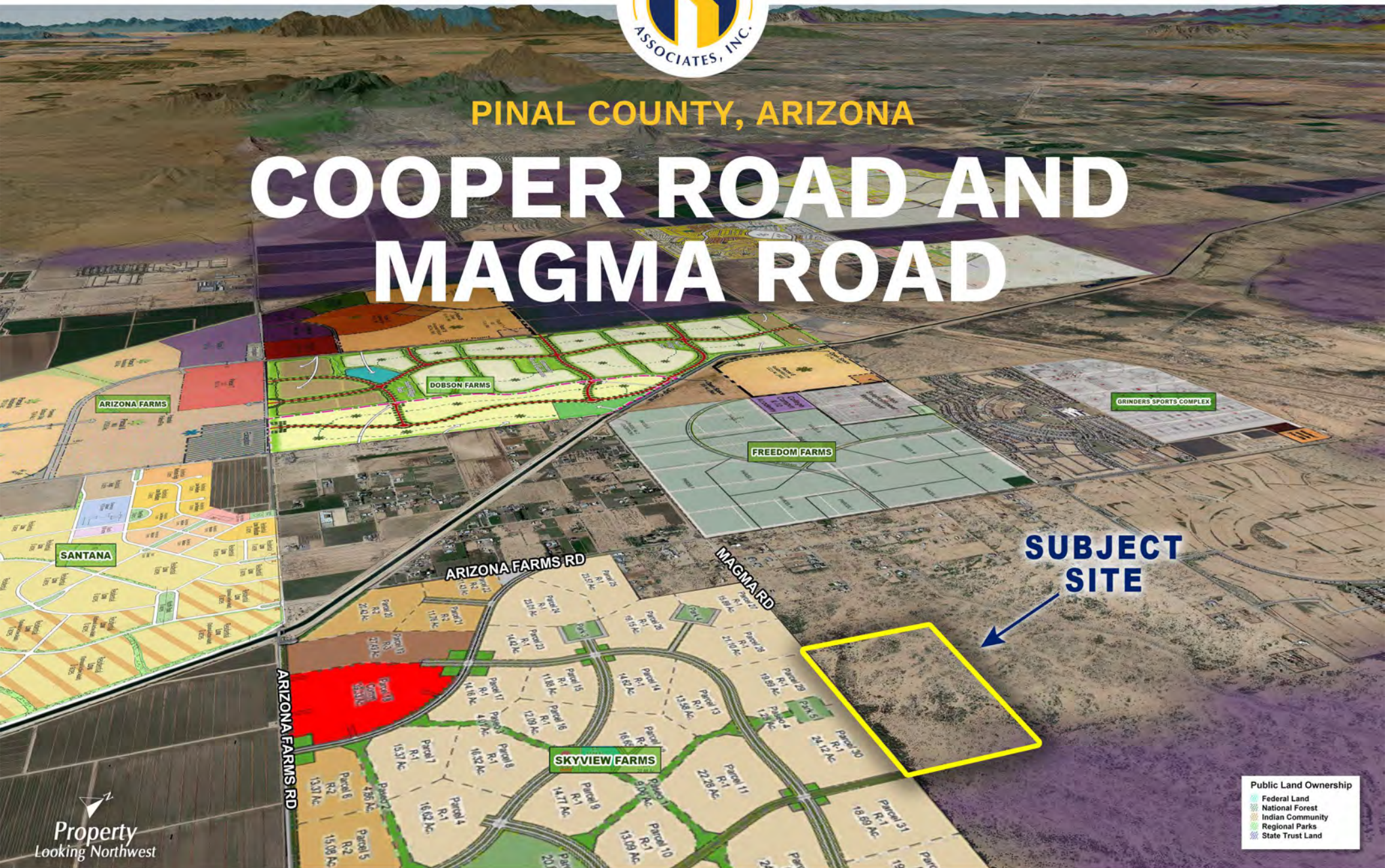




PINAL COUNTY, ARIZONA

COOPER ROAD AND MAGMA ROAD



Property
Looking Northwest



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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

Public Land Ownership

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



FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
COURTNEY BUCK / courtney@nathanlandaz.com

PINAL COUNTY, ARIZONA

COOPER ROAD AND MAGMA ROAD

LOCATION

Located east of the northeast corner of Cooper Road and Magma Road in Pinal County, Arizona.

SIZE

±80 Acres

CONCEPTUAL SITE PLAN

357 Total Lots

- 186 Lots – 45' x 120'
- 171 Lots – 50' x 120'

ASSESSOR PARCEL NUMBERS

210-43-024, 210-43-025 and 210-43-027

ZONING

[GR – General Rural](#) | Pinal County

**Town of Florence Future Land Use Map shows: LDR (1-4 DU/Ac)*

PRICE

Submit

TERMS

Submit

UTILITIES

Electricity: SRP

Water: EPCOR

Sewer: EPCOR

PROPERTY TAXES

2021 Assessment: \$5,370.58



PINAL COUNTY QUICK FACTS



POPULATION

2020 population: **462,789**
Population growth annually: **3.93%**
Median age of **39.8**



GROWTH

Population estimate 2021: **494,755**
Number of households: **141,300**

ANTICIPATED DEVELOPMENTS

LUCID MOTORS

Positioned as a competitor of Tesla, Lucid Motors has opened its **Pinal County factory**. A total of four phases are planned through 2028, expanding the square footage of the factory from its current **999,000 square feet to 5.1 million square feet**. The site was selected for its infrastructure, talent and geographic location.

Source: inmaricopa.com

NIKOLA MOTOR COMPANY

Nikola chose **Pinal County** for its newest manufacturing plant. The plant is expected to create **thousands of direct and indirect jobs** within Pinal County and will build up to 35,000 hydrogen electric and **electric semi-trucks**.

Source: pinalcentral.com



PINAL COUNTY BIG BUSINESS

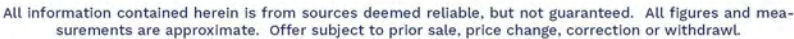
Abbott's Ross Products **400 employees**
Frito Lay **350 employees**
ASARCO **world's largest open pit copper mine**
Stinger Welding **major bridge fabricator in the Southwest**
Union Pacific **covers 23 states**
WAL-MART Distribution Center **400+ employees**
Western Emulsion **new facilities 2 miles south of Coolidge**

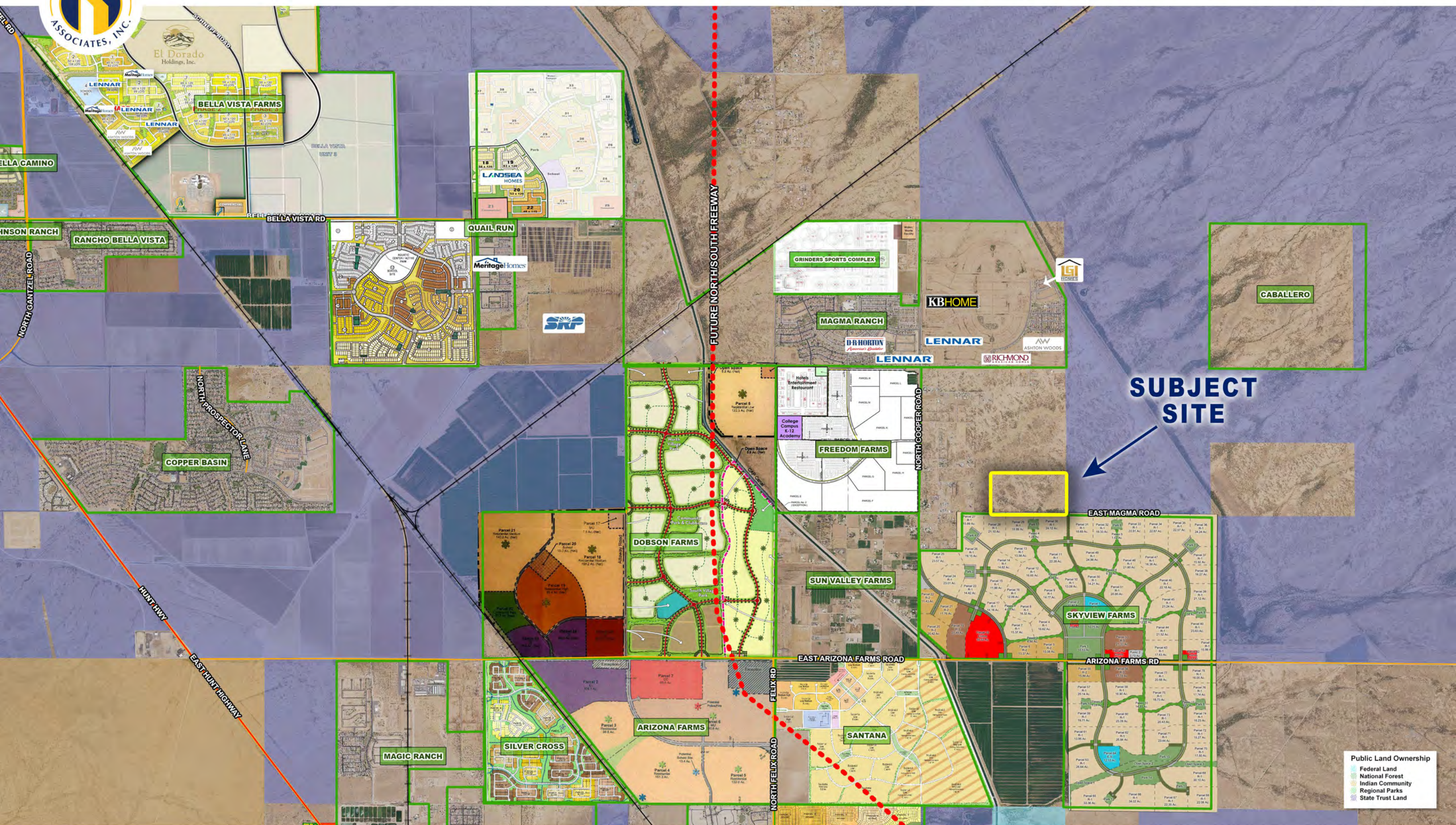
Source: pinalcountyaz.gov

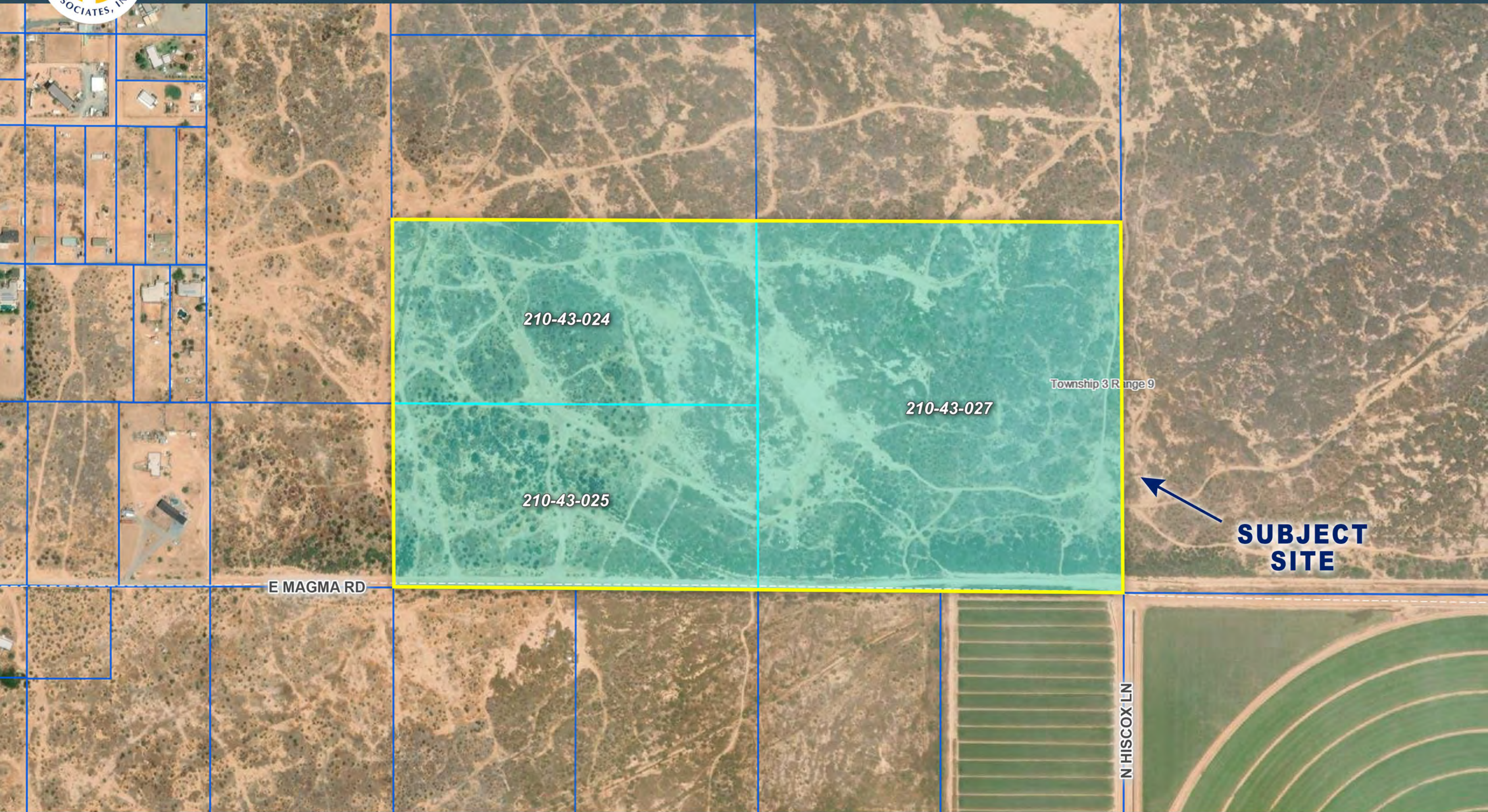


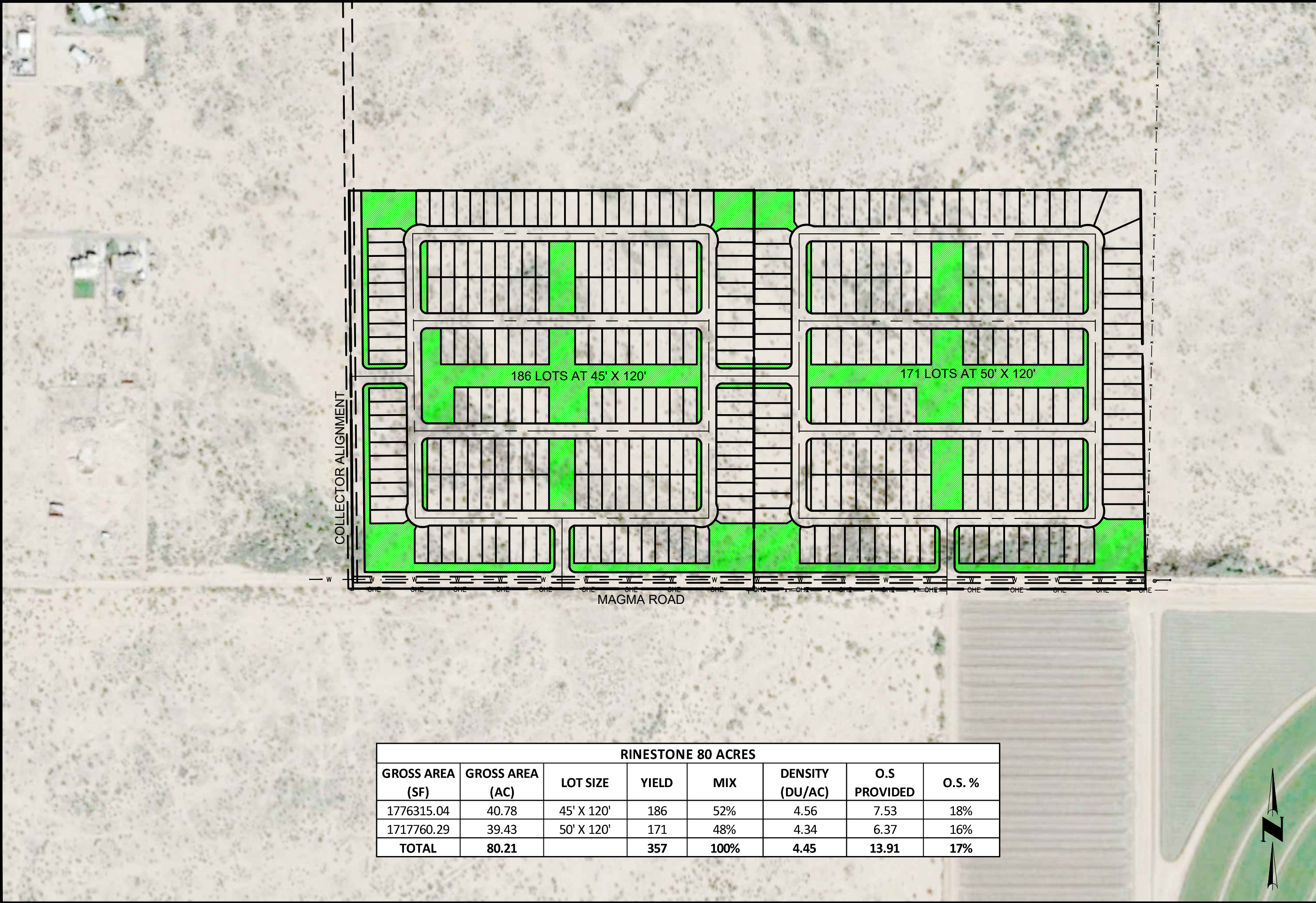
CITIES AND TOWNS

Apache Junction **40,592**
Casa Grande **55,653**
Coolidge **12,685**
Eloy **18,666**
Florence **26,420**
Gold Canyon **11,612**
Superior **3,071**









RINESTONE 80 ACRES							
GROSS AREA (SF)	GROSS AREA (AC)	LOT SIZE	YIELD	MIX	DENSITY (DU/AC)	O.S PROVIDED	O.S. %
1776315.04	40.78	45' X 120'	186	52%	4.56	7.53	18%
1717760.29	39.43	50' X 120'	171	48%	4.34	6.37	16%
TOTAL	80.21		357	100%	4.45	13.91	17%

SCALE 1" = 300'

DATE:10/4/21

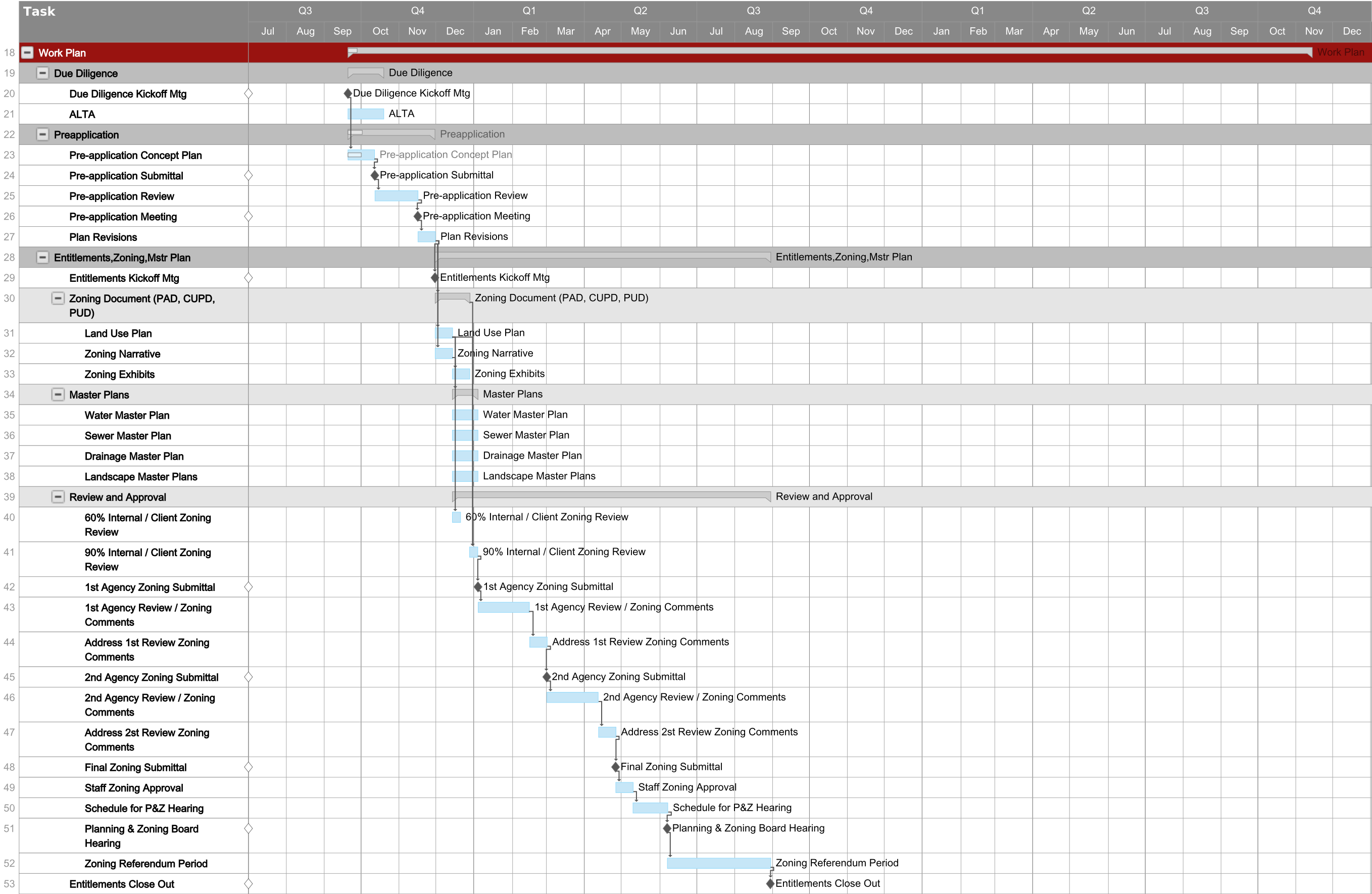
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

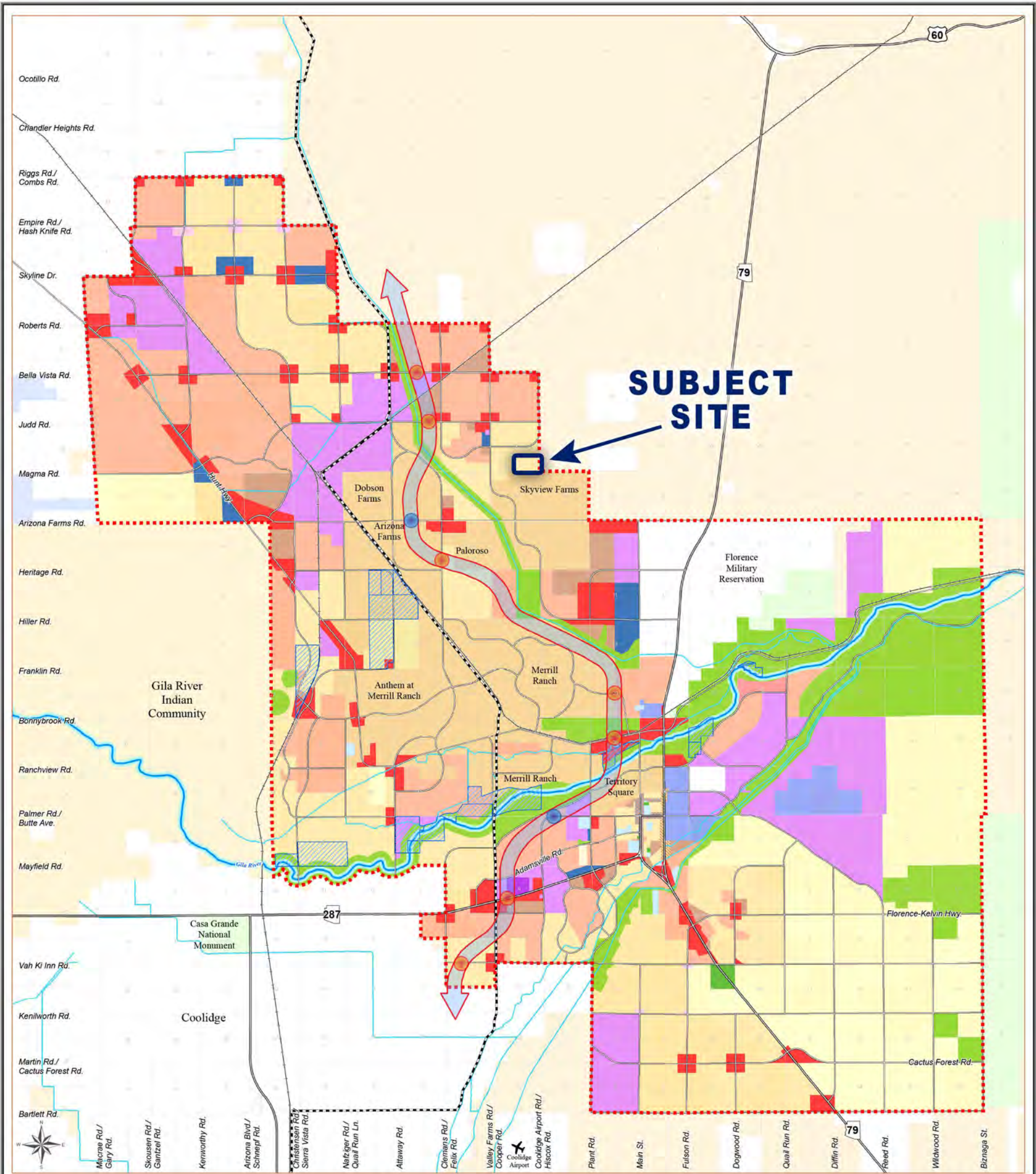
RINESTONE NORTH FLORENCE 80 ACRES

CONCEPTUAL LOTTING PLAN



Work Plan - North Florence 80 Acres





Town of Florence 2020 General Plan Future Land Use Map

Legend

- Canals
- CAP Canal
- Railroads
- Roads
- Highways
- Potential Utility/
Multi-Use Corridor
- Aggregate Resources Overlay
- Planning Area
- North-South ADOT Freeway Conceptual Corridor and
and ADOT Passenger Rail Conceptual Corridor
- North-South ADOT Freeway Conceptual Interchanges
- North-South ADOT Freeway Conceptual Interchanges and
ADOT Passenger Rail Conceptual Passenger Rail Stops

Residential

- Rural Ranchette Residential (RRR)
(0.10 - 1.0 DU/AC)
- Low Density Residential (LDR)
(1.0 - 4.0 DU/AC)
- Medium Density Residential 1 (MDR1)
(4.0 - 8.0 DU/AC)
- Medium Density Residential 2 (MDR2)
(8.0 - 12.0 DU/AC)
- High Density Residential 1 (HDR1)
(12.0 - 18.0 DU/AC)
- High Density Residential 2 (HDR2)
(18.0 - 24.0 DU/AC)

Commercial/Office/Industrial

- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Professional Office (PO)
- Employment/Light Industrial (E/LI)
- Heavy Industrial (HI)

Mixed-Use

- Master Planned Community (MPC)
- Downtown Mixed Use (DMU)
- Highway Mixed Use (HMU)
- Prison/Employment/Light Industrial (P/E/LI)

Community/Public

- Public/Governmental (P/G)
- Prison (P)
- Military Reservation (MR)
- Parks and Recreation (P/R)
- Open Space (OS)

Land Ownership

- Bureau of Land Management
- Indian Community
- National Forest
- National Monument
- State Trust Land

Notes:

-The land uses shown are generalized by location and use. For further guidance please refer to the Town of Florence General Plan.
-Private land and Arizona State Trust Land designated as Open Space shall have a maximum density of 1 DU/AC.
-Please refer to the text of the General Plan for land use policies and additional information on overlay areas within the Town Planning Area.
-Some roadway alignments shown on this Land Use Map are conceptual and subject to further study.
-The future freeway corridor, freeway interchanges, and other roadways indicated on this Land Use Map are generally conceptual and road alignments and locations of said roadways shall be determined upon more detailed development and engineering plans and, in the case of the freeway elements, final design reports approved by the Arizona Department of Transportation. Interchanges shall also be subject to FHWA approval. Right-of-way widths and functional classifications for town roadways shall be subject to SATS findings and the final recommendation of the Town Engineer.
-This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein.

* Amended July 25, 2014 to reflect an updated North-South ADOT Freeway Conceptual Corridor.

7/25/2014 MM-2014