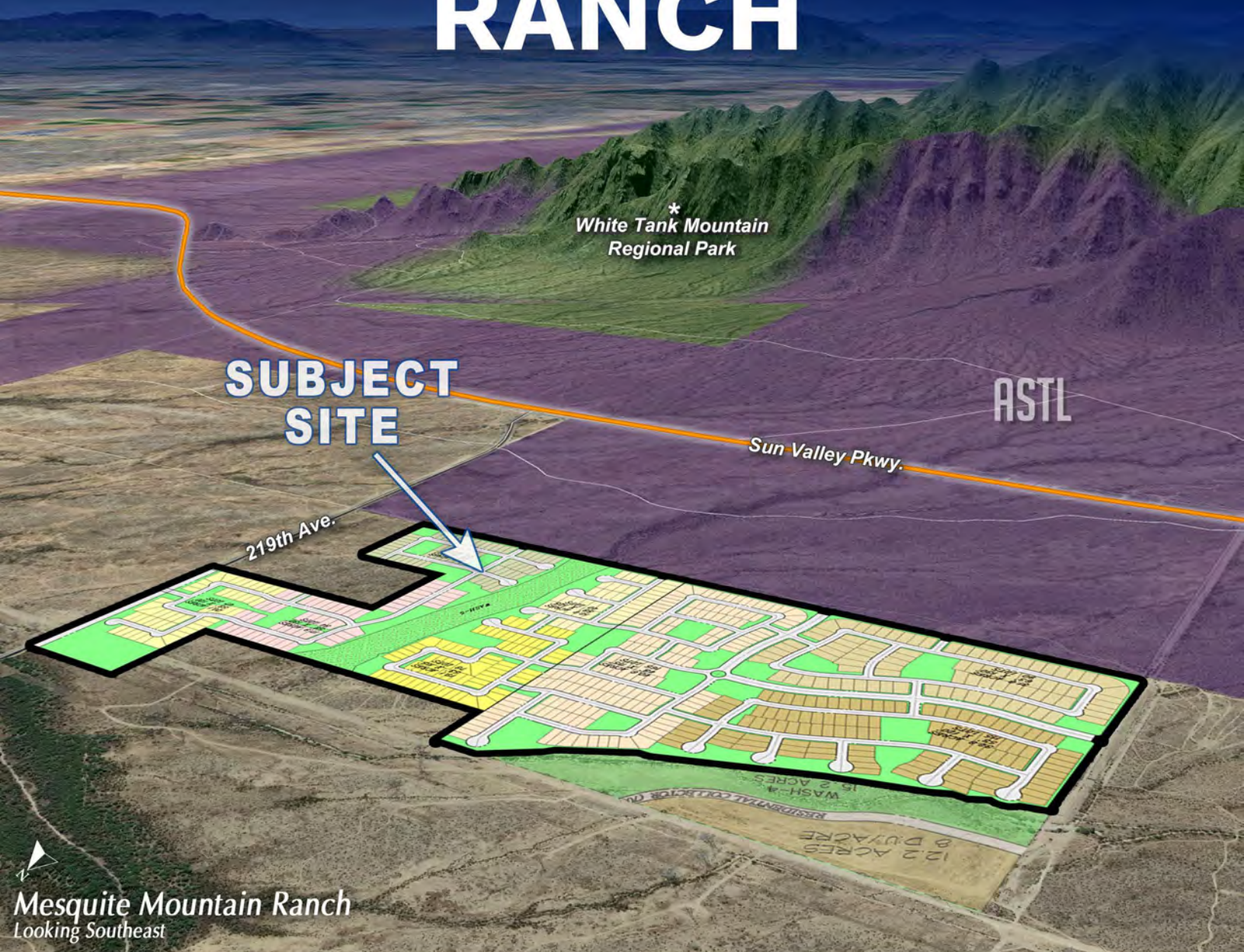




CITY OF SURPRISE, ARIZONA

MESQUITE MOUNTAIN RANCH



**SUBJECT
SITE**

ASTL

Sun Valley Pkwy.

219th Ave.

Mesquite Mountain Ranch
Looking Southeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



CITY OF SURPRISE, ARIZONA

MESQUITE MOUNTAIN RANCH

LOCATION

Located north of Sun Valley Parkway and on the west side of 219th Avenue in the City of Surprise, Arizona.

SIZE

Phase	Parcel	Lot Count	Lot Size	Price/FF	Price/Fully Improved Lot	Parcel Price
1	A	115	53' x 120'	\$1,630	\$86,390	\$9,934,850
	B	104	53' x 130'	\$1,630	\$86,390	\$8,984,560
	C	167	48' x 115'	\$1,675	\$80,400	\$13,426,800
2	D	73	53' x 115'	\$1,630	\$86,390	\$6,306,470
	E	39	58' x 125'	\$1,600	\$92,800	\$3,619,200
	F	67	48' x 110'	\$1,675	\$80,400	\$5,386,800
	G	55	58' x 130'	\$1,600	\$92,800	\$5,104,000
	H	47	58' x 120'	\$1,600	\$92,800	\$4,361,600

SIDEYARD SETBACKS

5' and 8'

PLATS [\(Click to view plats for Phases 1 and 2\)](#)

Phase 1 (386 lots) Final Plat is scheduled to be completed by December 2020.

Phase 2 (281 Lots) Final Plat is scheduled to be completed by April 2021.

FEES

- Water and sewer fees total approximately, \$8,650 per unit paid to Seller for private construction of water and sewer services. There is a \$3,300 Water Reimbursement fee paid to the City of Surprise due at pulling of single-family home permit.
- Water resource: \$3,023 for ¾" meter, \$5,048 for 1" meter
- Parks: \$1,060
- Fire: \$789
- Police: \$385
- General Government: \$235



UTILITIES

- Sewer: City of Surprise
- Electricity: APS
- Gas: Southwest Gas
- Schools: Wickenburg #9 School District
- Water: City of Surprise
- Telephone: CenturyLink
- Cable: Cox

COMMUNITY FACILITIES DISTRICT (CFD)

A CFD application to the City of Surprise is being prepared for off-site infrastructure improvements. Buyer and seller shall split proceeds

COMMENTS

- Mesquite Mountain Ranch is a 667-lot master planned community in the City of Surprise.
- The site has been mass-graded with drainage improvements installed along the northern boundary of the subdivision.
- Sewer: The project has full capacity in the North Copper Canyon Wastewater Treatment Plant located south of the intersection of 183rd Avenue and Deer Valley Road. The sewer trunk line that serves the property is located ½ mile north of the site at the intersection of 219th Avenue and Deer Valley Road. A 12" sewer line will need to be constructed in 219th Avenue to serve the site (3,400 LF).
- Water: A water reservoir and campus will be constructed in the adjacent project known as Surprise Foothills. Two wells have been drilled and tested with excellent water quality; no arsenic was detected. Water lines will need to be constructed approximately one mile to connect to the reservoir. Funds are in escrow for the construction of the water campus.
- Streets: 227th Avenue will need to be constructed from Sun Valley Parkway to the southern border of the property (1/2 mile). 219th Avenue is already constructed from Sun Valley Parkway to Pinnacle Peak Road.

