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CITY OF BUCKEYE, ARIZONA

# LEGACY TRAILS

## LOCATION

Located northwest of Broadway Road and Dean Road in the City of Buckeye, Arizona.

## SIZE

198.02 Gross Acres

## SITE DATA

PARCEL	LOT SIZE	PHASE 1	PHASE 2
1-1	53' x 120'	127	
1-2	48' x 120'	94	
2-1	53' x 120'		95
2-2	58' x 120'		66
2-3	48' x 120'		131
2-4	48' x 120'		97
<i>Lots Per Phase</i>		221	389
<b>Total Lots</b>			<b>610</b>

## PRICE

\$95,000 per Gross Acre

## TERMS

- Buyer shall be responsible for final plat.
- Sale subject to final plat.
- Close of escrow shall be 15 months from opening of escrow.

## ENTITLEMENT STATUS

- Zoning: PR | City of Buckeye
- Preliminary Plat approval is expected by April, 2021.
- In lieu of water impact fees to the City of Buckeye, buyer shall reimburse Seller \$2,980,767. Said reimbursement shall be allocated on a per lot basis, based upon the final approved plat and paid at building permit.
- Cost estimate was recently prepared by HRD Construction (see pages 8 & 9 enclosed for summary).

## ADDITIONAL DOCUMENTS

[Please click to view](#)

- Preliminary Plat
- Cost Estimate (entire)



## BUCKEYE QUICK FACTS



### POPULATION

2020 population: **92,000**  
Population growth 2010 - 2020: **56.6%**  
Median age of **33**



### GROWTH

Population estimate 2030: **186,600**  
Number of households: **22,284**



### RANKING

**2nd** fastest growing city in the U.S..  
**#17** on the list for largest cities in Arizona.



### RESIDENTIAL DEVELOPMENT

Buckeye houses **35** masterplanned communities.



### BUCKEYE'S LARGE EMPLOYERS

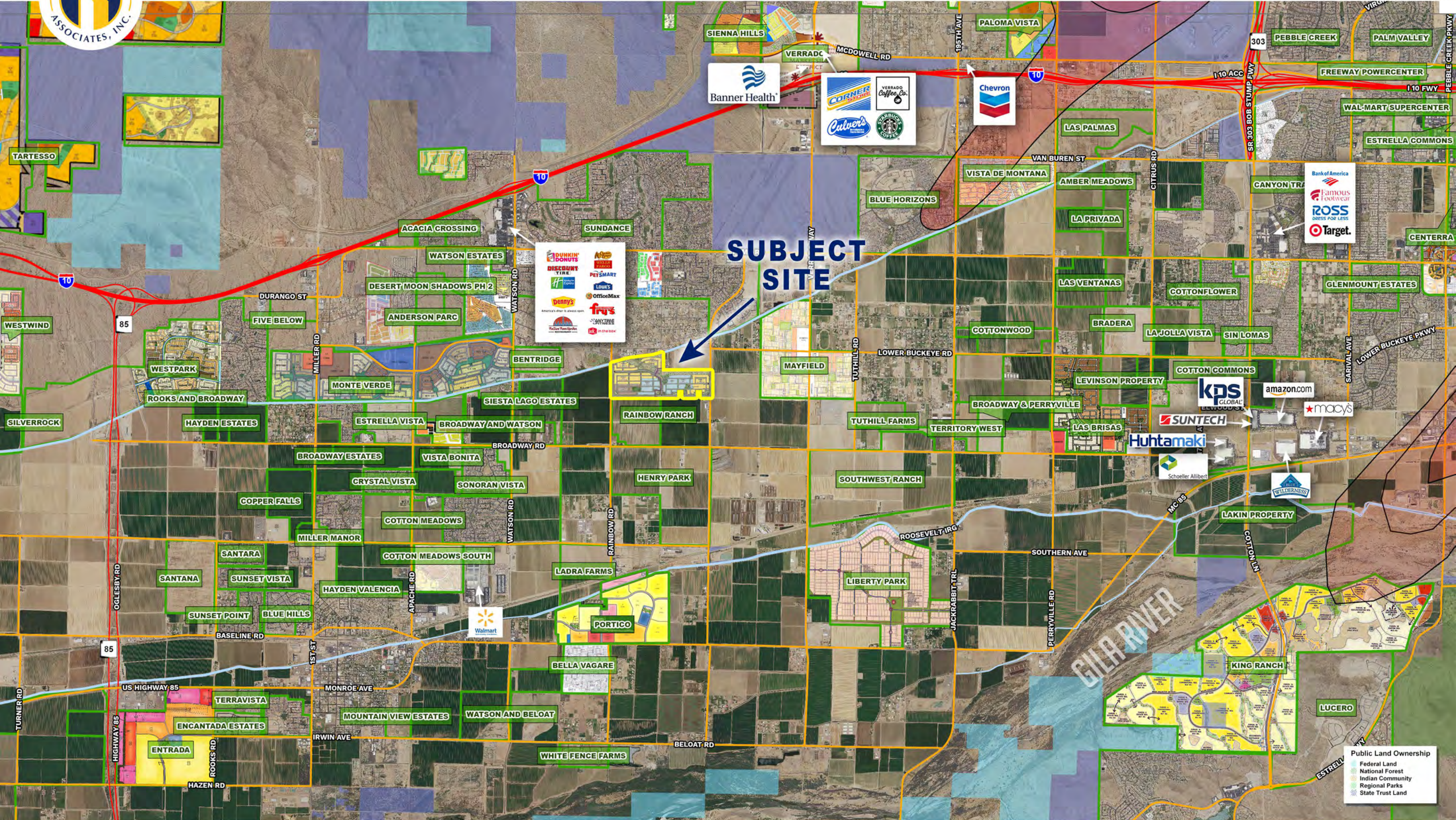
Walmart Distribution Center **1,300**  
City of Buckeye **515**  
Cardinal IG **400**  
Clayton Homes **300**  
CanAm Steel **120**  
Parker Fasteners **110**  
Duncan and Sons Freight **100**

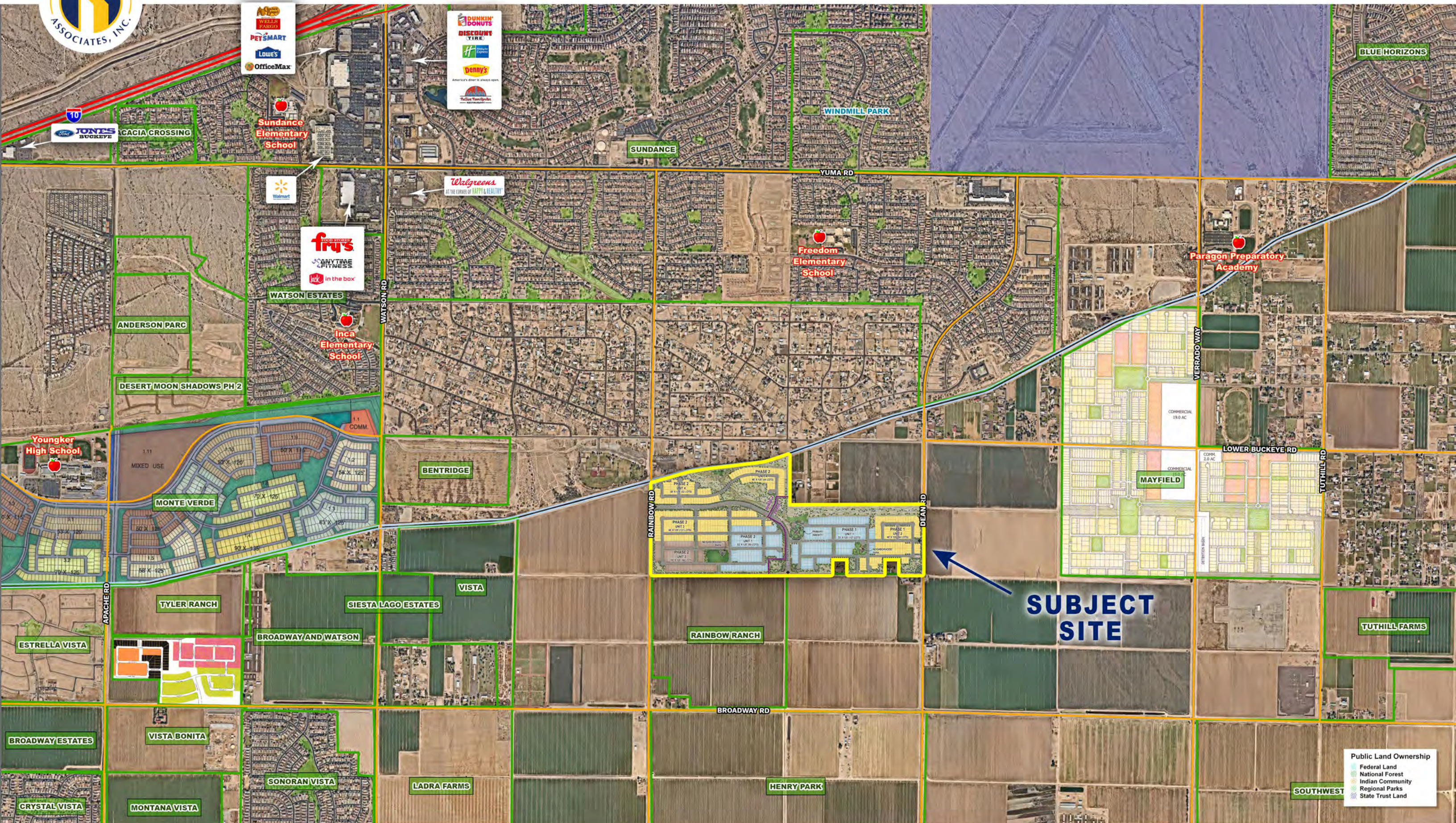


### EDUCATION

Grand Canyon University **20,500**  
Estrella Mountain Community College **15,000**  
West-MEC Career & Tech Education Center **1,678**  
The SouthWest Skill Center **100**

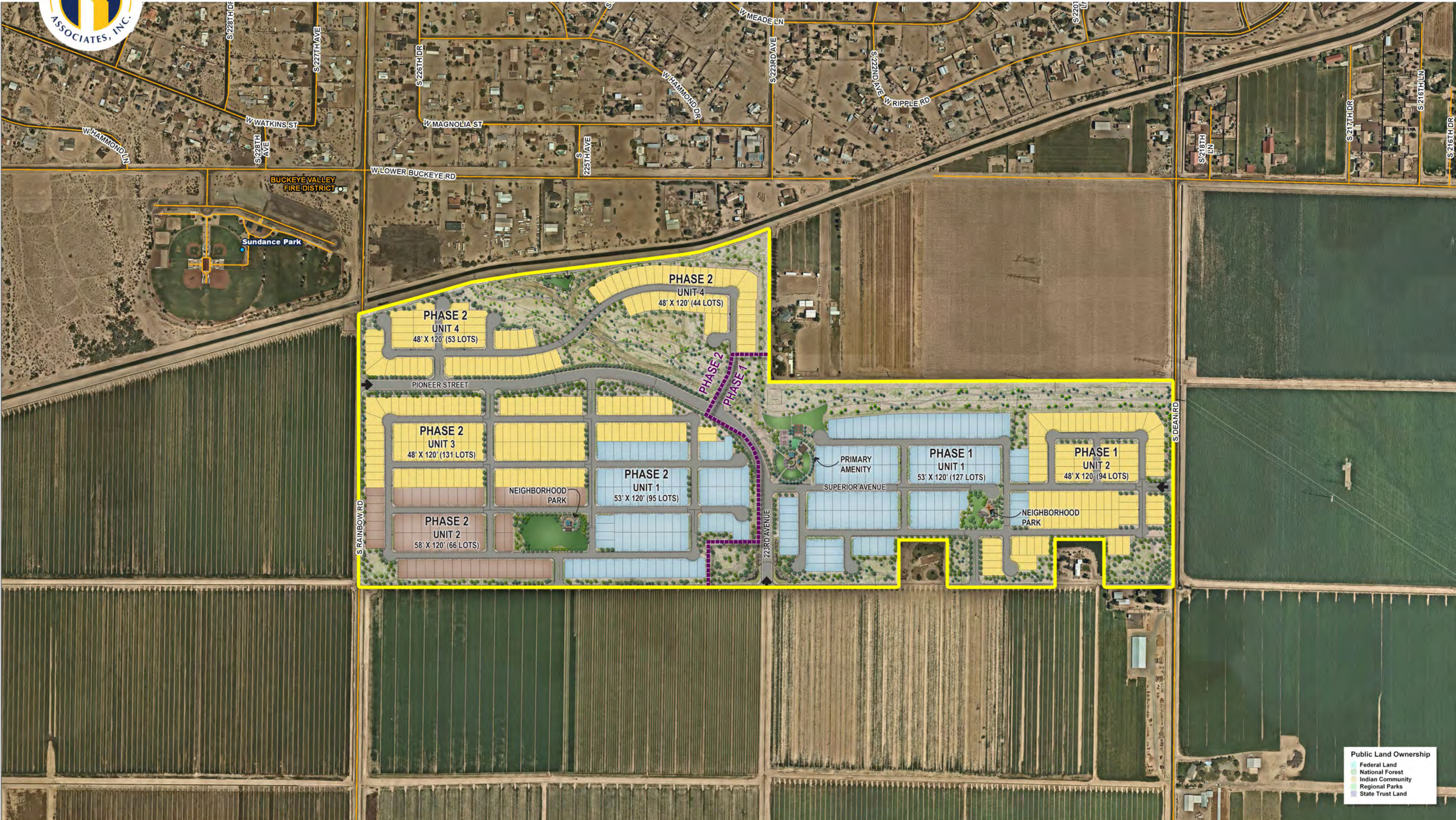






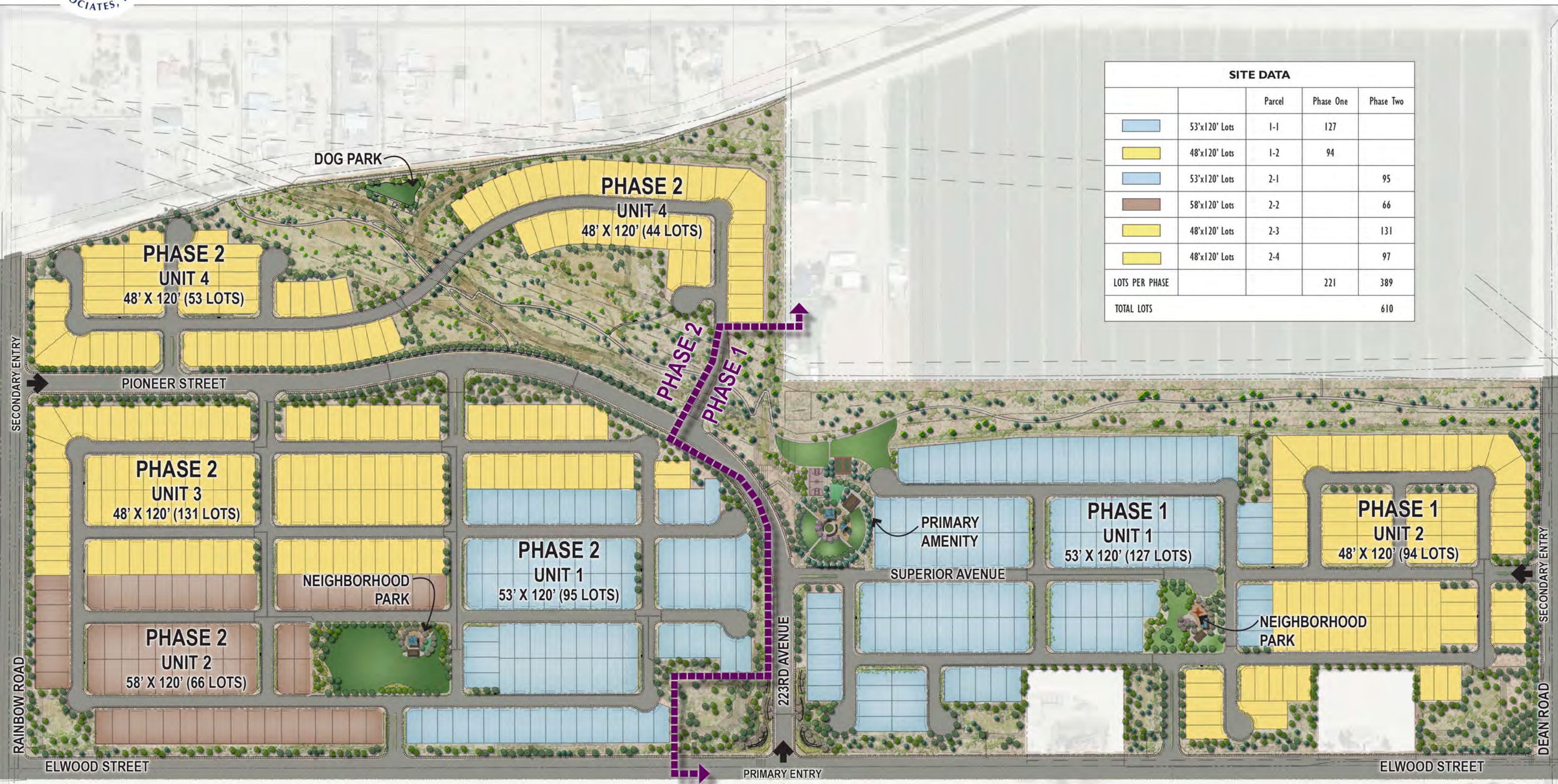
**Public Land Ownership**

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



**Public Land Ownership**

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SITE DATA				
		Parcel	Phase One	Phase Two
	53'x120' Lots	1-1	127	
	48'x120' Lots	1-2	94	
	53'x120' Lots	2-1		95
	58'x120' Lots	2-2		66
	48'x120' Lots	2-3		131
	48'x120' Lots	2-4		97
LOTS PER PHASE			221	389
TOTAL LOTS			610	



## Legacy Trails - Buckeye, AZ

### Construction Budget - January 29th 2021

Legacy Trails - Parcel Improvement - Budget Summary						NOTES
Parcel Improvements	Budget	# of Lots	FF	Cost / Lot	FF Cost	
Parcel 1-1	\$ 5,121,566	127	6,731	\$ 40,327	\$ 761	53' x 120' Lots
Parcel 1-2	\$ 3,702,986	94	4,512	\$ 39,393	\$ 821	48' x 120' Lots
Parcel 2-1	\$ 4,145,661	95	5,035	\$ 43,639	\$ 823	53' x 120' Lots
Parcel 2-2	\$ 2,675,402	66	3,828	\$ 40,536	\$ 699	58' x 120' Lots
Parcel 2-3	\$ 3,810,867	131	6,288	\$ 29,091	\$ 606	48' x 120' Lots
Parcel 2-4	\$ 4,764,656	97	4,656	\$ 49,120	\$ 1,023	48' x 120' Lots
TOTAL	\$ 24,221,138	610	31,050	\$ 39,707	\$ 780	Budget does not include Engineering, City Review or LXA fees

Legacy Trails - Infrastructure & Amenity - Budget Summary						NOTES
Infrastructure	Budget	# of Lots	FF	Cost / Lot	FF Cost	
Mass Grading	\$ 3,783,619	610	31,050	\$ 6,203	\$ 122	Assumes site balance
Main Amenity & Easement Landscape	\$ 2,149,750	610	31,050	\$ 3,524	\$ 69	
Pioneer Street - Phase 1	\$ 3,139,277	610	31,050	\$ 5,146	\$ 101	Assumes no traffic signals at any intersections
Pioneer Street - Phase 2	\$ 1,431,825	610	31,050	\$ 2,347	\$ 46	Assumes no traffic signals at any intersections
Dean Road	\$ 1,596,939	610	31,050	\$ 2,618	\$ 51	Assumes no traffic signals at any intersections
Elwood Street	\$ 3,016,686	610	31,050	\$ 4,945	\$ 97	Assumes no traffic signals at any intersections
Rainbow Road	\$ 1,740,131	610	31,050	\$ 2,853	\$ 56	Assumes no traffic signals at any intersections
Airport Road - Waterline & PRV	\$ 1,085,556	610	31,050	\$ 1,780	\$ 35	Assumes no traffic signals at any intersections
Lift Station & Force Main	\$ 2,880,906	610	31,050	\$ 4,723	\$ 93	
TOTAL	\$ 20,824,689			\$ 34,139	\$ 671	Budget does not include Engineering, City Review or LXA fees

TOTAL BUDGET	\$ 45,045,827			\$ 73,846	\$ 1,451	
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Legacy Trails - Buckeye, AZ - Construction Budget Summary

Parcel Summary

Off-Site JDA

Description of Work	Parcel Summary						Off-Site JDA									Total
	Parcel 1-1	Parcel 1-2	Parcel 2-1	Parcel 2-2	Parcel 2-3	Parcel 2-4	Mass Grading	Landscape & Amenity	Pioneer Street Phase 1	Pioneer Street Phase 2	Dean Road	Elwood Street	Rainbow Road	Airport Road	Lift Station & Force Main	
<b>I SOFT COSTS</b>																
Engineering & Fees	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 27,950	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Permits & Fees	\$ 157,999	\$ 112,519	\$ 144,009	\$ 83,037	\$ 114,068	\$ 151,855	\$ 72,921	\$ 89,642	\$ 97,917	\$ 48,134	\$ 53,865	\$ 100,154	\$ 49,197	\$ 30,363	\$ 83,068	\$ 83,068
Eng - Staking	\$ 59,373	\$ 33,605	\$ 39,188	\$ 23,595	\$ 46,833	\$ 34,678	\$ 81,217	\$ 9,350	\$ 15,231	\$ 25,714	\$ 10,721	\$ 61,153	\$ 20,116	\$ 26,950	\$ -	\$ -
Construction Inspection & Testing	\$ 22,225	\$ 16,450	\$ 16,625	\$ 11,550	\$ 22,925	\$ 16,975	\$ 40,000	\$ 6,500	\$ 5,101	\$ 8,612	\$ 3,574	\$ 20,482	\$ 6,738	\$ 14,000	\$ -	\$ -
<b>II HARD COSTS</b>																
Plant Salvage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cleaning & Grubbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,604	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SWPPP Implementation/Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,193	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dust Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 354,074	\$ -	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Grading	\$ 61,380	\$ 46,860	\$ 47,300	\$ 34,540	\$ 63,140	\$ 48,180	\$ 1,304,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Import/Export	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retaining, View & Theme Walls	\$ 483,781	\$ 314,178	\$ 354,220	\$ 297,293	\$ 257,616	\$ 361,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer	\$ 707,638	\$ 503,251	\$ 594,965	\$ 370,788	\$ 631,596	\$ 550,229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,373,375
Water - Tax Exempt Materials	\$ 258,299	\$ 159,611	\$ 176,879	\$ 125,531	\$ 189,872	\$ 174,611	\$ -	\$ -	\$ 74,907	\$ 110,971	\$ 180,650	\$ 236,792	\$ -	\$ 347,000	\$ -	\$ -
Water	\$ 329,764	\$ 228,239	\$ 244,629	\$ 168,751	\$ 301,242	\$ 244,346	\$ -	\$ -	\$ 333,744	\$ 74,642	\$ 239,900	\$ 469,325	\$ 497,155	\$ 518,700	\$ -	\$ -
Storm Drain - Tax Exempt Materials	\$ 41,285	\$ 28,515	\$ 60,055	\$ 37,490	\$ 57,695	\$ 9,180	\$ -	\$ -	\$ 4,500	\$ 8,370	\$ 1,260	\$ 20,925	\$ 2,880	\$ -	\$ -	\$ -
Storm Drain	\$ 43,638	\$ 57,077	\$ 103,516	\$ 66,986	\$ 127,336	\$ 120,408	\$ 1,103,100	\$ -	\$ 6,640	\$ 12,807	\$ 980	\$ 18,696	\$ 2,586	\$ -	\$ -	\$ -
Dry Utilities	\$ 269,052	\$ 186,848	\$ 188,802	\$ 159,268	\$ 211,160	\$ 188,135	\$ -	\$ -	\$ 76,025	\$ 118,665	\$ 122,480	\$ 538,320	\$ 95,150	\$ -	\$ -	\$ -
Street Light	\$ 60,700	\$ 80,100	\$ 60,700	\$ 43,725	\$ 82,525	\$ 60,700	\$ -	\$ -	\$ 30,140	\$ 37,050	\$ 30,140	\$ 78,510	\$ 30,140	\$ -	\$ -	\$ -
Concrete	\$ 812,324	\$ 720,744	\$ 555,307	\$ 408,145	\$ 511,732	\$ 1,163,715	\$ -	\$ -	\$ 1,662,120	\$ 307,909	\$ 110,621	\$ 483,569	\$ 138,635	\$ -	\$ -	\$ -
Paving	\$ 504,373	\$ 312,668	\$ 350,915	\$ 243,943	\$ 360,247	\$ 370,004	\$ -	\$ -	\$ 190,202	\$ 313,274	\$ 537,794	\$ 413,471	\$ 573,911	\$ -	\$ -	\$ -
Paving & Concrete Repairs	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -
Landscaping & Amenities	\$ 515,175	\$ 299,383	\$ 552,021	\$ 159,660	\$ 240,770	\$ 520,391	\$ -	\$ 1,726,916	\$ 74,200	\$ 125,272	\$ 41,769	\$ 130,340	\$ 61,250	\$ -	\$ -	\$ -
Entry Monumentation	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 100,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes	\$ 36,000	\$ 48,000	\$ 36,000	\$ 36,000	\$ 24,000	\$ 36,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Maintenance	\$ 3,000	\$ 3,000	\$ 6,000	\$ 3,000	\$ 3,000	\$ 6,000	\$ -	\$ 2,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Warranty	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL SOFT COSTS</b>	\$ 240,097	\$ 163,074	\$ 200,322	\$ 118,682	\$ 184,326	\$ 204,008	\$ 222,088	\$ 105,992	\$ 118,749	\$ 82,961	\$ 68,659	\$ 182,289	\$ 76,551	\$ 71,813	\$ 83,568	\$ 2,123,177
<b>TOTAL HARD COSTS</b>	\$ 4,141,407	\$ 3,003,473	\$ 3,346,309	\$ 2,170,119	\$ 3,076,932	\$ 3,868,173	\$ 3,008,641	\$ 1,728,916	\$ 2,562,278	\$ 1,143,760	\$ 1,300,394	\$ 2,402,748	\$ 1,408,507	\$ 867,500	\$ 2,373,375	\$ 36,402,530
<b>CONSTRUCTION MANAGEMENT (3.0%)</b>	\$ 144,590	\$ 104,496	\$ 117,039	\$ 75,530	\$ 107,621	\$ 134,382	\$ 106,614	\$ 60,552	\$ 88,474	\$ 40,482	\$ 45,179	\$ 85,306	\$ 49,007	\$ 30,997	\$ 81,079	\$ 1,271,348
<b>CONTINGENCY (10%)</b>	\$ 438,150	\$ 316,655	\$ 354,663	\$ 228,880	\$ 326,126	\$ 407,218	\$ 323,073	\$ 183,491	\$ 268,103	\$ 122,672	\$ 136,905	\$ 258,504	\$ 148,506	\$ 93,931	\$ 245,694	\$ 3,852,571
<b>SALES TAX (4.095%)</b>	\$ 157,323	\$ 115,288	\$ 127,329	\$ 82,191	\$ 115,862	\$ 150,875	\$ 123,204	\$ 70,799	\$ 101,674	\$ 41,950	\$ 45,802	\$ 87,839	\$ 57,560	\$ 21,314	\$ 97,190	\$ 1,396,201
<b>Total Budget</b>	\$ 5,121,566	\$ 3,702,986	\$ 4,145,661	\$ 2,675,402	\$ 3,810,867	\$ 4,764,656	\$ 3,783,619	\$ 2,149,750	\$ 3,139,277	\$ 1,431,825	\$ 1,596,939	\$ 3,016,686	\$ 1,740,131	\$ 1,085,556	\$ 2,880,906	\$ 45,045,827
<b>Total Cost Per Lot</b>	\$ 40,327	\$ 39,393	\$ 43,639	\$ 40,536	\$ 29,091	\$ 49,120	\$ 6,203	\$ 2,618	\$ 5,146	\$ 2,347	\$ 2,618	\$ 4,945	\$ 1,780	\$ 1,780	\$ 4,723	\$ 73,846
<b>Total Cost Per FF</b>	\$ 761	\$ 821	\$ 823	\$ 699	\$ 606	\$ 1,023	\$ 122	\$ 51	\$ 101	\$ 46	\$ 51	\$ 97	\$ 35	\$ 35	\$ 93	\$ 1,451