



UP TO 284 BUILD TO RENT UNITS

# BELLA CAMINO



Bella Camino  
Looking Southwest

ASTL

SUBJECT SITE

Champion Schools  
San Tan Valley

LDS Church

ASTL



PHONE 480.367.0700 / FAX 480.367.8341  
www.NathanLandAZ.com

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



## ENTITLEMENTS FOR UP TO 284 BUILD TO RENT UNITS

# BELLA CAMINO

### LOCATION

Site is located northwest of Ironwood/Gantzel Road and Bella Vista Road in San Tan Valley (Pinal County), Arizona.

### ACREAGE

21.8 Gross Acres (±19.61 Net Acres)

### DENSITY

Entitlements are approved for up to 284 Build to Rent Units (based on a gross of 21.8 Acres) at 13 DU/Ac.

### PARCEL

210-17-002C

### PRICE

Submit

### SUGGESTED TERMS

- Feasibility Period: 60 Days
- Close of Escrow: 30 days after expiration of Feasibly Period.

### BID DUE BY DATE

All offers are due on or before Thursday, November 3, 2022 by 12:00pm (noon) MST.

### ZONING [\(please click to view\)](#)

PAD/Pinal County

Zoning Case: PZ-013-18

### FINAL PLAT

[Please Click](#) to view final plat for the 133 SF lots adjacent to the BTR Subject Site.

*\*Site may be available for purchase with Build to Rent lots. Please call for information.*

### UTILITIES

- Sewer and Water: EPCOR
  - Natural Gas: Mesa Gas
  - Telephone/Cable/Data: CenturyLink/Cox
  - Electrical: SRP
  - Police: Pinal County Sheriff Department
  - School: Florence Unified School District
  - Solid Waste: Private Provider
  - Fire Protection: Rural Metro
- \*All utilities are available to the site with capacity to serve.*



## SAN TAN VALLEY QUICK FACTS



### POPULATION

2020 population: **99,894**  
Population growth 2010 - 2020: **2.36%**  
Median age of **33.5**



### GROWTH

Population estimate 2025: **112,683**  
Number of households: **32,337**  
Median Household Income: **\$67,880**



### HOUSING

Median Home Value **\$212,900**  
Median Rent **\$1,356**  
Renters **22%**  
Home Owners **78%**



### ATTRACTIONS

Encanterra Country Club  
The Links at Queen Creek  
Arizona Speedway  
San Tan Regional Park



### AREA TOP EMPLOYERS

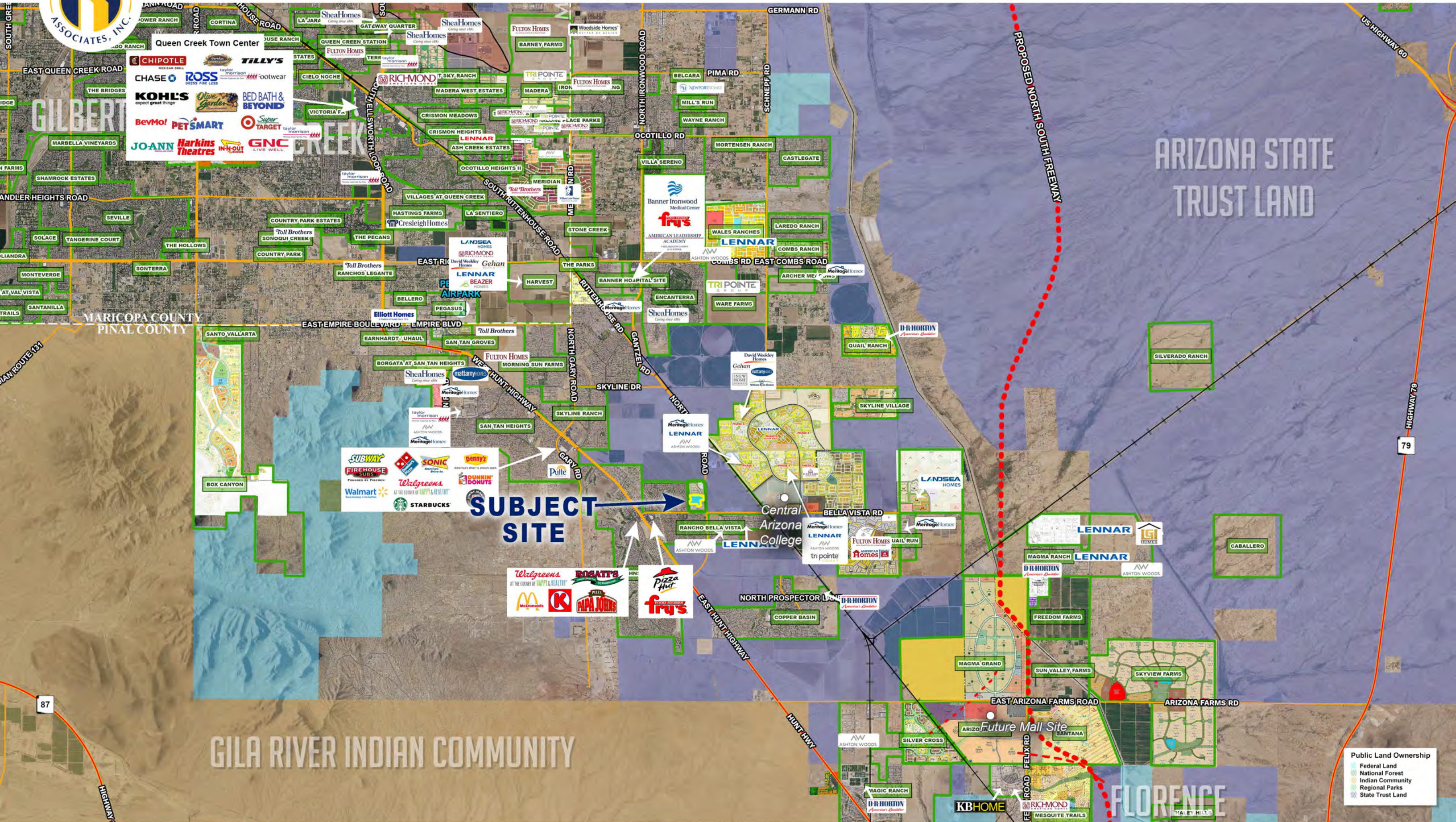
Salesforce **5,000**  
SAP Computer Software **5,000**  
Synchrony **1,500**  
McKinstry Construction **1,000**  
American Express **1,000**  
Northrop Gumman **2,150**  
Fidelity Investments **750**

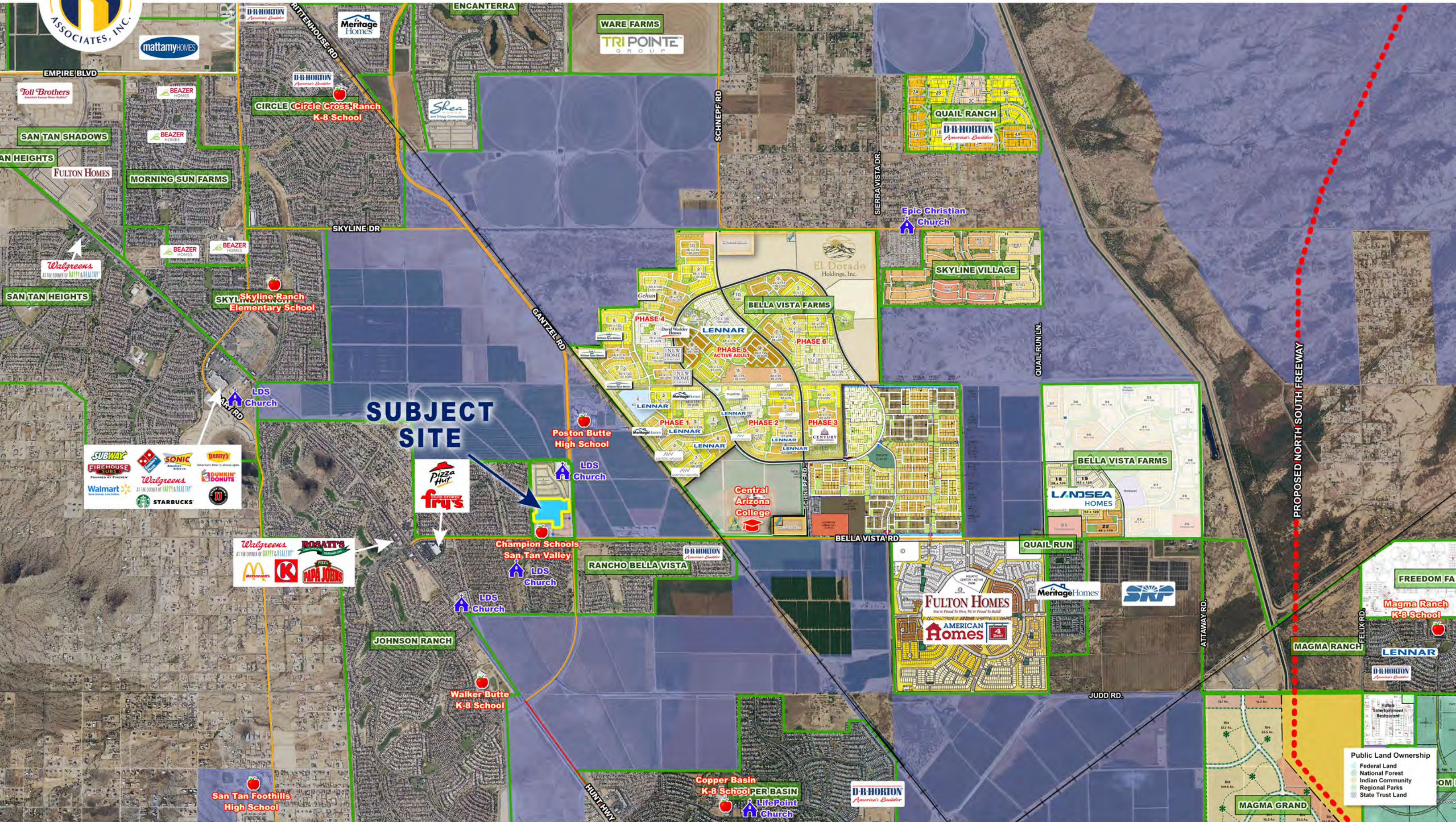


### EDUCATION

Cantral Arizona College **7,442 students**  
Legacy Traditional School **1,223 students**  
Combs Traditional Academy **266 students**  
American Leadership Academy **6,100 students**  
Happy Valley School East Campus **520 students**  
Jack Harmon Elementary School **565 students**  
Combs High School **1,357 students**



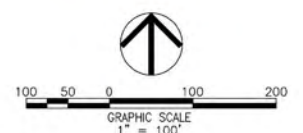






land planning  
development entitlements  
landscape architecture  
120 south ash avenue  
tempe, arizona 85281  
480.994.0994

**BELLA CAMINO**  
CONCEPT LOTTING/ LAND USE PLAN



18000962 DRAWN BY: PR, DM 07/23/18

PRELIMINARY-NOT FOR CONSTRUCTION • SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL. This document, together with the concepts and design provided herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. No one should rely on this document without written authorization and approval by LVA Urban Design Studio, an RVi Company, and without liability to LVA Urban Design Studio, an RVi Company. L:\2018\18000962-BELLA CAMINO PAD\CAD\PLANNING\REF\REF-RVI-18000962-LOTTING PLAN.dwg May 8, 2018