor Airport and the southwest market to the east. To the north, the Sun Valley Parkway connects to Bell Road, a major east-west thoroughfare, through the City of Surprise, the Sun City communities, and easterly to Phoenix and Scottsdale. Sun Valley Parkway and the Loop 303 are emerging as major growth corridors in the Phoenix area. There have been over 5,000 jobs created in the Loop 303 employment corridor in the past 36 months (See Employment Study on pages 10 & 11). Over the past 6 years, Arizona has been in the top 10 in population growth. As traditional growth areas in Maricopa, Southeast, Northeast and Northwest Valley are becoming constrained and reaching buildout, the West Valley continues to experience rapid growth and accelerating land values.

The Sun Valley Community is adjacent to Pulte Homes/Del Webb Festival Ranch communities – Festival Foothills and Sun City Festival. With more than 24,000 units in the Festival Ranch master plan, both communities are thriving in this vibrant and rapidly growing region. The active-adult, Sun City Festival, represents approximately 7,000 of the master plan's units and most recently was the top selling active-adult community in the Metro Phoenix area.

The Sun Valley Community is intended to be developed in four Villages. The City of Buckeye has already approved Villages I & II for more than 17,500 residential units for initial development in the Sun Valley Community Master Plan and the two remaining villages to be developed in the future.



A scenic photograph of a desert landscape at sunset or sunrise. In the foreground, several tall, green saguaro cacti stand on a rocky, scrub-covered hillside. In the background, the city of Phoenix is visible, nestled in a valley. The sky is filled with soft, colorful clouds. A dark blue horizontal band with a thin yellow border on top and bottom is overlaid across the middle of the image, containing the title text.

# PHOENIX OVERVIEW





## PHOENIX MARKET OVERVIEW

“

In the game of states, people vote with their feet, and Arizona is winning. With our high quality of life, growing economy and abundance of new jobs, and some of the best schools in the nation, Arizona continues to prove itself as an unbeatable place to live, raise a family and retire.”

– Governor Doug Ducey in response to Arizona being ranked the 4th fastest growing state by the Census Bureau

4.9

Million Residents

11<sup>th</sup>

Largest metro area in U.S.

U.S. Census Bureau (under 4.8 & 11th)

### EDUCATION OPPORTUNITIES

|   |   |        |
|---|---|--------|
|  | Arizona State University                | 72,000 |
|  | University of Arizona                   | 38,000 |
|  | Northern Arizona University (Flagstaff) | 26,000 |
|  | Grand Canyon University                 | 20,500 |
|  | Maricopa County College System (FTSE)   | 71,000 |

\*Excludes online students / Source: Elliott D. Pollack & Company

Median age

36.4  
years

one of the **youngest in the nation** compared to 38.1 years for the U.S.

Source: Elliott D. Pollack & Company





Sunny **85%** of the time  
Source: U.S. News & World Report

## TOP 10

Homebuyer market for millennials  
Realtor.com 2019

One of few cities with franchises in all **FOUR** major professional sports leagues

### 7 PROFESSIONAL SPORTS TEAMS



Arizona Cardinals



Phoenix Mercury



Arizona Coyotes



Phoenix Rising FC



Arizona Diamondbacks



Phoenix Suns



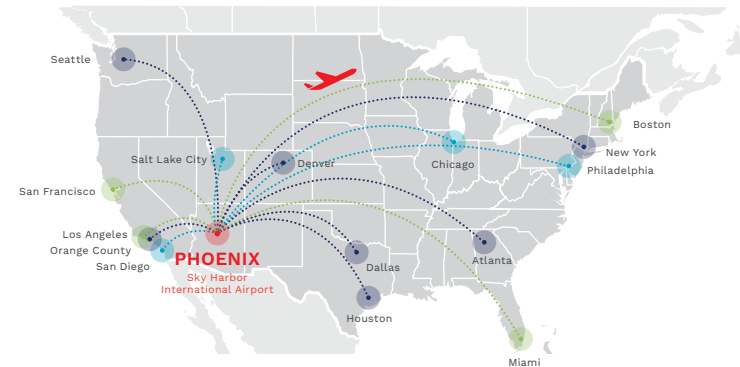
Arizona Rattlers

The Wall Street Journal recently ranked Phoenix Sky Harbor Airport as the BEST airport among the 20 largest U.S. airports. **With more than 100 non-stop U.S. flights and 22 international destinations**, Sky Harbor is one of the busiest airports in the U.S. serving approximately 44 million passengers each year.

Source: PHX Sky Harbor Airport

### NON-STOP FLIGHTS TO EVERY MAJOR AMERICAN CITY

through Phoenix Sky Harbor International Airport



Population Growth was **11.1%** in Phoenix versus **7.5%** in the U.S. between 2013-2018



## MEDIAN HOME PRICE

New **\$340K**  
& Existing **\$268K**

Source: National Association of Home Builders



**ARIZONA TOP 10  
IN POPULATION  
GROWTH**

Source: Elliott D. Pollack & Company

**2013  
8TH  
PLACE**

**2014  
6TH  
PLACE**

**2015  
8TH  
PLACE**

**2016  
8TH  
PLACE**

**2017  
8TH  
PLACE**

**2018  
4TH  
PLACE**



## EMPLOYMENT GROWTH BY INDUSTRY

Phoenix Metro Non-Farm Wage & Salary Employment

| Industry                          | # Employed       | 12-Month % Change |
|-----------------------------------|------------------|-------------------|
| Financial Activities              | 196,600          | 1.7%              |
| Construction                      | 137,000          | 8.7%              |
| Information                       | 37,800           | (2.1%)            |
| Manufacturing                     | 136,500          | 6.3%              |
| Professional & Business Services  | 359,700          | 1.3%              |
| Leisure & Hospitality             | 228,000          | 1.5%              |
| Education & Health Services       | 338,600          | 4.3%              |
| Mining & Logging                  | 3,700            | 0.0%              |
| Trade, Transportation & Utilities | 411,300          | 2.2%              |
| Government                        | 240,100          | 1.5%              |
| Other Services                    | 71,100           | 2.7%              |
| <b>Total Non-Farm</b>             | <b>2,160,400</b> | <b>2.7%</b>       |

Source: Bureau of Labor Statistics

## AFFORDABILITY

Income & Affordability of MSA - Median Sales Price

|                        | New as of July 2019 | Existing as of July 2019 | Median Income   | Homes Affordable for Median Income |
|------------------------|---------------------|--------------------------|-----------------|------------------------------------|
| Los Angeles County     | \$680,000           | \$577,000                | \$72,800        | 10.6%                              |
| Orange County          | \$961,500           | \$675,000                | \$97,300        | 13.5%                              |
| San Diego County       | \$682,000           | \$543,000                | \$86,300        | 17.2%                              |
| Denver MSA             | \$384,651           | \$395,000                | \$92,800        | 50.2%                              |
| Las Vegas MSA          | \$395,055           | \$265,000                | \$67,800        | 52.7%                              |
| <b>Greater Phoenix</b> | <b>\$341,832</b>    | <b>\$257,000</b>         | <b>\$72,900</b> | <b>63.9%</b>                       |

Source: DataQuick Information & National Association of Home Builders

## PERMITS HISTORICAL /FORECAST

New Permits & Resale Statistics \*as of November 2019

| YEAR               | UOFA       | BREC       | NEW PERMITS | RESALES     |
|--------------------|------------|------------|-------------|-------------|
| Average since 1985 |            |            | +/- 26,000  | +/- 52,000  |
| 2019               | +/- 26,123 | +/- 25,200 | +/- 23,500  | +/- 114,000 |
| 2020               | +/- 26,012 | +/- 27,400 | +/- 24,000  | +/- 114,000 |
| 2021               | +/- 25,880 | +/- 26,800 | +/- 25,000  | +/- 114,000 |
| 2022               | +/- 25,882 | +/- 28,000 | +/- 25,500  | +/- 114,000 |
| 2023               | +/- 25,981 | +/- 28,000 | +/- 26,000  | +/- 114,000 |

Source: RL Brown - House Market Forecast

Belfiore Real Estate Consulting

## EMPLOYMENT GROWTH - PHOENIX VS U.S.

| Employment Growth      | 1970-2018     | 2013-2018    |
|------------------------|---------------|--------------|
| U.S.                   | 110.0%        | 9.1%         |
| <b>Greater Phoenix</b> | <b>540.7%</b> | <b>15.7%</b> |

Data through November 2018

Sources: Elliott Pollack & Co.; UofA Forecasting Project; BLS; AOEO





# **WEST VALLEY OVERVIEW**



## WEST VALLEY

The Loop 303 has unleashed housing demand to the west, transforming vacant land parcels and farms into new semi-amenitized master planned communities. The area, once largely limited to large lot, custom homes, now has a diverse lineup of production homebuilders offering homes in communities that include Windrose, Zanjero Trails, Granite Vista, and previously started but unfinished White Tank Foothills. Canyon Views and Arroyo Seco will join, along with the amenitized gem Sterling Groves, opening to waiting homebuyers.

Builders' search for lots to meet demand- and consumers' seeking affordable homes- have pushed buyers back to Grand Avenue in the northwest, back to South Buckeye in the southwest, and back to the Sun Valley Parkway, on the west side of the White Take Mountains. Pulte / Del Webb's Sun City Festival and Festival Foothills communities, Sun Valley Parkway mainstays throughout the last 14 years, have seen housing demand and home prices spring upward over the last 36 months. Builder D.R. Horton, reopening shuttered Tartesso, has sold more than 1,000 homes from just 2 stores since August 2016, pushing starting base prices up 33% from \$149,990 to \$199,990. The West Valley's Pinal County is here: north, south, and west of the White Tank Mountains, and homebuyers are going to follow homebuilders offering a diverse lineup of housing in quality semi-amenitized and amenitized communities.

Source: Belfiore Real Estate Consulting



**62%** of the West Valley population is workforce age.

Source: WESTMARC.org



**\$62,775**

Average annual household income in West valley

Source: WESTMARC.org

### WEST VALLEY POPULATION PROJECTIONS



**2015 – 1.5M**

Source: WESTMARC.org



**2017 – 1.6M**



**2020 – 1.7M**



**2020 – 2.1M**

### TARGETED EMPLOYMENT SECTORS



**Advanced Business Services**



**Advanced Manufacturing**



**Healthcare**



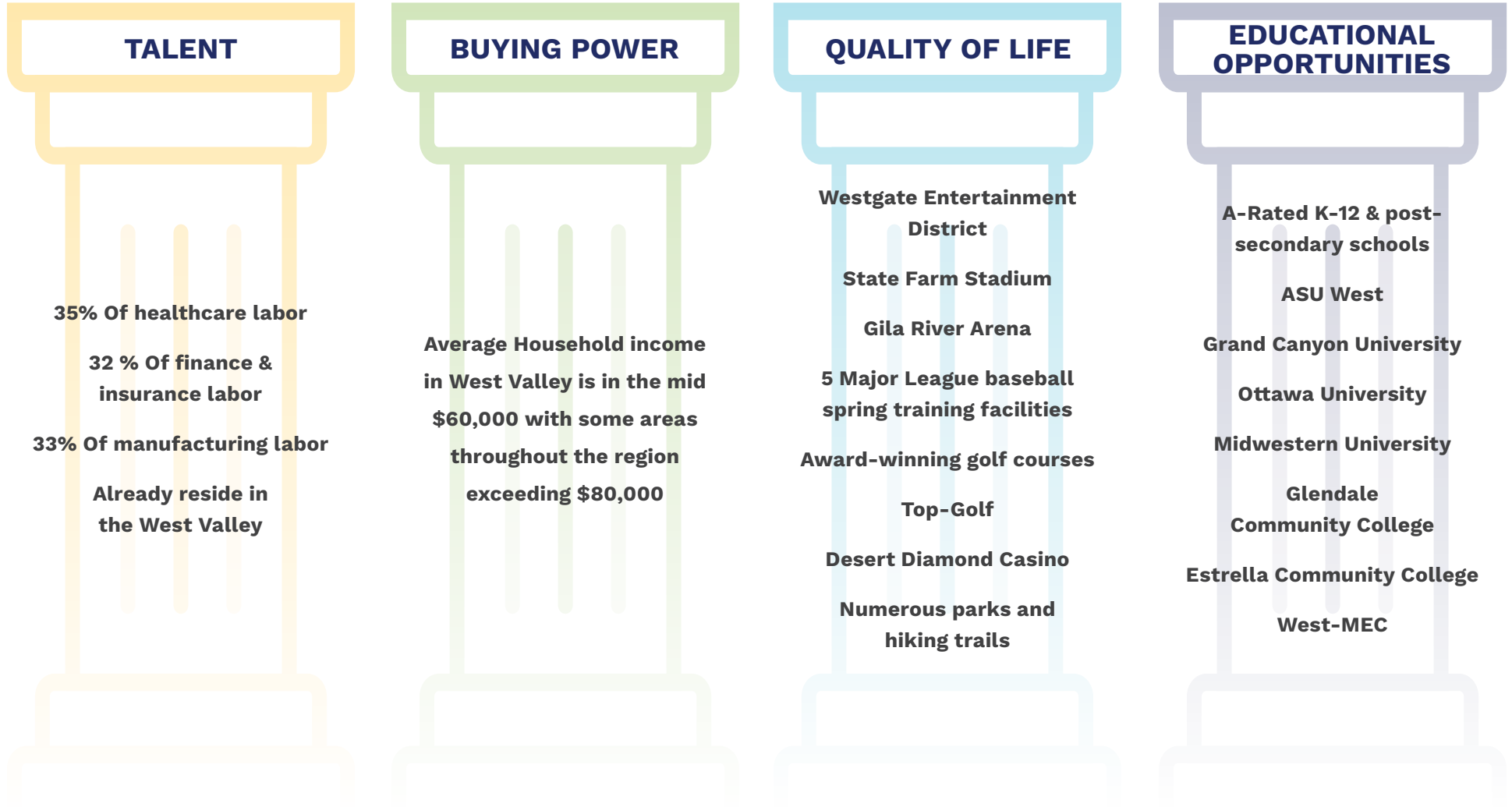
**Information Technology**



**STEM Occupations**



# PILLARS OF GROWTH IN THE WEST VALLEY

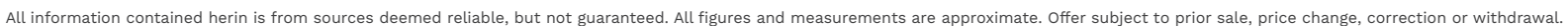




**SUN VALLEY**  
12,155 ACRES

The map displays the Sun Valley area, spanning across several counties including Maricopa, Pinal, and Santa Cruz. It highlights various transportation alternatives (Purple, Green, Orange) and their endpoints (Q1, Q2, Q3, A, B, C, D, E, F, G, H, I, J, K, L, M, N, R, S, U, X, Y, Z). The map also shows major highways (I-10, I-19, I-8, I-5, I-405, I-404, I-403, I-402, I-401, I-400, I-399, I-398, I-397, I-396, I-395, I-394, I-393, I-392, I-391, I-390, I-389, I-388, I-387, I-386, I-385, I-384, I-383, I-382, I-381, I-380, I-379, I-378, I-377, I-376, I-375, I-374, I-373, I-372, I-371, I-370, I-369, I-368, I-367, I-366, I-365, I-364, I-363, I-362, I-361, I-360, I-359, I-358, I-357, I-356, I-355, I-354, I-353, I-352, I-351, I-350, I-349, I-348, I-347, I-346, I-345, I-344, I-343, I-342, I-341, I-340, I-339, I-338, I-337, I-336, I-335, I-334, I-333, I-332, I-331, I-330, I-329, I-328, I-327, I-326, I-325, I-324, I-323, I-322, I-321, I-320, I-319, I-318, I-317, I-316, I-315, I-314, I-313, I-312, I-311, I-310, I-309, I-308, I-307, I-306, I-305, I-304, I-303, I-302, I-301, I-300, I-299, I-298, I-297, I-296, I-295, I-294, I-293, I-292, I-291, I-290, I-289, I-288, I-287, I-286, I-285, I-284, I-283, I-282, I-281, I-280, I-279, I-278, I-277, I-276, I-275, I-274, I-273, I-272, I-271, I-270, I-269, I-268, I-267, I-266, I-265, I-264, I-263, I-262, I-261, I-260, I-259, I-258, I-257, I-256, I-255, I-254, I-253, I-252, I-251, I-250, I-249, I-248, I-247, I-246, I-245, I-244, I-243, I-242, I-241, I-240, I-239, I-238, I-237, I-236, I-235, I-234, I-233, I-232, I-231, I-230, I-229, I-228, I-227, I-226, I-225, I-224, I-223, I-222, I-221, I-220, I-219, I-218, I-217, I-216, I-215, I-214, I-213, I-212, I-211, I-210, I-209, I-208, I-207, I-206, I-205, I-204, I-203, I-202, I-201, I-200, I-199, I-198, I-197, I-196, I-195, I-194, I-193, I-192, I-191, I-190, I-189, I-188, I-187, I-186, I-185, I-184, I-183, I-182, I-181, I-180, I-179, I-178, I-177, I-176, I-175, I-174, I-173, I-172, I-171, I-170, I-169, I-168, I-167, I-166, I-165, I-164, I-163, I-162, I-161, I-160, I-159, I-158, I-157, I-156, I-155, I-154, I-153, I-152, I-151, I-150, I-149, I-148, I-147, I-146, I-145, I-144, I-143, I-142, I-141, I-140, I-139, I-138, I-137, I-136, I-135, I-134, I-133, I-132, I-131, I-130, I-129, I-128, I-127, I-126, I-125, I-124, I-123, I-122, I-121, I-120, I-119, I-118, I-117, I-116, I-115, I-114, I-113, I-112, I-111, I-110, I-109, I-108, I-107, I-106, I-105, I-104, I-103, I-102, I-101, I-100, I-99, I-98, I-97, I-96, I-95, I-94, I-93, I-92, I-91, I-90, I-89, I-88, I-87, I-86, I-85, I-84, I-83, I-82, I-81, I-80, I-79, I-78, I-77, I-76, I-75, I-74, I-73, I-72, I-71, I-70, I-69, I-68, I-67, I-66, I-65, I-64, I-63, I-62, I-61, I-60, I-59, I-58, I-57, I-56, I-55, I-54, I-53, I-52, I-51, I-50, I-49, I-48, I-47, I-46, I-45, I-44, I-43, I-42, I-41, I-40, I-39, I-38, I-37, I-36, I-35, I-34, I-33, I-32, I-31, I-30, I-29, I-28, I-27, I-26, I-25, I-24, I-23, I-22, I-21, I-20, I-19, I-18, I-17, I-16, I-15, I-14, I-13, I-12, I-11, I-10, I-9, I-8, I-7, I-6, I-5, I-4, I-3, I-2, I-1, I-0, I-1, I-2, I-3, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, I-12, I-13, I-14, I-15, I-16, I-17, I-18, I-19, I-20, I-21, I-22, I-23, I-24, I-25, I-26, I-27, I-28, I-29, I-30, I-31, I-32, I-33, I-34, I-35, I-36, I-37, I-38, I-39, I-40, I-41, I-42, I-43, I-44, I-45, I-46, I-47, I-48, I-49, I-50, I-51, I-52, I-53, I-54, I-55, I-56, I-57, I-58, I-59, I-60, I-61, I-62, I-63, I-64, I-65, I-66, I-67, I-68, I-69, I-70, I-71, I-72, I-73, I-74, I-75, I-76, I-77, I-78, I-79, I-80, I-81, I-82, I-83, I-84, I-85, I-86, I-87, I-88, I-89, I-90, I-91, I-92, I-93, I-94, I-95, I-96, I-97, I-98, I-99, I-100, I-101, I-102, I-103, I-104, I-105, I-106, I-107, I-108, I-109, I-110, I-111, I-112, I-113, I-114, I-115, I-116, I-117, I-118, I-119, I-120, I-121, I-122, I-123, I-124, I-125, I-126, I-127, I-128, I-129, I-130, I-131, I-132, I-133, I-134, I-135, I-136, I-137, I-138, I-139, I-140, I-141, I-142, I-143, I-144, I-145, I-146, I-147, I-148, I-149, I-150, I-151, I-152, I-153, I-154, I-155, I-156, I-157, I-158, I-159, I-160, I-161, I-162, I-163, I-164, I-165, I-166, I-167, I-168, I-169, I-170, I-171, I-172, I-173, I-174, I-175, I-176, I-177, I-178, I-179, I-180, I-181, I-182, I-183, I-184, I-185, I-186, I-187, I-188, I-189, I-190, I-191, I-192, I-193, I-194, I-195, I-196, I-197, I-198, I-199, I-200, I-201, I-202, I-203, I-204, I-205, I-206, I-207, I-208, I-209, I-210, I-211, I-212, I-213, I-214, I-215, I-216, I-217, I-218, I-219, I-220, I-221, I-222, I-223, I-224, I-225, I-226, I-227, I-228, I-229, I-230, I-231, I-232, I-233, I-234, I-235, I-236, I-237, I-238, I-239, I-240, I-241, I-242, I-243, I-244, I-245, I-246, I-247, I-248, I-249, I-250, I-251, I-252, I-253, I-254, I-255, I-256, I-257, I-258, I-259, I-260, I-261, I-262, I-263, I-264, I-265, I-266, I-267, I-268, I-269, I-270, I-271, I-272, I-273, I-274, I-275, I-276, I-277, I-278, I-279, I-280, I-281, I-282, I-283, I-284, I-285, I-286,









### RETAIL AND ENTERTAINMENT

1. Barnes & Noble
2. Best Buy
3. Burlington
4. C-A-L Ranch
5. Cost Plus World Market
6. Fry's Marketplace (231 Employees)
7. Harkins Theatres
8. Home Goods / TJ Maxx
9. JC Penny
10. Life Time
11. Lowe's
12. Michaels
13. Pier 1 Imports
14. Pottery Barn Outlet
15. Ross
16. Safeway
17. Target & Super Target
18. Total Wine
19. Ulta
20. Wal-Mart Supercenter & Marketplace (260 Employees)

### AEROSPACE AND AVIATION

1. AerSale (273 Employees)
2. ATCA, a Lufthansa Flight Training Subsidiary
3. Galaxy International (112 Employees)
4. Lockheed Martin (750 Employees)
5. LuxAir Jet Centers
6. PolyOne
7. Prime Solutions Group
8. Sonoran Technology (153 Employees)

### MEDICAL AND HEALTHCARE

1. Abrazo West Campus (1,009 Employees)
2. Arizona Cardiology Group
3. Banner Health
4. Cancer Treatment Centers of America (768 Employees)
5. Dignity Health (700 Employees)
6. Fresenius Kidney Care
7. Goodyear Eye Specialists
8. Integrated Medical Services (989 Employees)
9. Mountain Park Health Center
10. Palm Valley Rehabilitation (225 Employees)
11. SimonMed Imaging (650 Employees)
12. Spooner Physical Therapy

### FULFILLMENT AND DISTRIBUTION

1. Amazon.com (1,100 Employees)
2. Chewy.com (700 Employees)
3. Dick's Sporting Goods (259 Employees)
4. Macy's – Bloomingdale's (1,008 Employees)
5. McLane Sunwest (345 Employees)
6. Michael Lewis Company (100 Employees)
7. REI (312 Employees)
8. Simpson Norton Corporation
9. UPS (1,500 Employees)
10. Red Bull (140 Employees)
11. Rauch Fruit Juices (140 Employees)

### OFFICE

1. Canyon Trials Professional Center
2. Indian Palms Professional Plaza
3. Palm Place Plaza
4. Palm Valley Office Park I, II & III
5. Palm Valley Professional Plaza

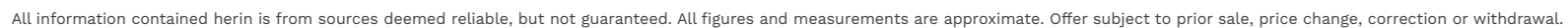
### SPEC BUILDINGS

1. First Industrial at PV303
2. OPUS Goodyear Crossing

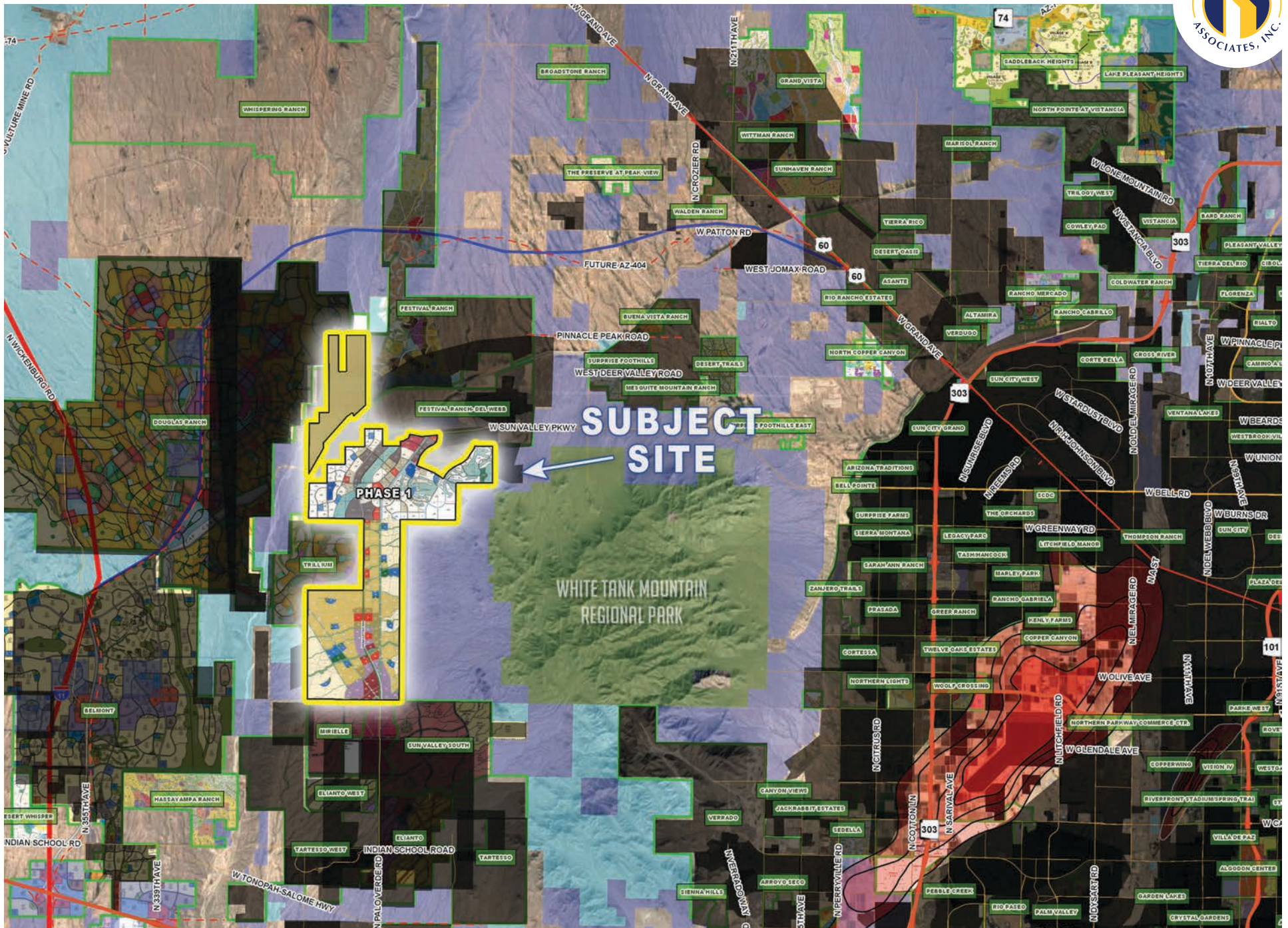
### MANUFACTURING AND INDUSTRIAL

1. AZZ Galvanizing (100 Employees)
2. Ball Corp. (120 Employees)
3. Cavco Industries (325 Employees)
4. CornellCookson
5. Global Organics (63 Employees)
6. Huhtamaki (300 Employees)
7. KPS Global (130 Employees)
8. Lorts Manufacturing (175 Employees)
9. Inventure Foods / Poore Brothers (250 Employees)
10. Schoeller Allibert (65 Employees)
11. Snyder's of Hanover (215 Employees)
12. Sub-Zero Inc. (500 Employees)
13. Nike (505 Employees)
14. Quetico (300 Employees)
15. HD Supply
16. Andersen Corporation (415 Employees)











A wide-angle photograph of a desert landscape. The foreground is filled with numerous saguaro cacti of various sizes, some with arms, scattered across a dry, rocky terrain with sparse green and brown shrubs. In the background, dark, rugged mountains rise against a vast sky filled with wispy, white clouds. A semi-transparent dark blue banner with a thin yellow border runs horizontally across the middle of the image, containing the title text.

# **SUN VALLEY OVERVIEW**



Sun Valley is a master planned community site located in the City of Buckeye abutting the west side of the White Tank Mountain Regional Park. The property is located approximately 48 miles from downtown Phoenix, 23 miles west of the Loop 303 employment corridor and approximately 32 miles to the Loop 101 corridor. The overall Sun Valley project spans more than 12,000 acres and at build out is planned to include more than 36,900 residential lots.

**PRICE \$303,875,000 (\$25,000 PER ACRE)**

Buyer responsible for brokerage fees to outside brokers







LOOKING NORTHEAST



Sun Valley abuts Del Webb's exquisite 55 and over community, Sun City Festival. This community offers resort-style amenities including a 31,000 square foot recreation center, swimming pool and 27-hole golf course, but it is the views and proximity to the White Tank Mountains that make this an unparalleled community. Just North of Sun City Festival, across Festival Ranch Parkway, is Pulte's Festival Foothills charming community that has a number of amenities creating a welcoming, family feel. This community also has spectacular views of the White Tank Mountains, along with parks, playgrounds, splash pads, walking trails and green belts.







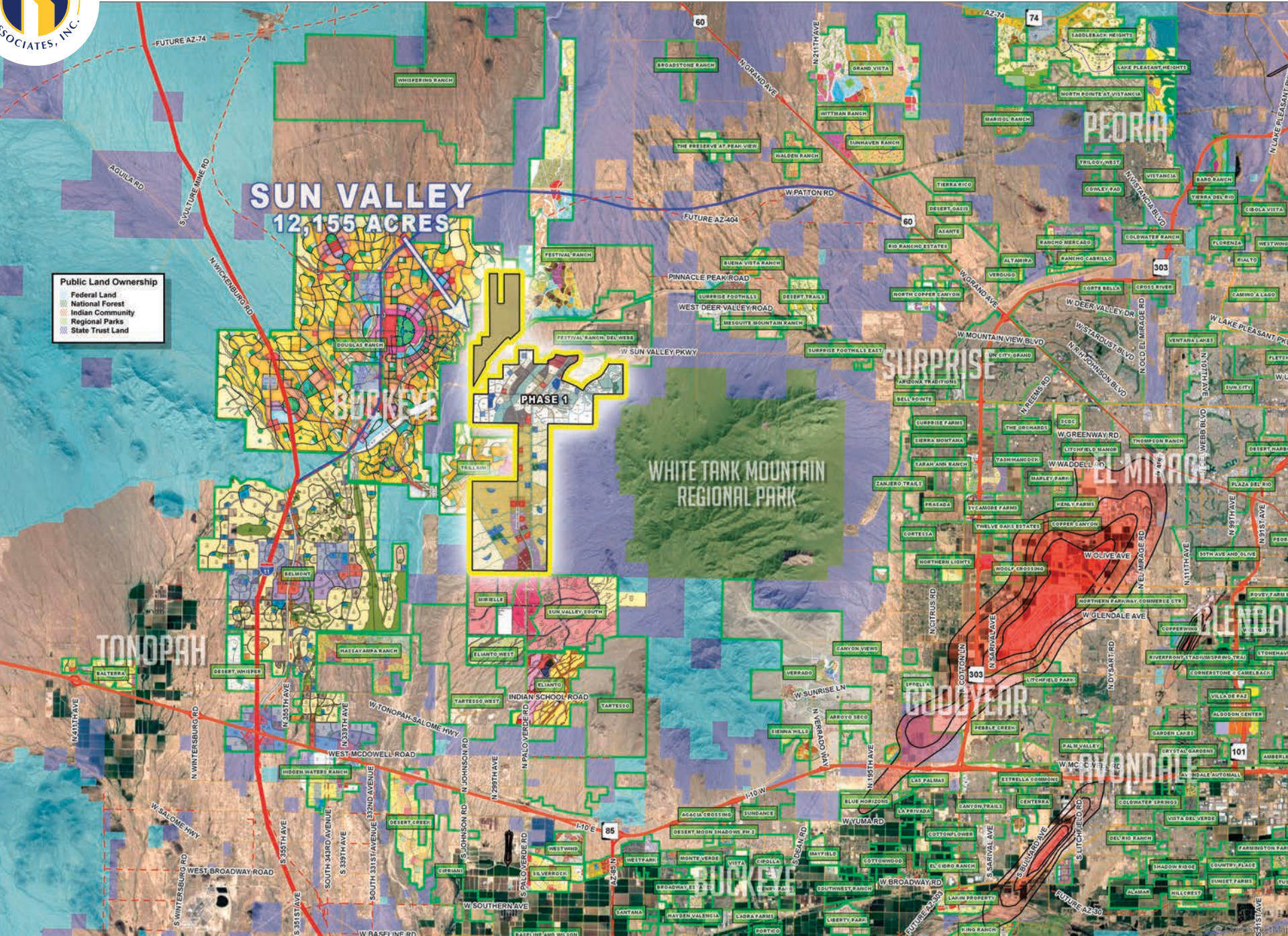




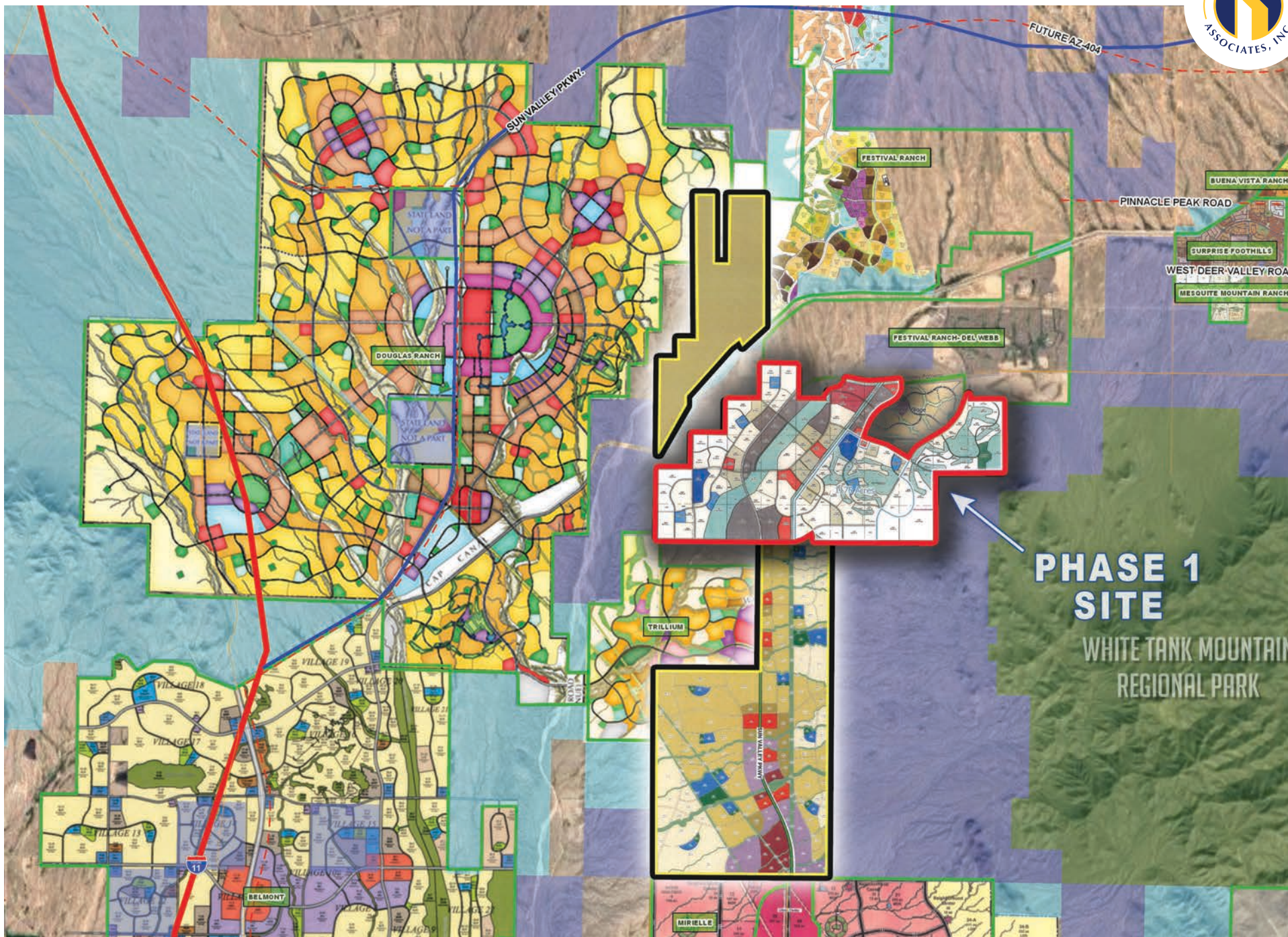




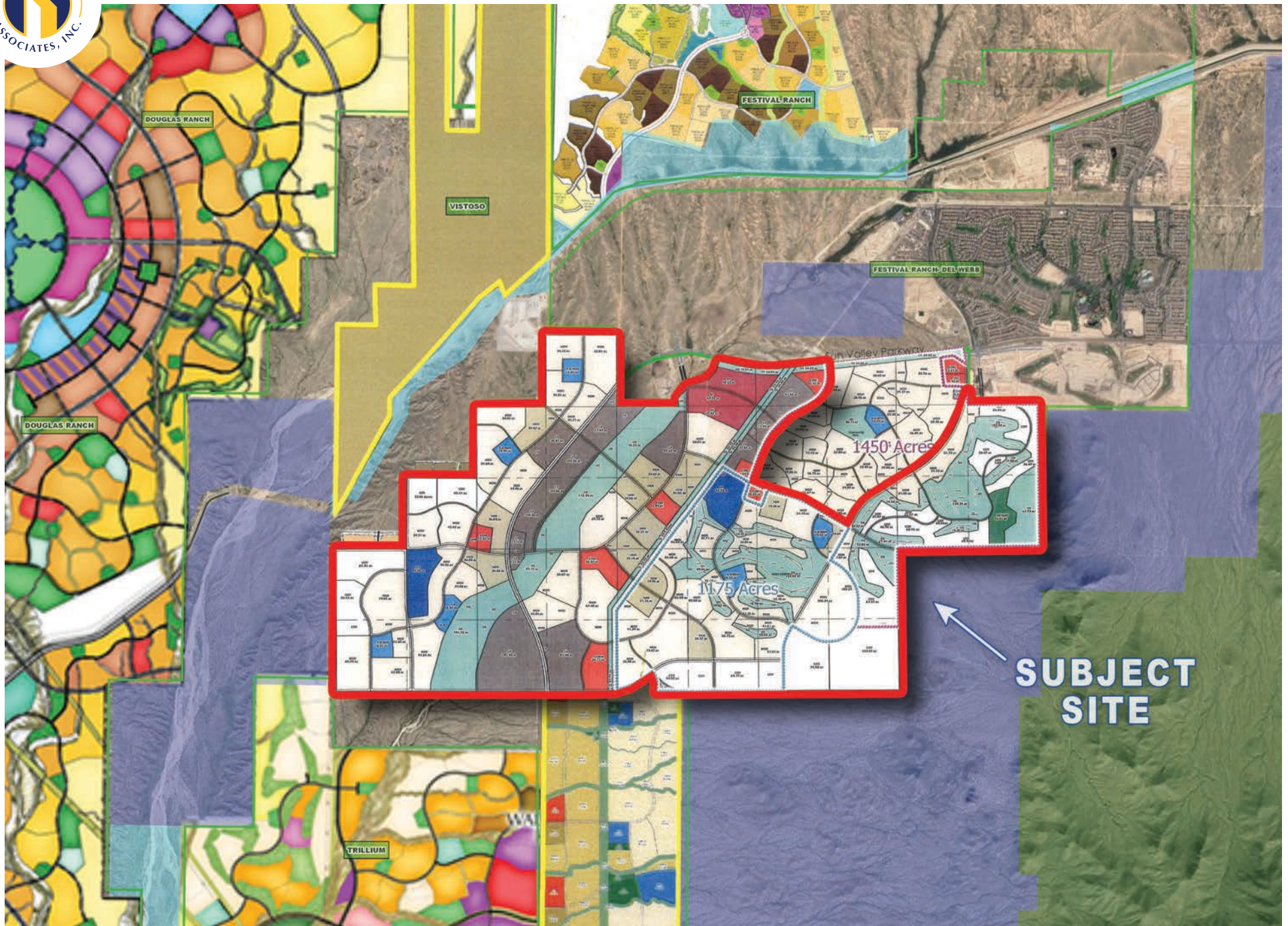




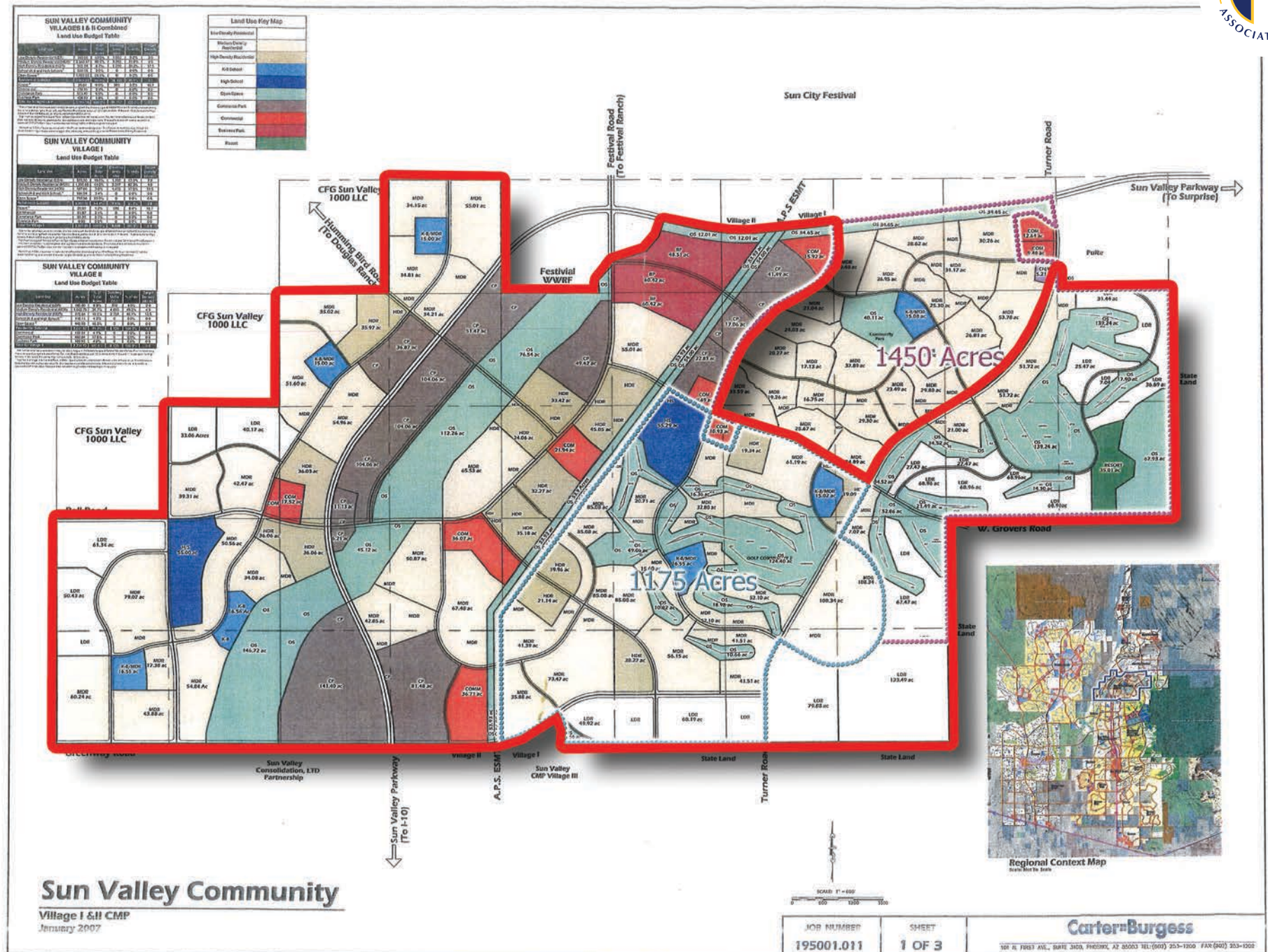















**SUN VALLEY COMMUNITY VILLAGE I**

| Land Use                         | Acres           | % of Total Acres | Dwelling Units | Percent of Dwelling Units | Target Density (du/acre) |
|----------------------------------|-----------------|------------------|----------------|---------------------------|--------------------------|
| Low Density Residential (LDR)    | 591.04          | 19.5%            | 1,182          | 13.8%                     | 2.0                      |
| Medium Density Residential (MDR) | 1,284.00        | 42.3%            | 5,778          | 67.3%                     | 4.5                      |
| High Density Residential (HDR)   | 108.02          | 3.6%             | 1,620          | 18.9%                     | 15.0                     |
| School (K-8 and High School)     | 129.92          | 4.3%             | -              |                           |                          |
| Open Space                       | 744.72          | 24.5%            | -              |                           |                          |
| <b>Subtotal</b>                  | <b>2,857.70</b> | <b>94.1%</b>     | <b>8,580</b>   | <b>100.0%</b>             | <b>3.00</b>              |
| Resort                           | 35.00           | 1.2%             | -              |                           |                          |
| Commercial                       | 63.86           | 2.1%             | -              |                           |                          |
| Commerce Park                    | 79.61           | 2.6%             | -              |                           |                          |
| Business Park                    | -               | 0.0%             | -              |                           |                          |
| <b>Total for Village I</b>       | <b>3,036.17</b> | <b>100.0%</b>    | <b>8,580</b>   | <b>100.0%</b>             | <b>2.83</b>              |

**SUN VALLEY COMMUNITY VILLAGE II**

| Land Use                         | Acres           | % of Total Acres | Dwelling Units | Percent of Dwelling Units | Target Density (du/acre) |
|----------------------------------|-----------------|------------------|----------------|---------------------------|--------------------------|
| Low Density Residential (LDR)    | 185.00          | 6.8%             | 370            | 4.1%                      | 2.0                      |
| Medium Density Residential (MDR) | 958.04          | 35.0%            | 4,311          | 48.1%                     | 4.5                      |
| High Density Residential (HDR)   | 285.01          | 10.4%            | 4,275          | 47.7%                     | 15.0                     |
| School (K-8 and High School)     | 115.24          | 4.2%             | -              |                           |                          |
| Open Space                       | 487.31          | 17.8%            | -              |                           |                          |
| <b>Subtotal</b>                  | <b>2,030.60</b> | <b>74.3%</b>     | <b>8,956</b>   | <b>100.0%</b>             | <b>4.41</b>              |
| Commercial                       | 112.22          | 4.1%             | -              |                           |                          |
| Commerce Park                    | 482.02          | 17.6%            | -              |                           |                          |
| Business Park                    | 108.93          | 4.0%             | -              |                           |                          |
| <b>Total for Village II</b>      | <b>2,733.77</b> | <b>100.0%</b>    | <b>8,956</b>   | <b>100.0%</b>             | <b>3.28</b>              |

**SUN VALLEY COMMUNITY VILLAGE I & II**

| Land Use                            | Acres           | % of Total Acres | Dwelling Units | Percent of Dwelling Units | Target Density (du/acre) |
|-------------------------------------|-----------------|------------------|----------------|---------------------------|--------------------------|
| Low Density Residential (LDR)*      | 776.04          | 13.4%            | 1,552          | 8.9%                      | 2.0                      |
| Medium Density Residential (MDR)    | 2,242.04        | 38.9%            | 10,089         | 57.5%                     | 4.5                      |
| High Density Residential (HDR)      | 393.03          | 6.8%             | 5,895          | 33.6%                     | 15.0                     |
| School (K-8 and High School)        | 245.16          | 4.2%             | -              |                           |                          |
| Open Space*                         | 1,232.03        | 21.4%            | -              |                           |                          |
| <b>Subtotal</b>                     | <b>4,888.30</b> | <b>84.7%</b>     | <b>17,536</b>  | <b>100.0%</b>             | <b>3.59</b>              |
| Resort                              | 35.00           | 0.6%             | -              |                           |                          |
| Commercial**                        | 176.08          | 3.1%             | -              |                           |                          |
| Commerce Park                       | 561.63          | 9.7%             | -              |                           |                          |
| Business Park                       | 108.93          | 1.9%             | -              |                           |                          |
| <b>Total for Village I &amp; II</b> | <b>5,769.94</b> | <b>100.0%</b>    | <b>17,536</b>  | <b>100.0%</b>             | <b>3.04</b>              |

\* A Resort overlay district shall be permitted on 35 acres of Village I. A total of fifteen hundred (1,500) units are permitted within the Resort land use designation. The Resort units will count as 20% of the residential dwelling units allowed for the Sun Valley Community Villages I and II. The underlying land use designation for Resort is Low Density Residential.

\*\*The Church and Public Facilities land use are included in the Commercial acreage. The underlying land use designation for Church and Public Facilities is Commercial.









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