



PINAL COUNTY, ARIZONA

RANCH 160

ASTL

60

PARCEL 1

142 Lots - 50' x 120'
5 Lots - 55' x 120'

PARCEL 5

58 Lots - 60' x 120'
16 Lots - 65' x 120'

PARCEL 2

66 Lots - 50' x 121'

PARCEL 4
192 x 160
160 Lots

PARCEL 3
200 x 121
37 Lots

Public Land Ownership

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

Ranch 160
Looking Northwest
towards Mesa



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



PINAL COUNTY, ARIZONA

RANCH 160

LOCATION

Ranch 160 is a self-contained masterplanned community located at the base of the picturesque Superstition Foothills, just northeast of the Highway 60 and Highway 79 intersection within Pinal County, Arizona. Completely surrounded by Arizona State Trust Land, Ranch 160 has easy freeway access while maintaining that open desert appeal so many Arizona homebuyers are looking for.

ACREAGE

±160.69 Acres

SIZE AND PRICE

Parcel	Lot Width	Lot Depth	Lot Count	FF	FF Price	Finished Lot Price	Total Finished Price	Improvement Cost	Total Improvement Cost	Total P&E Purchase Price
1	50'	120'	142	7,100	\$2,450	\$122,500	\$17,395,000	\$1,300	\$9,230,000	\$8,165,000
	55'	120'	4	220	\$2,450	\$134,750	\$539,000	\$1,300	\$286,000	\$253,000
2	50'	121'	66	3,300	\$2,450	\$122,500	\$8,085,000	\$1,300	\$4,290,000	\$3,795,000
5	60'	120'	58	3,480	\$2,450	\$147,000	\$8,526,000	\$1,300	\$4,524,000	\$4,002,000
	65'	120'	16	1,040	\$2,450	\$159,250	\$2,548,000	\$1,300	\$1,352,000	\$1,196,000
Total			286				\$37,093,000		\$19,682,000	\$17,411,000

TERMS

- 60-day Feasibility
- Development budget to be approved during Feasibility
- Final plat expected Q1 2022
- Close of escrow at final plat approval, anticipated to be March 2022.
- Purchase price paid to Seller will be a land residual based upon a mutually agreed upon improvement budget deducted from the finished lot schedule above.



JOINT DEVELOPMENT AGREEMENT (JDA)

Seller requires the subscribed builder to enter into a JDA with Gehan. The JDA will govern the development of the entire Ranch 160 community. The builders that are part of the JDA will need to secure their respective proportionate share of the development costs. That form of security would need to be cash in escrow or a letter of credit.

ADDITIONAL FEES*

- Pinal County Development Fee (East w/ Arterials SFA): \$1,552/lot = \$814,800
- Liberty Utilities “Offsite Facilities Hookup Fee”: \$1,800/lot = \$945,000
- AZ Water Co Service Line & Meter Install Fee (under negotiation):
\$629 + “actual cost of meter” / lot = \$330,225/lot + actual cost of meters

**All Fees assume 525 Lots. Builder should confirm fees during due diligence period.*

UTILITIES

- *Water:* AZ Water Company
- *Sewer:* Liberty Utilities
- *Electricity:* SRP
- *Telephone:* Cox/CenturyLink
- *Cable:* Cox/CenturyLink
- *Fire:* Rural Metro

SCHOOLS

Florence K-8 and Florence High School

ZONING

AG | Pinal County

PARCELS

104-30-006A, 005E, 005D, 005F

SETBACKS

Front: 10’

Side: 5’ and 10’

Rear: 20’

DUE DILIGENCE

[Please click to view](#)

Arizona Water Co sc-265

Estimated Project Schedule

Liberty Utilities

Pinal Impact Fee Schedule

Prelim. Cost Estimate

Tentative Plat



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



EAST VALLEY FACTS



POPULATION

2020 population: **1,406,000**
Population estimate 2030: **1,772,000**
Median age of: **39.3**



RANKINGS

Best City in Arizona to buy a home **Apache Junction**
3rd Best City to buy a family home **Chandler**
Best City for business **Gilbert**
5th Best City in job growth **Mesa**

Source: phxeastvalley.com



CITY MAKE UP

The West Valley is made up of **7 cities and towns** including:

Mesa	Apache Junction
Tempe	Queen Creek
Chandler	Fountain Hills
Gilbert	Pinal County



INFRASTRUCTURE

The region has invested in connecting residents starting with **interstates** and **freeways** to **rail, buses** and **light rail**. The Phoenix East Valley makes traveling from one city to the next and to three of the worlds' largest economies, like **California, Texas and Mexico**, accessible.

Source: phxeastvalley.com



HIGHER EDUCATION

Arizona Christian University **Glendale**
Arizona State University **Tempe**
Benedictine University **Mesa**
Central Arizona College **Apache Junction**
Chandler-Gilbert Community College **Chandler**
Maricopa Community College **Tempe**
Mesa Community College **Mesa**
Park University **Gilbert**
Rio Salado College **Tempe**
University of Phoenix **Tempe**



KEY COMPANIES

Intel Corporation **11,700 employees**
Banner Health **10,827 employees**
Wells Fargo **5,265 employees**
Boeing Company **4,760**
Bank of America **4,120**
Frys Food Stores **3,435**
SRP **2,792**
American Airlines **2,500**
Go Daddy **2,321**
Home Depot **2,193**
Honeywell **2,000**

Source: phxeastvalley.org



RANCH 160 / US 60 AND RANCH 160 BOULEVARD

EDUCATION

Peralta Trail Elementary School K-6

Cactus Canyon Junior High 7-8

Apache Junction High School 9-12

Central Arizona College



NEARBY AMENITIES



Queen Valley Golf Course QUEEN VALLEY

Mountain Brook Golf Club GOLD CANYON

**Superstition Mountain
Golf & Country Club** GOLD CANYON

Gold Canyon Resort & Spa GOLD CANYON

Peralta Trailhead GOLD CANYON

Lost Goldmine Trailhead GOLD CANYON

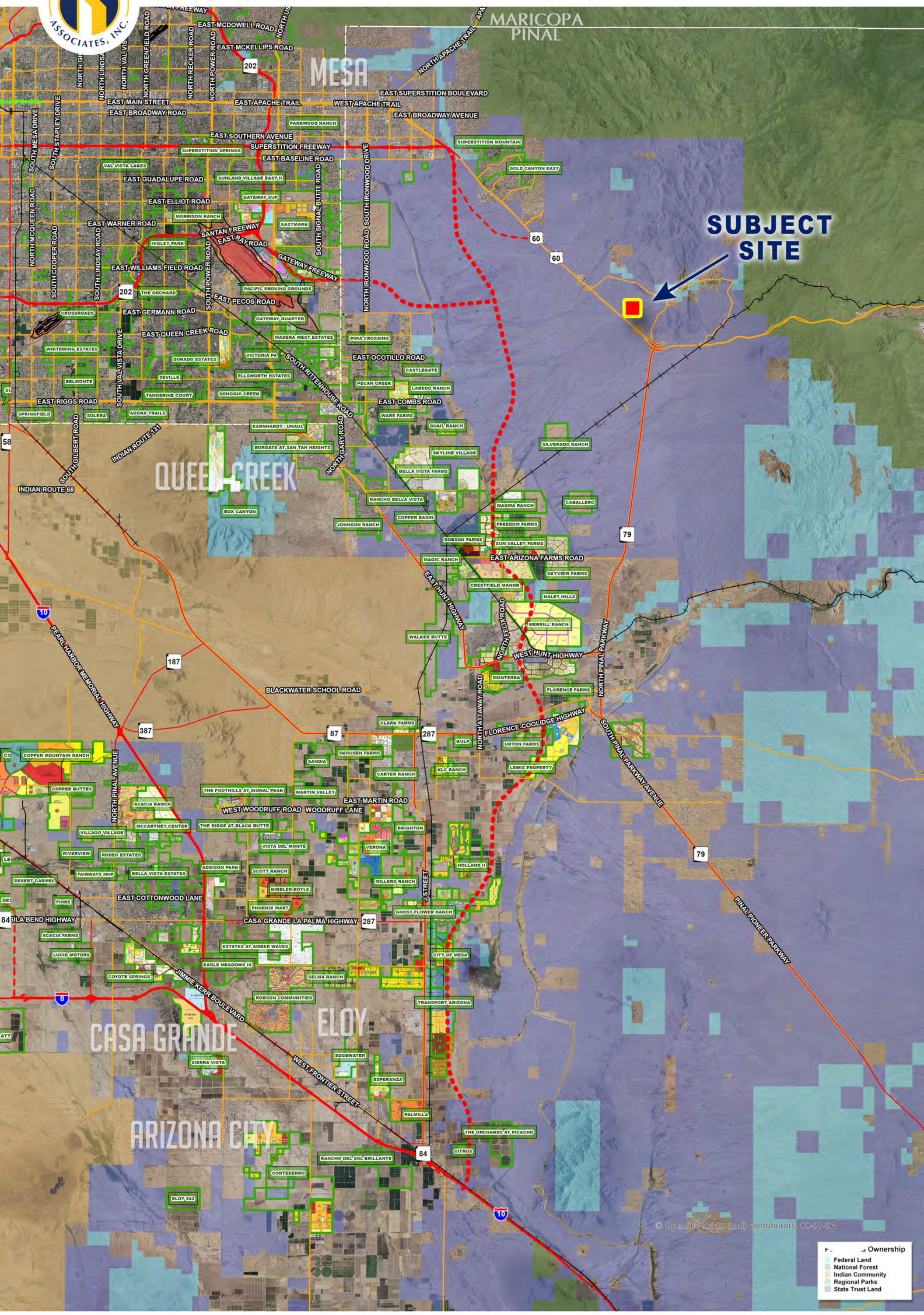
TRAVEL TIME

DESTINATION	MILES	TIME (MINS)
Gold Canyon	16.4	20
Apache Junction	22.8	30
Phoenix-Mesa Gateway Airport	35.3	39
Phoenix	55.4	60
Phoenix Sky Harbor Airport	51.0	53





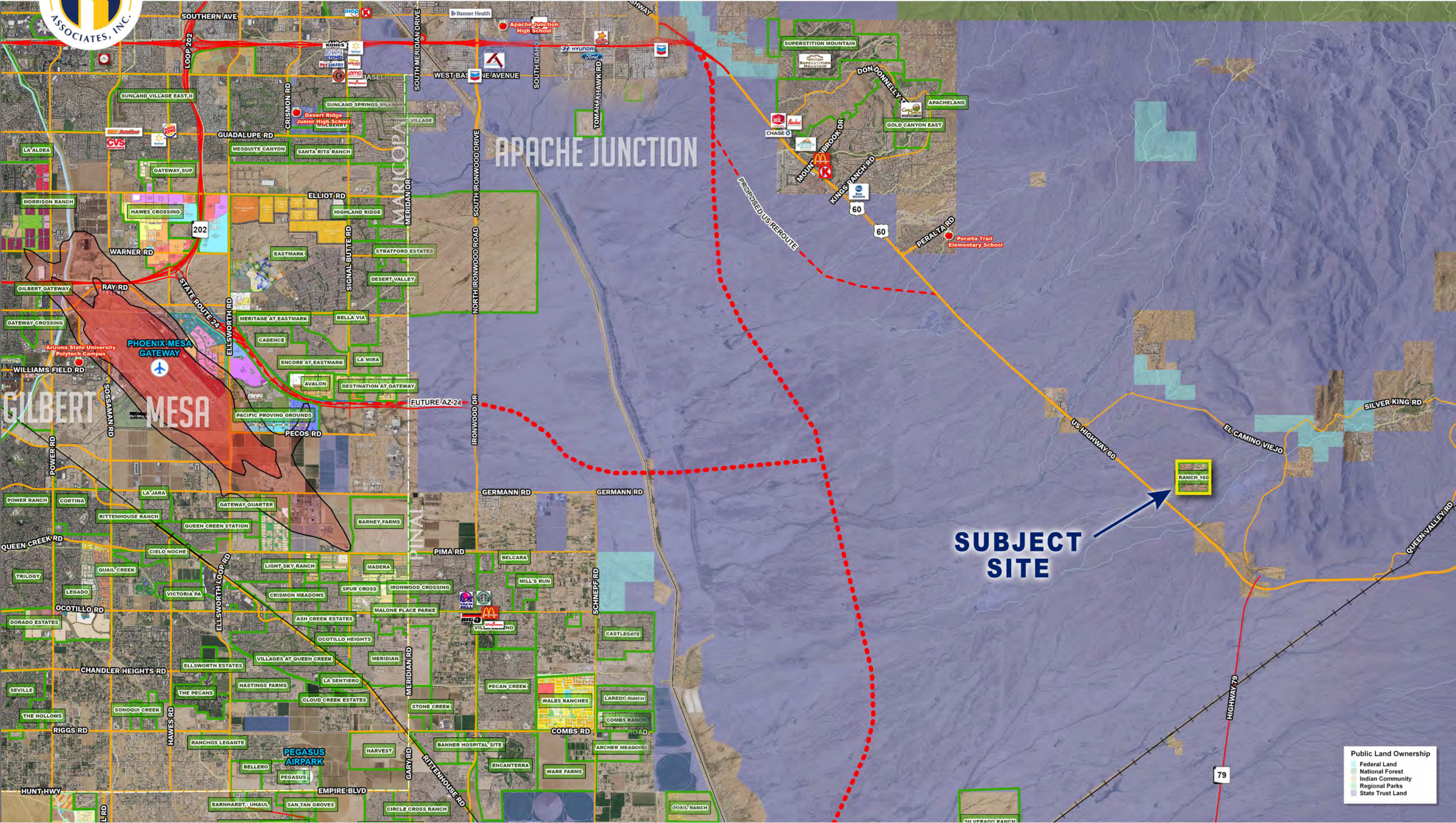
SOUTHEAST VALLEY SUBMARKET / NORTH/SOUTH FREEWAY ALIGNMENT

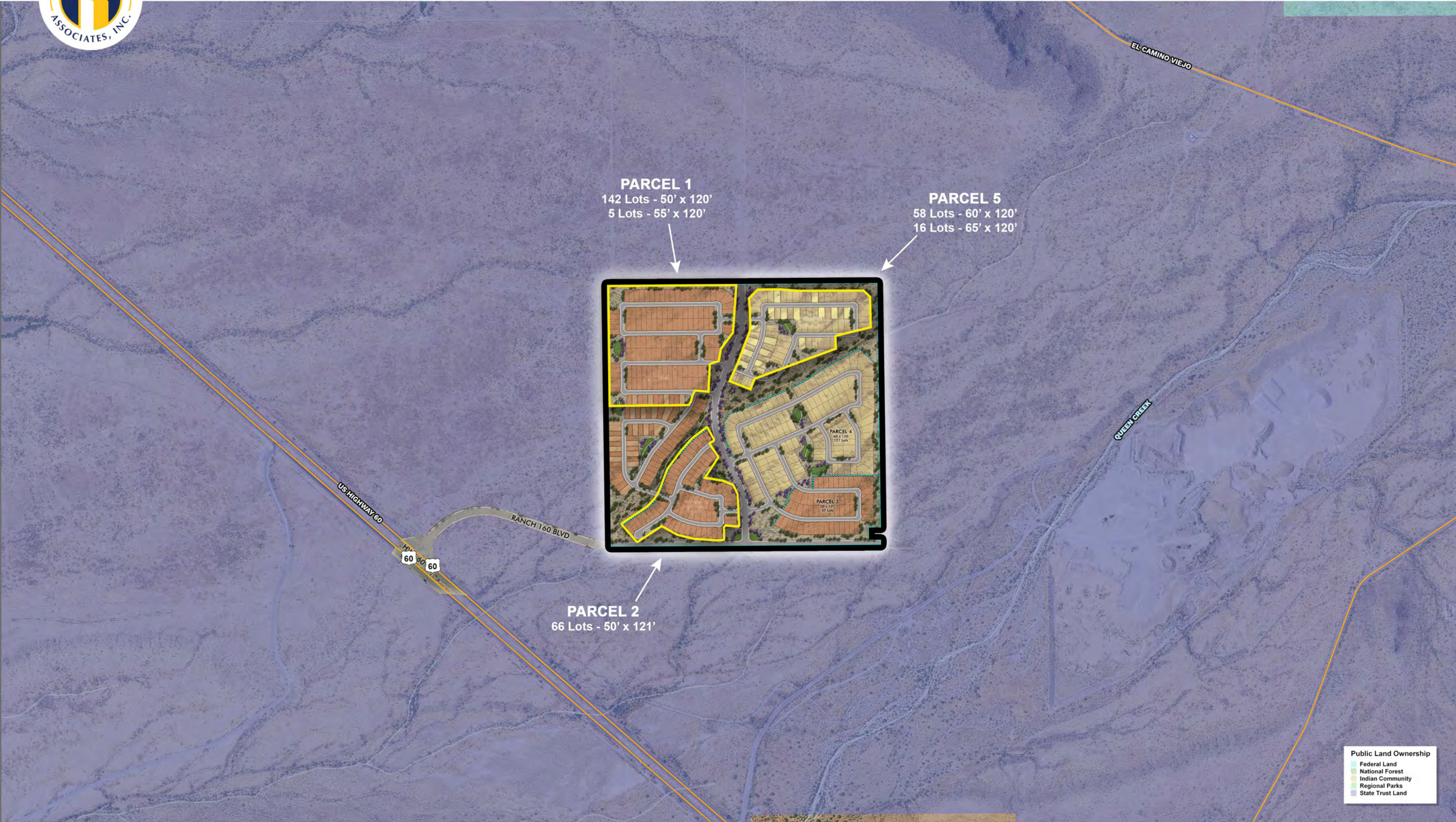


SUBJECT SITE

© OpenStreetMap (and) contributors, CC-BY-SA

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



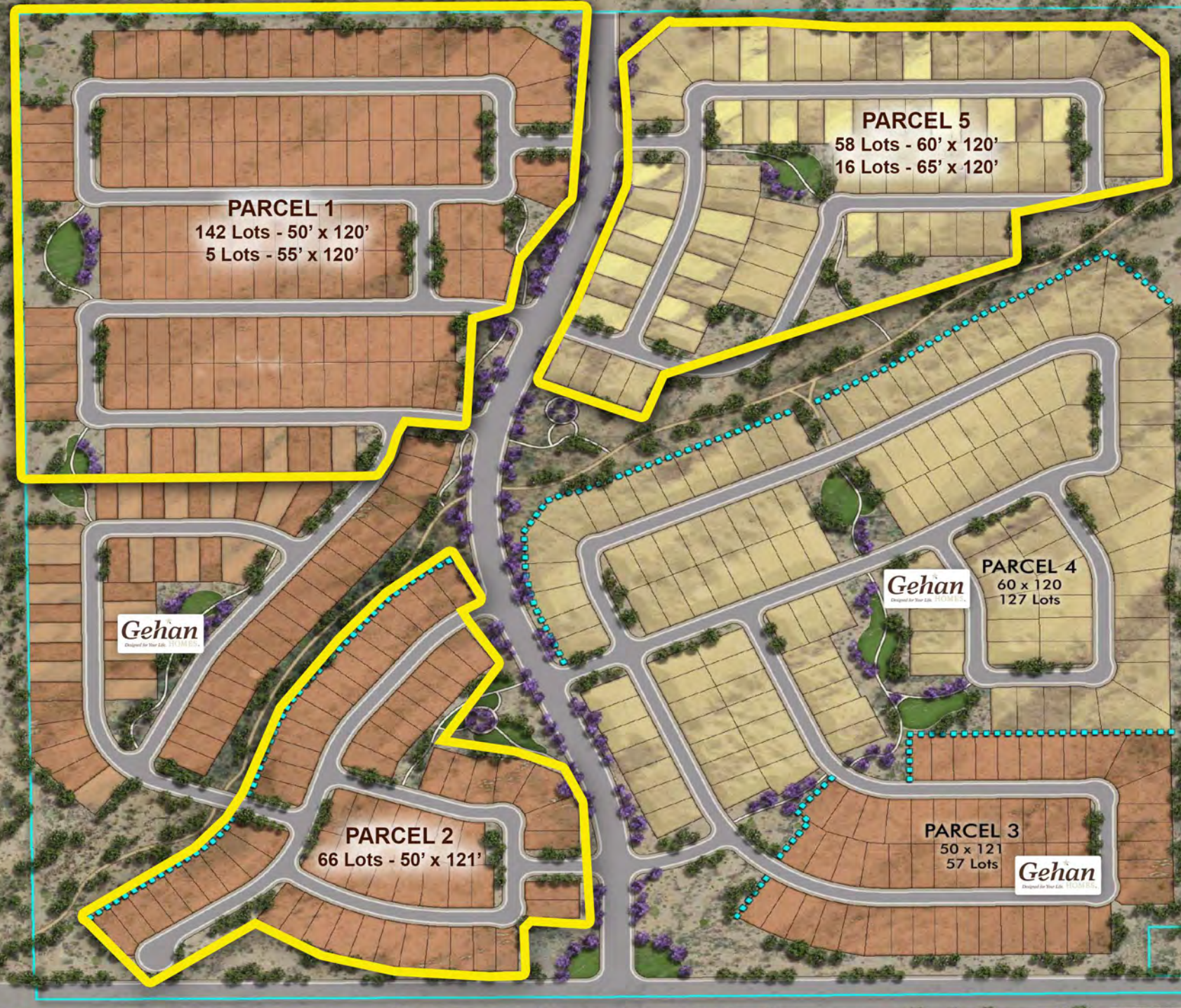




Lot Tabulation by Parcel		
Parcel	Typical Lot Size	Lots
1	50 x 121	181
	55 x 120	20
2	50 x 121	66
3	50 x 121	57
4	60 x 120	127
5	60 x 120	58
	65 x 120	16
Total:		525

Legend	
	50 x 121
	55 x 120
	60 x 120
	65 x 120

STATE LAND



STATE LAND

Ranch 160

Pinal County, Arizona
Marketing Exhibit

