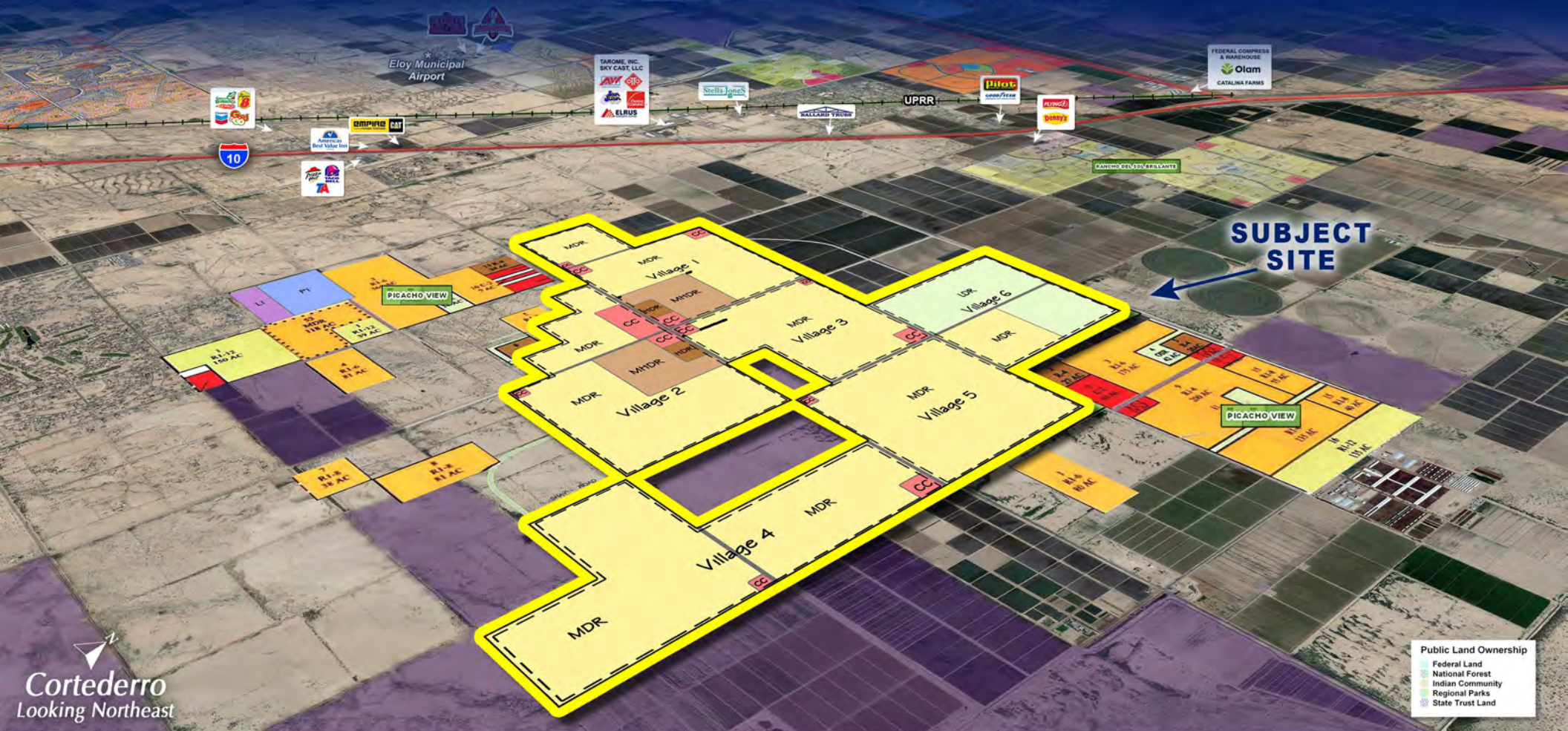




CITY OF ELOY, ARIZONA

CORTEDERRO



Cortederro
Looking Northeast



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:
NATE NATHAN / nate@nathanlandaz.com
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CITY OF ELOY, ARIZONA

CORTEDERRO

LOCATION

Located approximately at South Toltec Road and West Milligan Road, south of Interstate 10 in The City of Eloy (Pinal County), Arizona.

SIZE

±4,349 Total Acres

ZONING

Development Agreement in place which permits up to 20,748 dwelling units, for a gross density of 4.6 units per acre.

PRICE

Submit

COMMENTS

Cortederro is a large contiguous future master plan located in the emerging Eloy growth corridor. Site currently is under 3 option solar agreements (see page 8).

ELOY SERVICE PROVIDERS

Water: City of Eloy

Sewer: City of Eloy

Electric: Arizona Public Service

Gas: Southwest Gas

Telephone/Cable: Cox and CenturyLink

GENERAL PLAN AMENDMENT

Please [click here](#) to view.

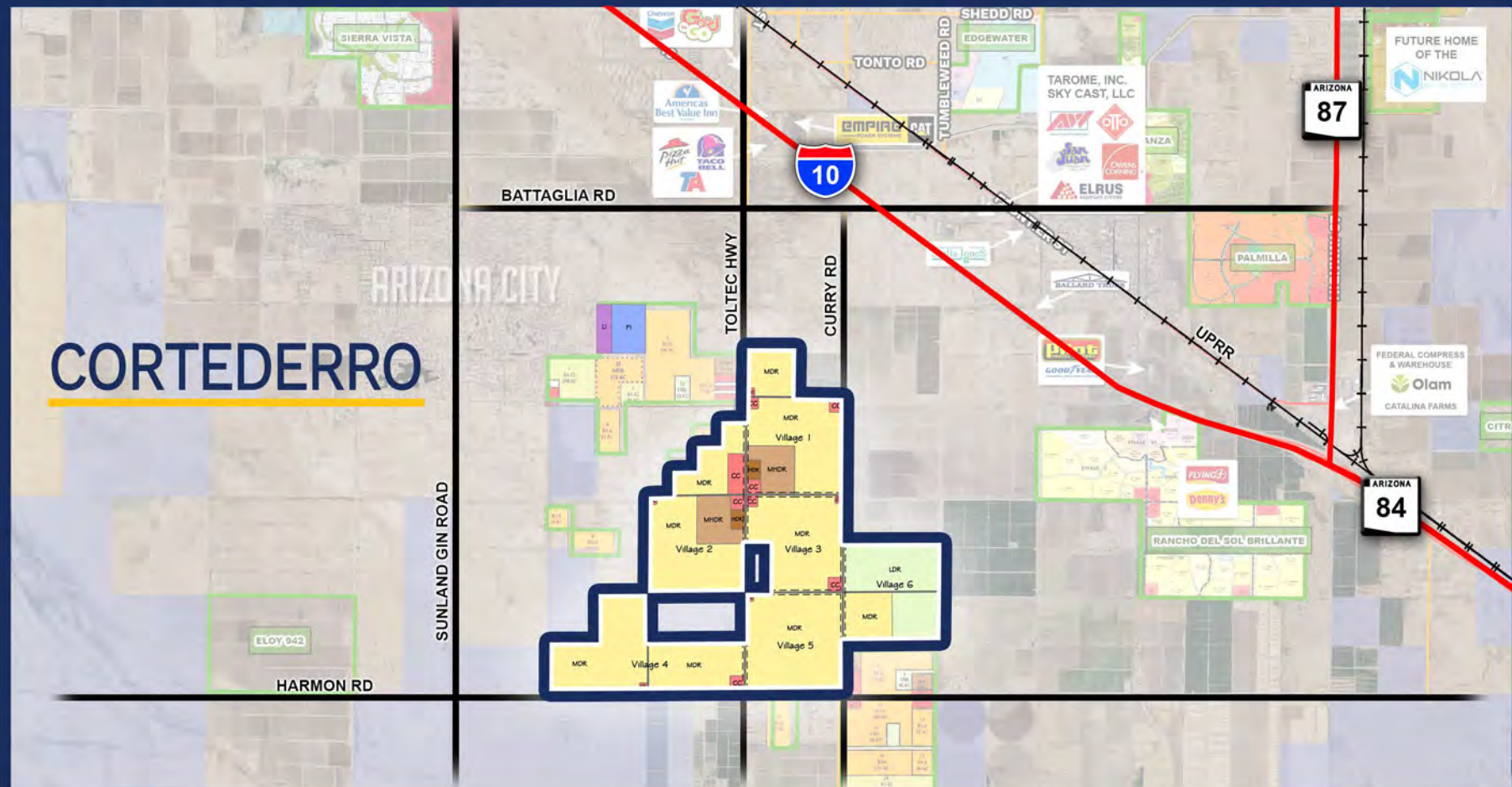
THE Offering

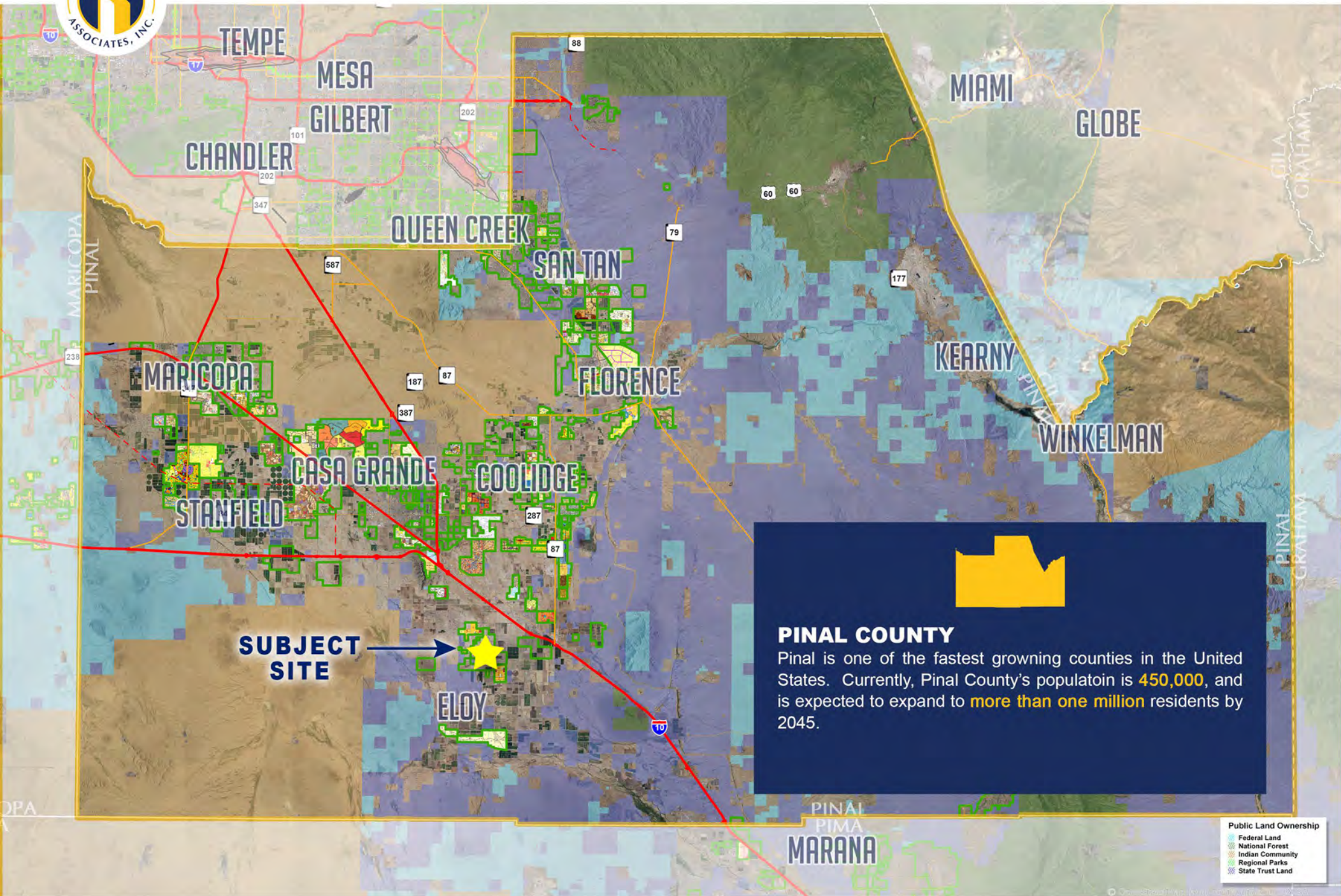
CORTEDERRO is a master planned community comprised of residential, commercial, industrial park and recreational uses. Located within the City of Eloy in Pinal County, this $\pm 4,349$ acre site is located south of Interstate 10, and is bisected by Toltec Highway.

Cortederro focuses on optimizing its central location and excellent transportation access by creating recreational opportunities, a mix of housing products and densities, a City Recreation Lake Park and public services. The master planned community is designed to foster a high quality of life for its residents. Balancing open space and offering office and retail areas at the City Center reduces the need for excessive travel, creating a strong community feel.

CITY BENEFITS As the population of Eloy increases, the demand for housing and services increases. Cortederro master planned community will assist in drastically easing this demand by providing residential development, unique community amenities and improved street and utility infrastructure. It will additionally enhance the broad-based planning efforts in the region and should increase surrounding property values by providing homes priced above or comparable to the values of the surrounding community.

The vast improvements Cortederro will bring to the City of Eloy will effectively address the long-range goals of the community adding exceptional value to the surrounding areas.







PINAL COUNTY *Overview*

Comprised of 5,376 square miles, Pinal County is nestled between Maricopa County (Phoenix) and Pima County (Tucson) and is the bridge that connects the two largest Arizona cities. Pinal County's excellent central Arizona location has propelled the County to become the destination of choice for people and business. As one of the fastest growing counties in the United States, with a current population of 454,915 as of 2020, Pinal County offers unparalleled opportunities for domestic and international businesses across all economic sectors.

In terms of historical growth, Pinal County has been a leader and has been able to fully recover from the past recession, and has one of the most optimistic economic futures in the southwestern United States.

Pinal County excels in the traditional economic opportunities of agriculture and mining; and combined with the emerging technologies of aerospace, bio-med, renewable/green technologies (solar and wind) and high-tech manufacturing facilities it is an economic powerhouse. Along with robust recreational, cultural and tourism opportunities, it all lends itself to the creation and continuation of a diverse economy with high-wage job opportunities, thus creating a vibrant residential population enjoying a high-level quality of life unsurpassed in Arizona.

Pinal County is world renowned for its wide-open spaces and abundance of natural and majestic beauty. The County offers a superb quality of life - and children, youth and adults are able to avail themselves of bountiful indoor and outdoor recreational and lifestyle choices. Located in the very heart of the Sun Corridor, Pinal County is a great place to live and work.

CITY *Snapshots*

APACHE JUNCTION

- Canyon Lake
- Superstition Mountain Museum
- Goldfield Ghost Town
- Lost Dutchman State Park
- The Arizona Renaissance Festival

CASA GRANDE

- Grande Sports World
- The Museum of Casa Grande
- Casa Grande Neon Sign Park
- Casa Grande Mountain Park
- 3 Golf Courses Open to Public
- 17 Miles of Hiking Trails

COOLIDGE

- Casa Grande National Monument
- Pinal Geology & Mineral Museum
- Artisan Village of Coolidge
- Copper State Heritage Museum
- Glass Studio

ELOY

- Santa Cruz Valley Historic Museum
- Sunland Visitor Center
- Picacho Peak State Park
- SkyDive Arizona
- Bent Prop Saloon & Cookery
- Robson Ranch Resort Community

MARANA

- Marana Gastronomy Tours
- The Ritz Carlton Dove Mountain
 - White Stallion Ranch
- Wild Burro Canyon Petroglyphs
 - Li'l Abner's Steakhouse

CITY OF MARICOPA

- Copper Sky Regional Park
 - APEX Motor Club
 - Duke Golf Club
 - Arizona Soaring
 - Skydive Phoenix
- Copper Sky Multigenerational Center

AK-CHIN

INDIAN COMMUNITY

- Harrah's Ak-Chin Casino
- Southern Dunes Golf Club
- Ak-Chin Circle Entertainment Ctr.
 - Him-Dak Eco-Museum
- Masik Tas "Birthday" Celebration
 - Him-Dak Celebration

FLORENCE

- McFarland State Historic Park
- Pinal County Historical Museum
- St. Anthony's Orthodox Monastery
 - Historic Downtown Florence
 - The Windmill Winery
- Poston Butte Golf Course

ORACLE

- Oracle State Park
- Biosphere 2
- AZ Zip Line Adventures
- Oracle Historical Society
- Peppersauce Canyon/Cave Tours

QUEEN CREEK

- Queen Creek Olive Mill
- Schnepf Farms
- Hayden Flour Mill
- Mansel Carter Oasis Park
- Queen Creek Town Center
- Picket Post Square

SAN TAN VALLEY

- San Tan Mountain Regional Park
- Stargazing at the Park
- The Golf Club at Johnson Ranch
- Encanterra Country Club
- The Links at Queen Creek GC
- 17 Miles of Hiking Trails

SUPERIOR

- Boyce Thompson Arboretum
- Bob Jones Museum
- The Caboose Park & History Trail
- The Magma Hotel Complex
- Legends of Superior Trails



ELOY QUICK FACTS



POPULATION

2020 population: **18,352**
Population growth 2010 - 2020: **4.96%**
Median age of **33.3**



GROWTH

Eloy includes approximately **113.7 square miles** of land, much of it available for developmental growth.



WORKFORCE

Eloy employers draw upon a base population of nearly **117,000 residents** living within 30 minutes of the city.



TRANSPORTATION ACCESS

Current:	Future:
Interstate (I-10)	North-South Freeway
Interstate 8 (I-8)	Interstate 11 (I-11)



DEVELOPMENT INCENTIVES

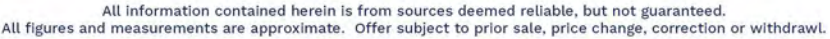
Industrial-zoned land inventory **5,400 acres**
Foreign Trade Zone **over 250 acres**
Arizona Opportunity Zone **27,968 acres**
Low impact fees
Expedited review and permitting processes

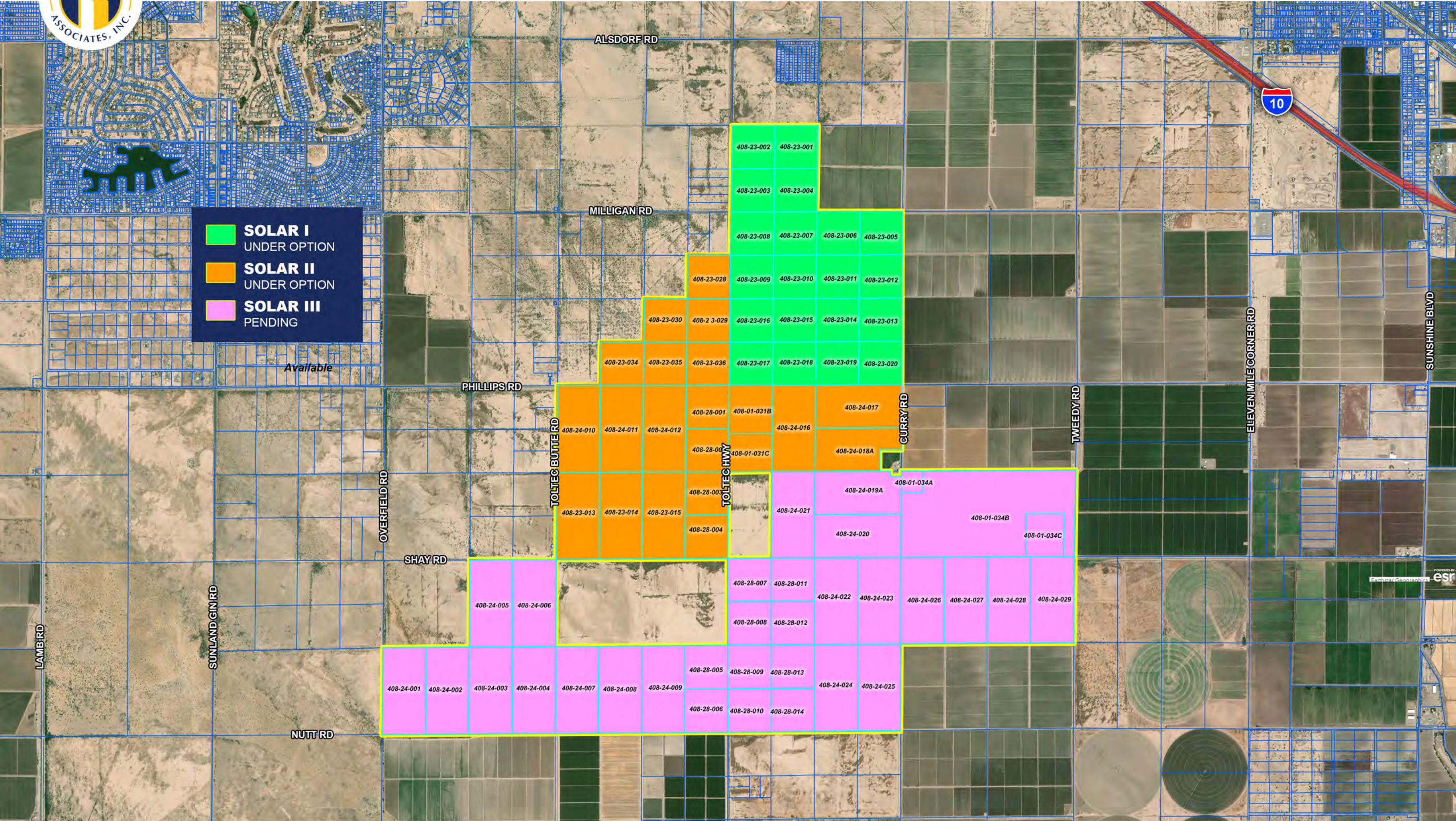


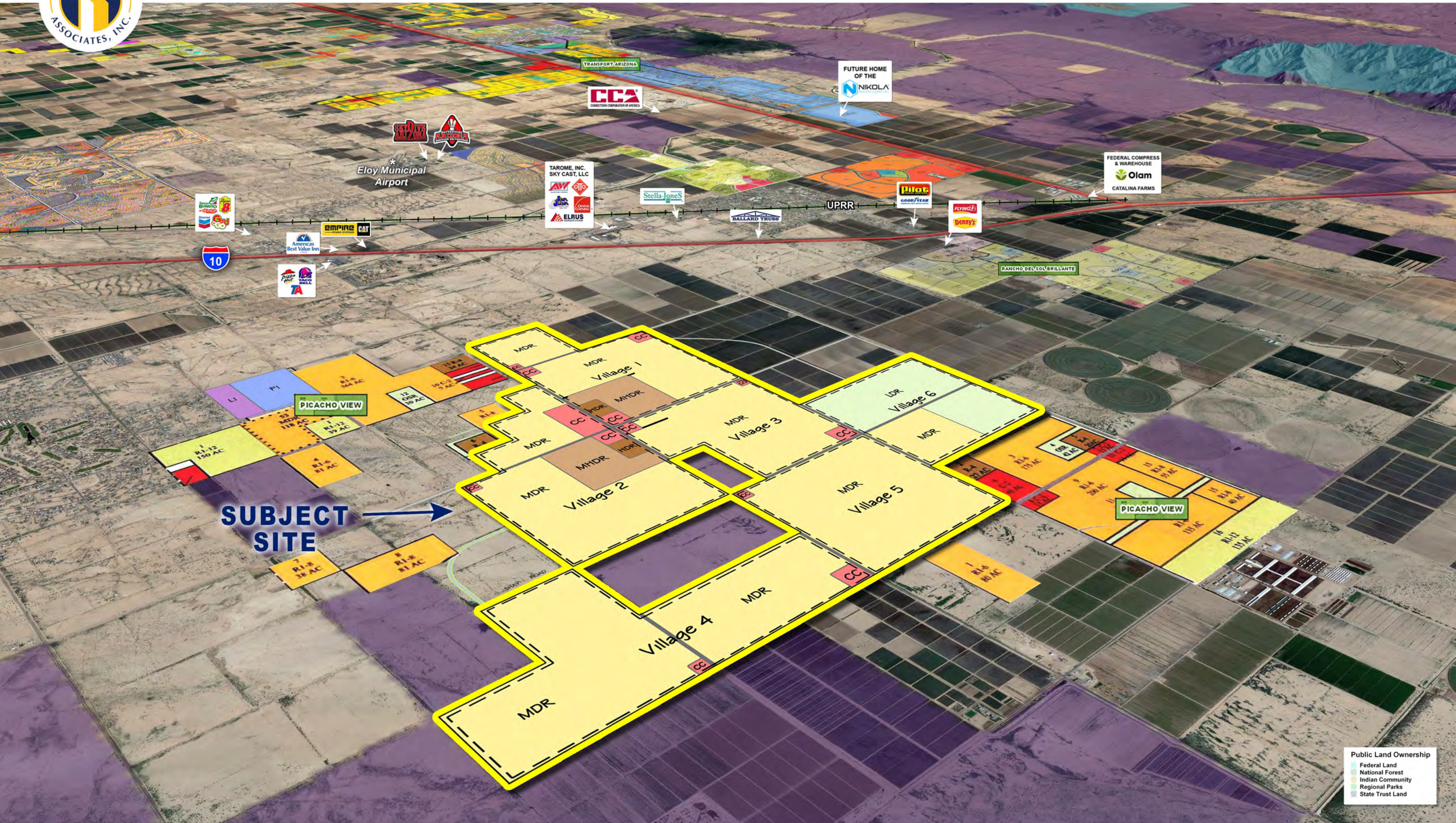
EDUCATION

Central Arizona College **7,442 acres**
Santa Cruz Valley Union High School **357**
Central Arizona Valley Institute of Technology **31**
Eloy Elementary **1,000**
Toltec Elementary School **426**
Picacho Elementary School **182**

Source: eloyaz.gov





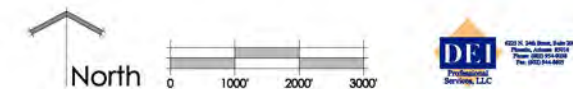




CORTEDERRO

Proposed General Plan Amendment

March 30, 2007



Land Use Table

POD	ZONING	ACRES	RAC	DWELLING UNITS
1	MDR	48	6.5	312
2	MDR	84	6.5	546
3	MDR	74	6.5	481
4	MDR	62	6.5	403
5	MDR	105	6.5	683
6	CC	7	0	0
7	HDR	63	24	1512
8	MHDR	66	10	660
9	CR	17	0	0
10	MDR	20	6.5	130
11	POD	30	0	0
12	MDR	55	6.5	358
13	CC	15	0	0
14	NC	3	0	0
15	NC	3	0	0
16	MDR	36	6.5	234
17	MDR	101	6.5	657
18	CC	80	0	0
19	NC	3	0	0
20	CC	15	0	0
21	HDR	54	24	1296
22	MDR	204	6.5	1326
23	NC	3	0	0
24	MDR	14	6.5	91
25	MDR	14	6.5	91
26	MDR	272	6.5	1768
27	NC	3	0	0
28	NC	3	0	0
29	NC	3	0	0
30	HDR	58	24	1392
31	HDR	44	24	1056
32	MDR	32	6.5	208
33	MDR	89	6.5	449
34	MDR	107	6.5	696
35	MDR	89	6.5	579
36	NC	3	0	0
37	NC	3	0	0
38	LOR	100	4	400
39	EDR	146	1	146
40	EDR	26	1	26
41	EDR	283	1	283
42	EDR	215	1	215
43	EDR	6	1	6
44	NC	3	0	0
45	NC	3	0	0
46	LDR	380	4	1520
47	NC	3	0	0
48	LDR	575	4	2300
49	LDR	4	4	16
50	EDR	144	1	144
51	LI	37	0	0
52	PI	109	0	0
53	MDR	116	6.5	767
Subtotal		4914		
POD		260		
RIGHT OF WAY		279		
TOTAL ACRES		4553		
TOTAL DWELLING UNITS				20748
GROSS DENSITY				4.6

Approved PAD

LEGEND

- MDR Medium Density Residential (4-6.5 du/ac)
- MHDR Medium High Density Residential (6.5-10.0 du/ac)
- HDR High Density Residential (10.0-24.0 du/ac)
- LDR Low Density Residential (1.0 to 4.0 du/ac)
- EDR Estate Density Residential (.20 to 1.0 du/ac)
- Public / Institutional
- Light Industrial
- Community Commercial
- Neighborhood Commercial
- Commercial Recreational
- Park/Open Space
- Open Space





Exhibit #10

LEGEND

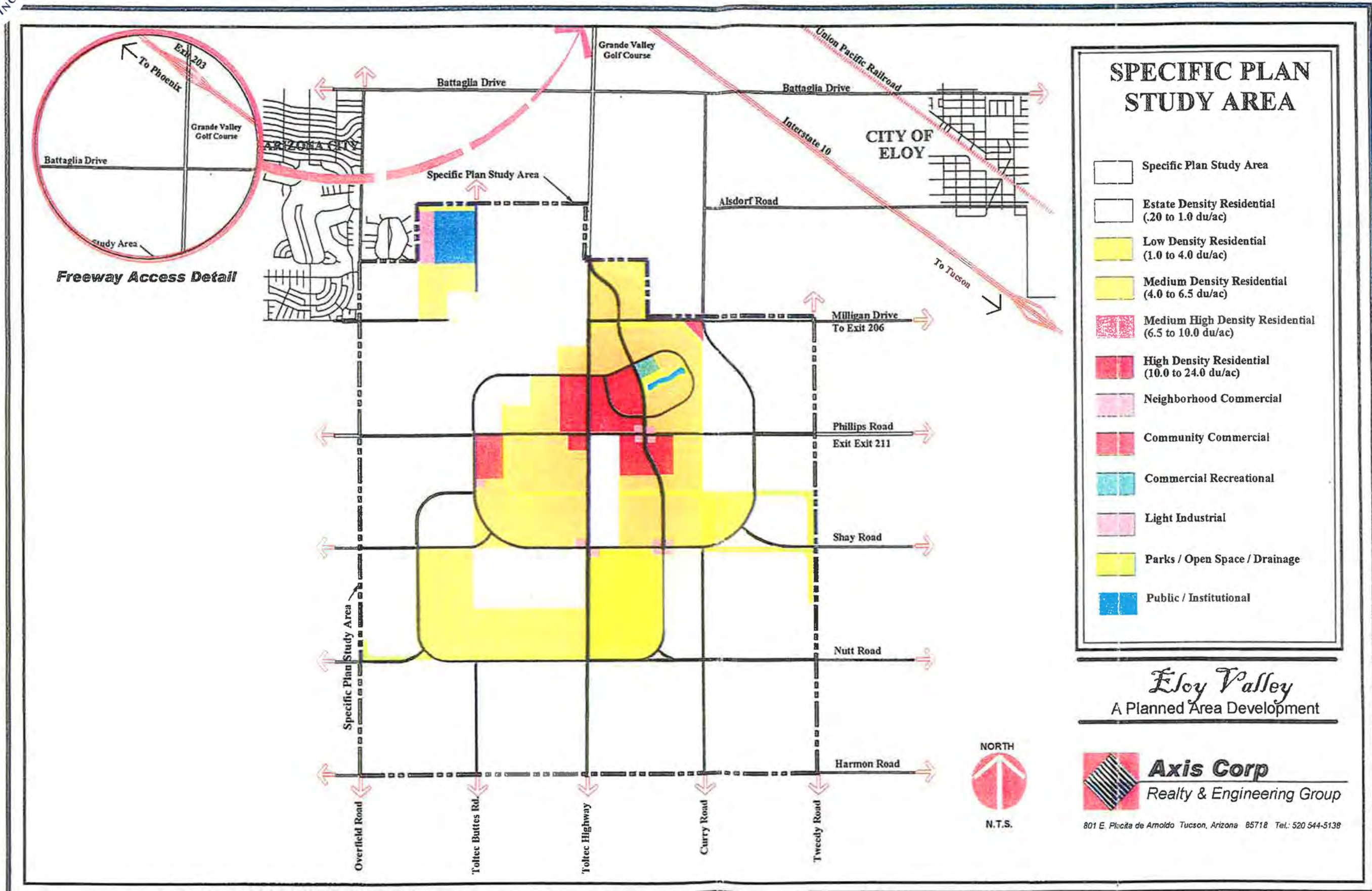
Note: All planning area sizes (acreage) are conceptual only, and may change at the time of platting or development plan.

Eloy Valley
A Planned Area Development



Axis Corp
Realty & Engineering Group

801 E. Placita de Arnoldo Tucson, Arizona 85718 Tel.: 520-544-5138





Land Use Map

Eloy General Plan

Land Use Designations

Residential

- Estate Density Residential (0.2 - 1.0 du/ac)
- Low Density Residential (1.0 - 3.0 du/ac)
- Medium Density Residential (3.0 - 6.0 du/ac)
- Med-High Density Residential (6.0 - 10 du/ac)
- High Density Residential (10 - 24 du/ac)

Commercial

- Neighborhood Commercial
- Community Commercial

Industrial

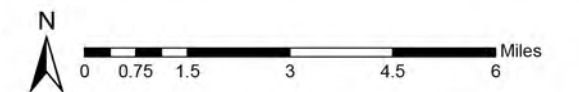
- Light Industrial
- General Industrial

Other

- Parks/Open Space
- Mixed Use
- Public/Institutional
- Planned Community Area
- Airport Influence Area

Reference

- Eloy City Limits
- Eloy Planning Area
- Interstate
- State Highway
- Railroad



Disclaimer: This map is furnished for reference purposes only and is not suitable for legal, financial, engineering, or surveying purposes or commitments. The City of Eloy assumes no responsibility for errors, omissions, or inaccuracies presented, and shall have neither liability nor responsibility for any direct or indirect loss or damage in connection with, or arising from, the information on this map. Any conclusions derived from this map are the responsibility of the user.

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Downtown Detail

