



PINAL COUNTY, ARIZONA

# RANCH 160

*Self-Contained Masterplanned Community Located at the Base of the Picturesque Superstition Foothills*



**SUBJECT SITE**

RANCH 160 BLVD



ASTL

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

Ranch 160  
Looking Northwest  
towards Mesa



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# 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.

**SIZE**

±167.91 Acres

Parcel	Lot Count	Lot Size	Price/ Front Foot	Price/ Finished Lot*	Parcel Price
1	182	50' x 121'	\$2,400	\$120,000	\$24,425,000
	20	55' x 120'	\$2,350	\$129,250	
2	65	50' x 121'	\$2,400	\$120,000	\$7,800,000
3	85	50' x 121'	\$2,400	\$120,000	\$10,200,000
4	100	60' x 120'	\$2,300	\$138,000	\$13,800,000
5	60	60' x 120'	\$2,300	\$138,000	\$8,280,000
	15	65' x 120'	\$2,250	\$146,250	\$2,193,750
<b>Total</b>	<b>527</b>				<b>\$66,698,750</b>

*\*Buyer and Seller to agree to a budget during Feasibility to arrive at Platted and engineered price.*

**TERMS**

- Cash
- Feasibility Period: 60 days from Opening of Escrow.
- Close of Escrow: 15 days following Final Plat approval.

**ASSESSOR PARCEL NUMBERS**

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

**ZONING**

CR-3/PAD (PZ-PD-002-00) S-009-21

**SETBACKS**

Front: 10'  
 Side: 5' and 10'  
 Rear: 20'

**COMMENTS**

- Final Plat is anticipated to be complete at the beginning of Q3 2024.
- Prior to closing, Seller shall obtain Pinal County approval of Final Plats. Buyer will be responsible to record after closing.



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## ADDITIONAL FEES

- Pinal County Development Fee (East w/ Arterials SFA): \$1,552/lot
- Liberty Utilities “Offsite Facilities Hookup Fee”: \$1,800/lot
- AZ Water Co Service Line & Meter Install Fee: \$629 + “actual cost of meter” / lot = \$331,480 total + actual cost of meters

## UTILITIES

- *Water:* AZ Water Company.  
*Site has CAWS, see linked due diligence items.*
- *Sewer:* Liberty Utilities
- *Electricity:* SRP
- *Telephone:* Cox/CenturyLink
- *Cable:* Cox/CenturyLink
- *Fire:* Superstition Fire and Medical District

## SCHOOLS

Apache Junction Unified School District

## DUE DILIGENCE

[Please click to view](#)

Approval Letter Planning Case #S-009-21  
Approved Jurisdictional Delineation  
Arizona Water Co sc-265  
Certificate of Assured Water Supply (CAWS)  
County Approval of Tentative Plat Extension  
Estimated Project Schedule  
Liberty Utilities  
Master Water Facilities Agreement  
Pinal Impact Fee Schedule  
Tentative Plat  
Traffic Impact Analysis



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## ENTITLEMENTS/INFO

- **Access:** Ranch 160 Blvd ROW exists (50-year lease from ASLD) and is under the jurisdiction of Pinal County. A second access from the north extension of Gray Wolf Trail will need to be constructed to El Camino Viejo (reduced pavement section). This roadway will also be under Pinal County jurisdiction once completed. Plans for intersection of Ranch 160 Blvd and US 60 under review by ADOT.
- **Sewer:** Liberty Utilities is the Sewer provider – Master Agreement in place. General description: Property gravity flows to a lift station in the southwest corner of the site. Off-site force main to be constructed in easement through State Land to connect to sewer plant in Entrada Del Oro. Lift station, off-site and on-site sewer plans have been submitted to Liberty (second submittal).
- **Water:** Arizona Water Company (AWC) is the water provider. Assured Water Supply in hand. The existing well at the southeast corner of the site needs to be outfitted including a water storage tank and booster pump. A 16” off-site water line has been installed by AWC that connects to the Entrada Del Oro Water facility within an existing easement through State Land and is operational.
- **Salt River Project:** Electrical design by SRP for all on-site and off-site is 90% complete. Parcels and model phases broken out as separate design sets.
- **Arizona State Land Department:** Easements for Liberty Utilities force main (follows AWC easement), SRP electric easement from US60 along the north side of Ranch 160 Blvd are processing through ASLD. We anticipate approvals by October. (Appraisal process complete)
- **404:** Permit in hand.
- **Archaeology:** All issues cleared.



## EAST VALLEY FACTS



### POPULATION

2023 population: **1,438,000**  
Population estimate 2030: **1,614,300**  
Median age of: **37.3**



### 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**



### EAST VALLEY MAKE UP

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

Mesa	Apache Junction	Tempe
Chandler	Queen Creek	Gilbert
Fountain Hills		



### 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 two of the worlds' largest economies, like **California and Mexico**, accessible.



### 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



# 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

## EDUCATION

- Peralta Trail Elementary School** K-6

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- Cactus Canyon Junior High** 7-8

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- Apache Junction High School** 9-12

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- Central Arizona College**

## NEARBY AMENITIES

- Queen Valley Golf Course** QUEEN VALLEY

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- Mountain Brook Golf Club** GOLD CANYON

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- Superstition Mountain Golf & Country Club** GOLD CANYON

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- Gold Canyon Resort & Spa** GOLD CANYON

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- Peralta Trailhead** GOLD CANYON

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- Lost Goldmine Trailhead** GOLD CANYON

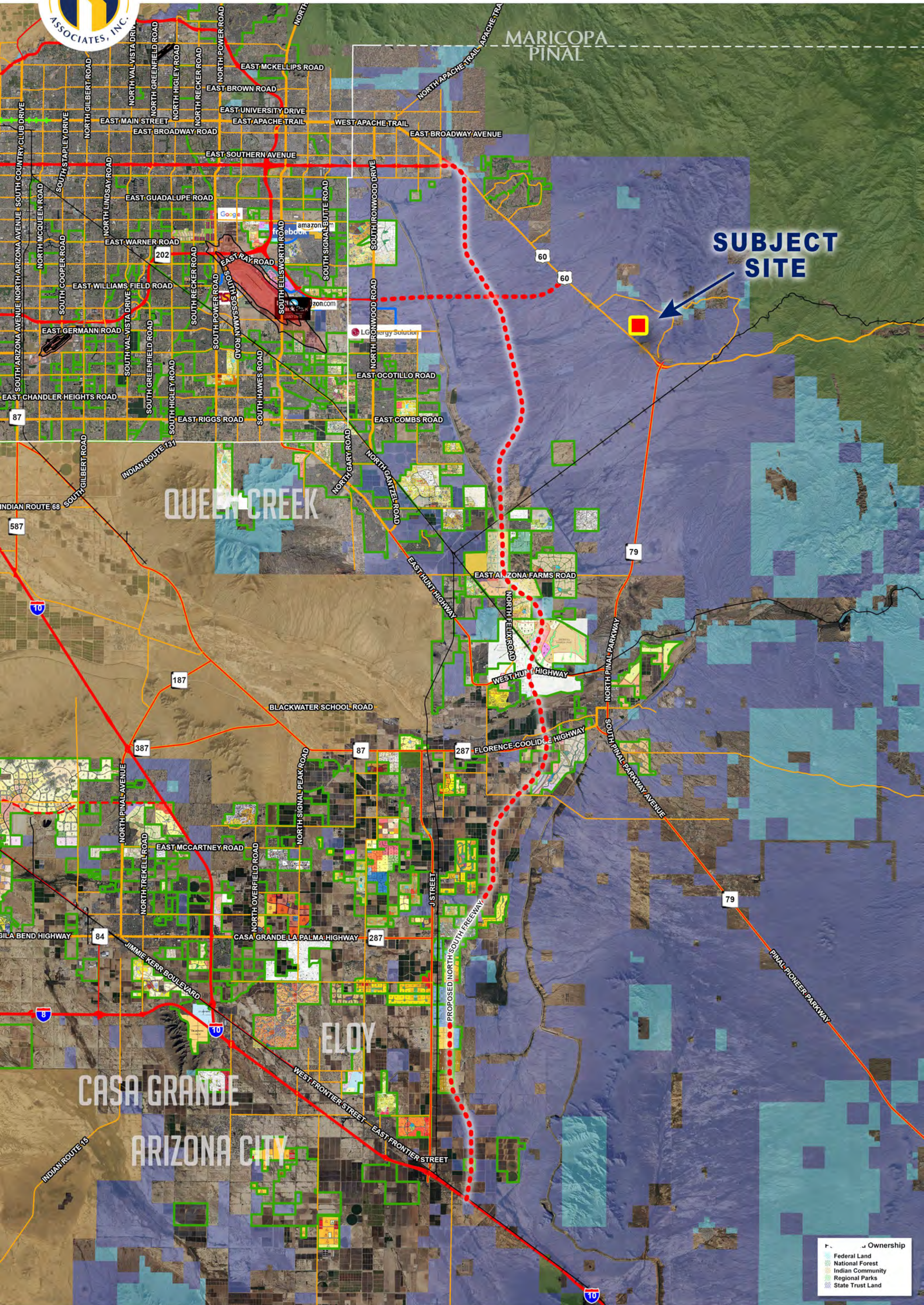
## TRAVEL TIME

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

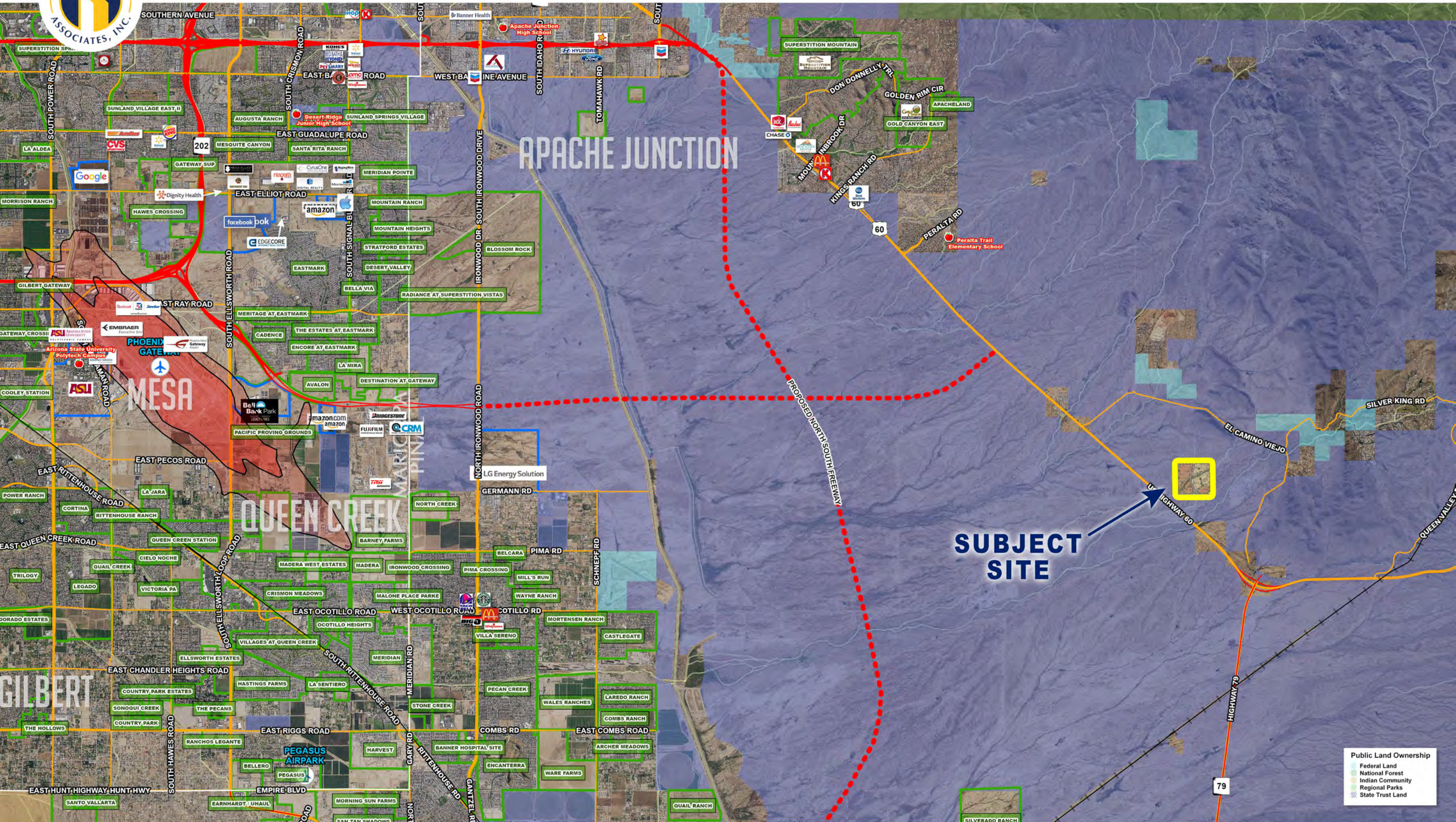




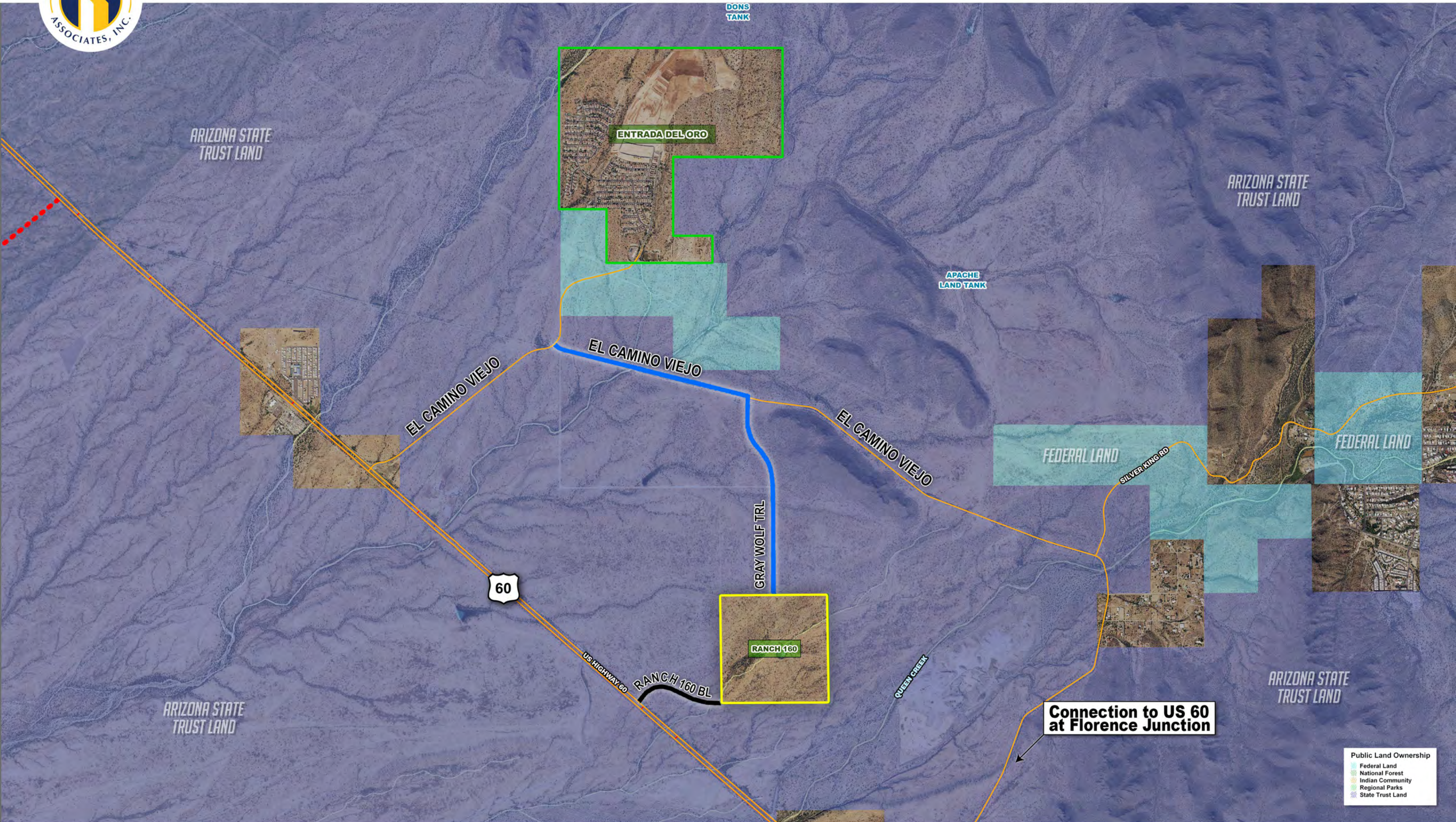
# SOUTHEAST VALLEY SUBMARKET / NORTH/SOUTH FREEWAY ALIGNMENT







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



**Public Land Ownership**

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**Table 1: Land Use Table**

Parcel	Land Use	Zoning District	Tract Area (Ac.)	Right-of-way Area (Ac.)	Net Area (Ac.) <sup>(2)</sup>	Gross Area (Ac.)	Average Area per Lot (SF)	Number of Lots	Density (DU/Gross Ac.)
1	MD	CR-3	12.32	11.80	42.89	54.69	6,591	202	3.7
2	MD	CR-4	4.54	6.33	14.92	21.25	6,963	65	3.1
3	MD	CR-5	6.05	7.18	19.90	27.08	7,097	85	3.1
4	MD	CR-6	4.10	7.81	22.85	30.66	8,168	100	3.3
5	MD	CR-7	12.63	7.14	27.09	34.23	8,398	75	2.2
<b>Project Total</b>			<b>39.64</b>	<b>40.26</b>	<b>127.65</b>	<b>167.91</b>		<b>527</b>	<b>3.1</b>

Note: (1) Land Use Table based upon Final Plats by Huitt-Zollars, Inc.  
 (2) Net excludes right-of-way



Lot Tabulation by Parcel		
Parcel	Typical Lot Size	Lots
1	50 x 121	182
	55 x 120	20
2	50 x 121	65
3	50 x 121	85
4	60 x 120	100
	60 x 120	60
5	60 x 120	60
	65 x 120	15
<b>Total:</b>		<b>527</b>

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

# Ranch 160

Pinal County, Arizona  
Marketing Exhibit

