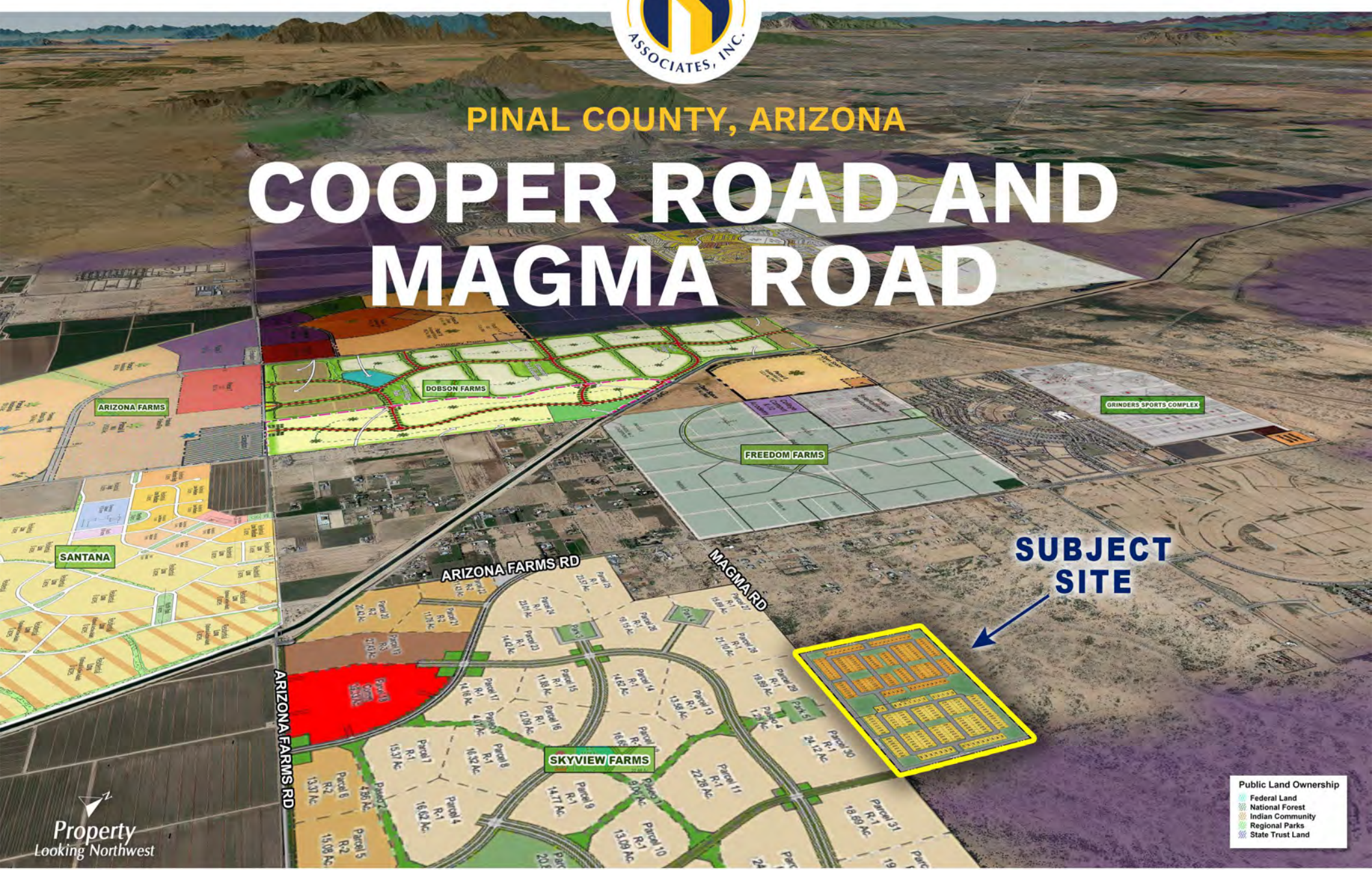




PINAL COUNTY, ARIZONA

COOPER ROAD AND MAGMA ROAD



Property
Looking Northwest

Public Land Ownership

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



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



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

±80.19 Acres

CONCEPTUAL SITE PLAN

298 Total Lots

- 157 Lots – 45' x 120'
- 141 Lots – 50' x 120'

ASSESSOR PARCEL NUMBERS

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

ZONING

R-7/PAD, for a Single-Family Residence Development | Pinal County

[CLICK HERE](#) for Ordinance No. 2023-PZ-PD-009-22 and Zoning Case PZ-PD-009-22

**Rezoning went into effect 8.5.2023*

PRICE

Submit

TERMS

Submit

UTILITIES

Electricity: SRP

Water: EPCOR

Sewer: EPCOR

PROPERTY TAXES

2023 Assessment: \$5,107.02

ADDITIONAL DOCUMENTS

[CLICK HERE](#) for ALTA Survey, Location Maps, Landscape Plans, Park Exhibit, Plant Lists, Open Space Plans, Signage, etc.



PINAL COUNTY QUICK FACTS



POPULATION

2022 population: **464,154**
Population growth since 2020: **9.1%**
Median age of **39.8**



HOUSEHOLDS

Median household income: **\$70,993**
Number of households: **155,161**

ANTICIPATED DEVELOPMENTS

LUCID MOTORS

Anticipated number of employees: **6,120**

LG ENERGY SOLUTION

Anticipated number of employees: **3,700**

NIKOLA

Anticipated number of employees: **1,762**

PROCTER & GAMBLE

Anticipated number of employees: **500**

Source: azbigmedia.com

CHANG CHUNG

Anticipated number of employees: **209**

KOHLER

Anticipated number of employees: **500**

GOLD BOND BUILDING PRODUCTS

Anticipated number of employees: **161**

LCY ELECTRONIC MATERIALS

Anticipated number of employees: **50**



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**

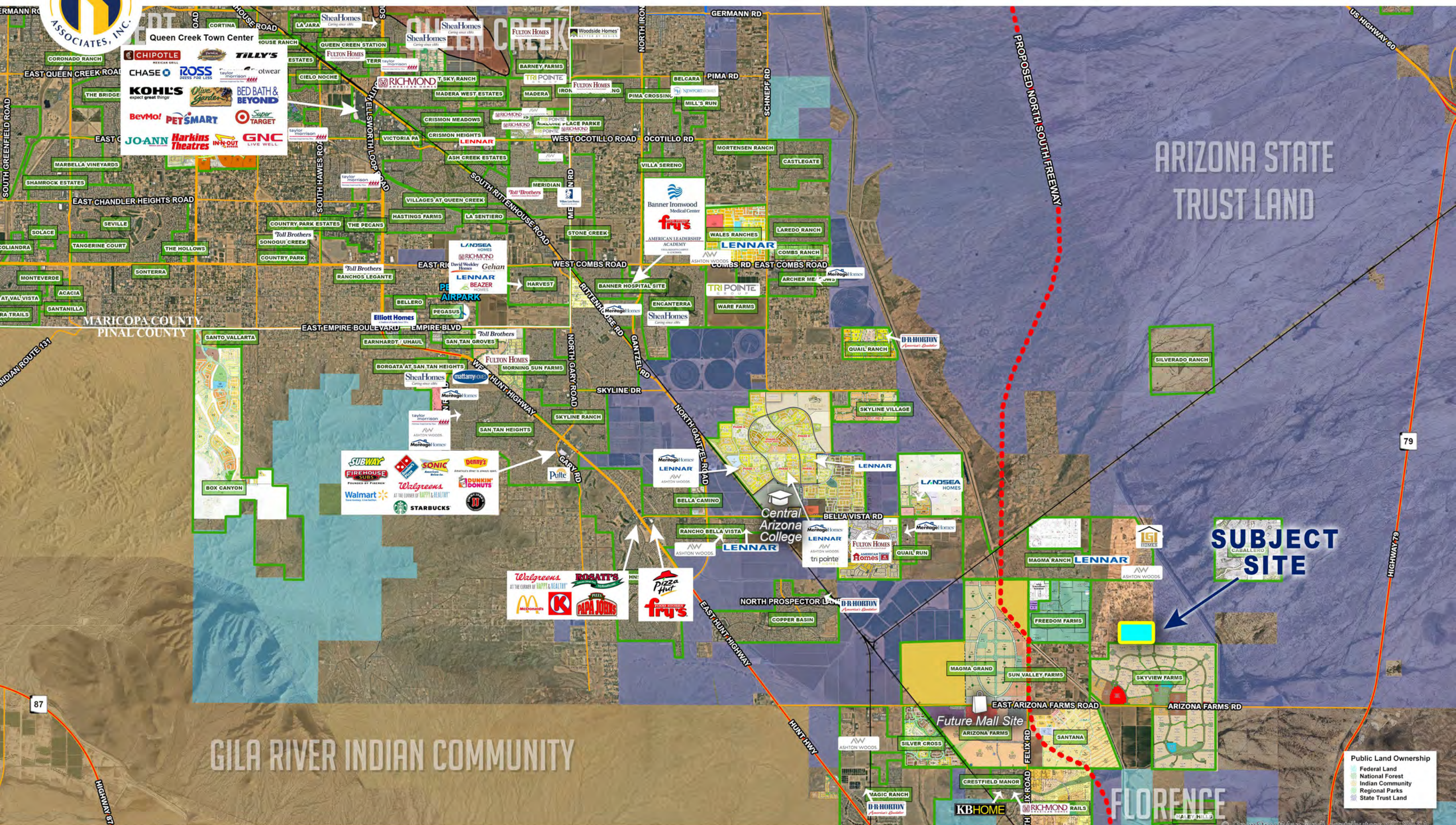
Source: pinalcountyaz.gov



CITIES AND TOWNS

Apache Junction **40,904**
Casa Grande **59,416**
Coolidge **15,918**
Eloy **17,257**
Florence **27,549**
Gold Canyon **11,612**
Superior **2,607**





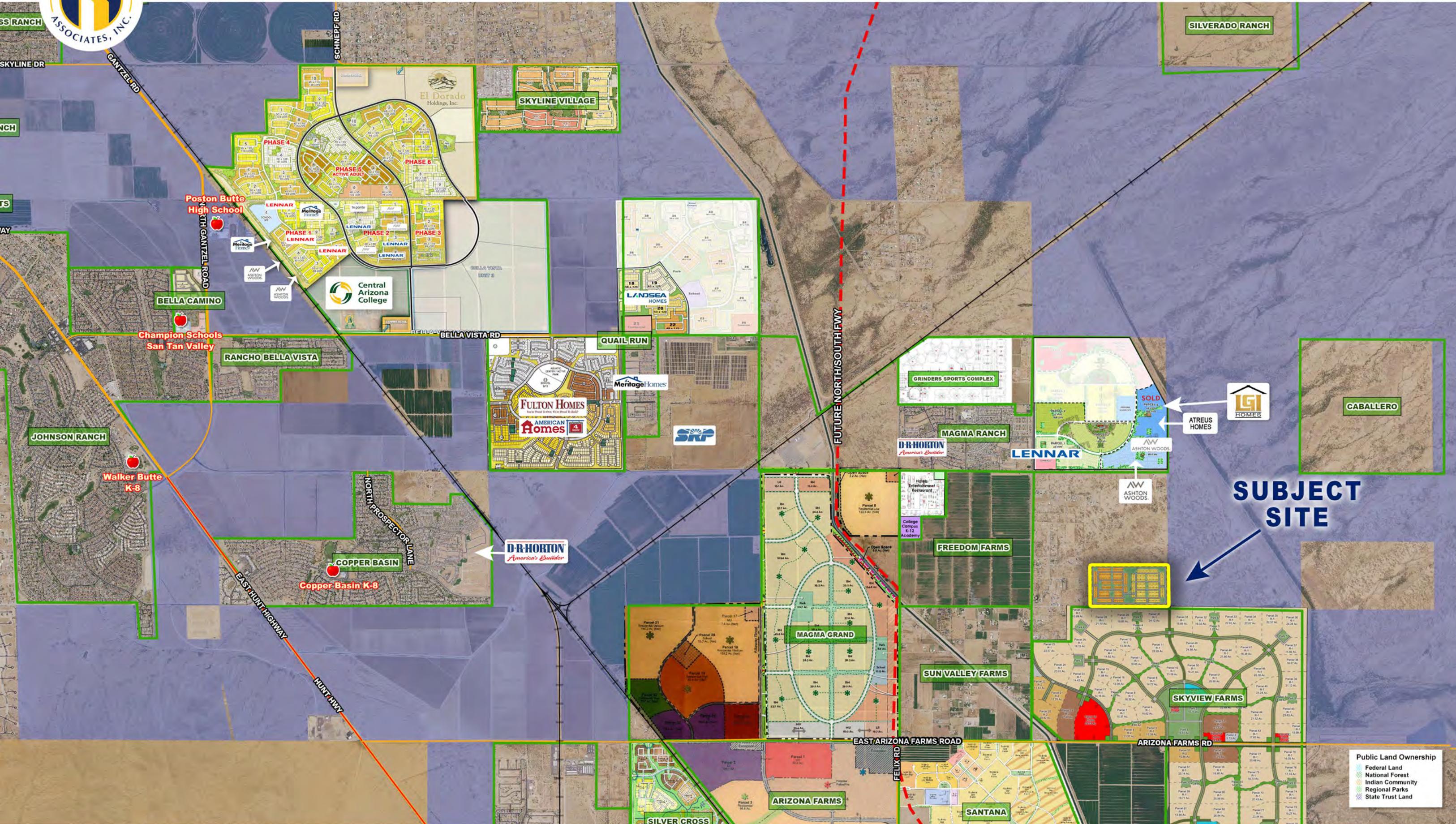
GILA RIVER INDIAN COMMUNITY

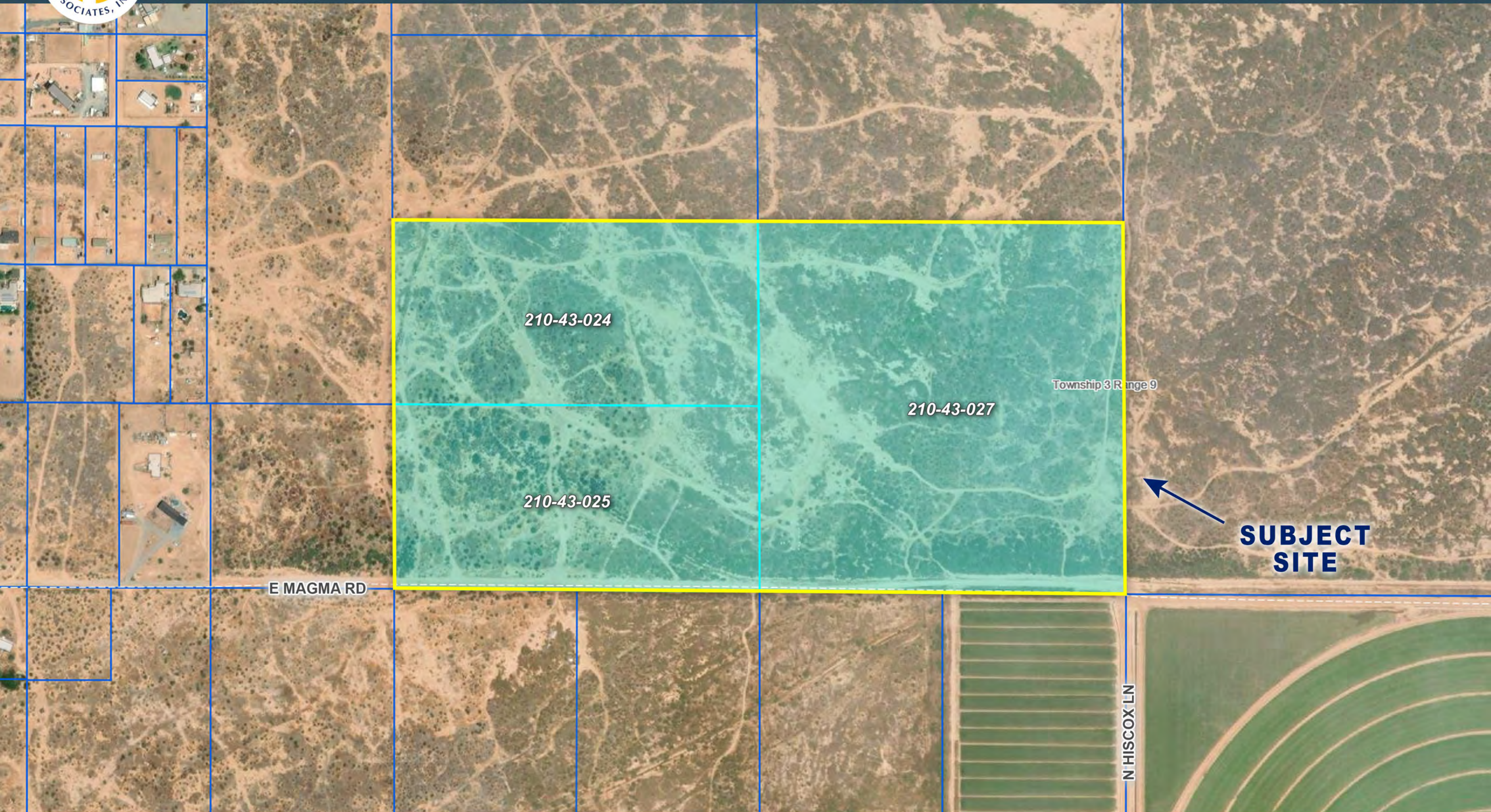
ARIZONA STATE TRUST LAND

SUBJECT SITE

Public Land Ownership

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





North Florence 80

PLANNED AREA DEVELOPMENT

Proposed Site Plan

Exhibit I

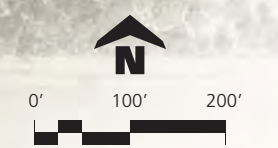
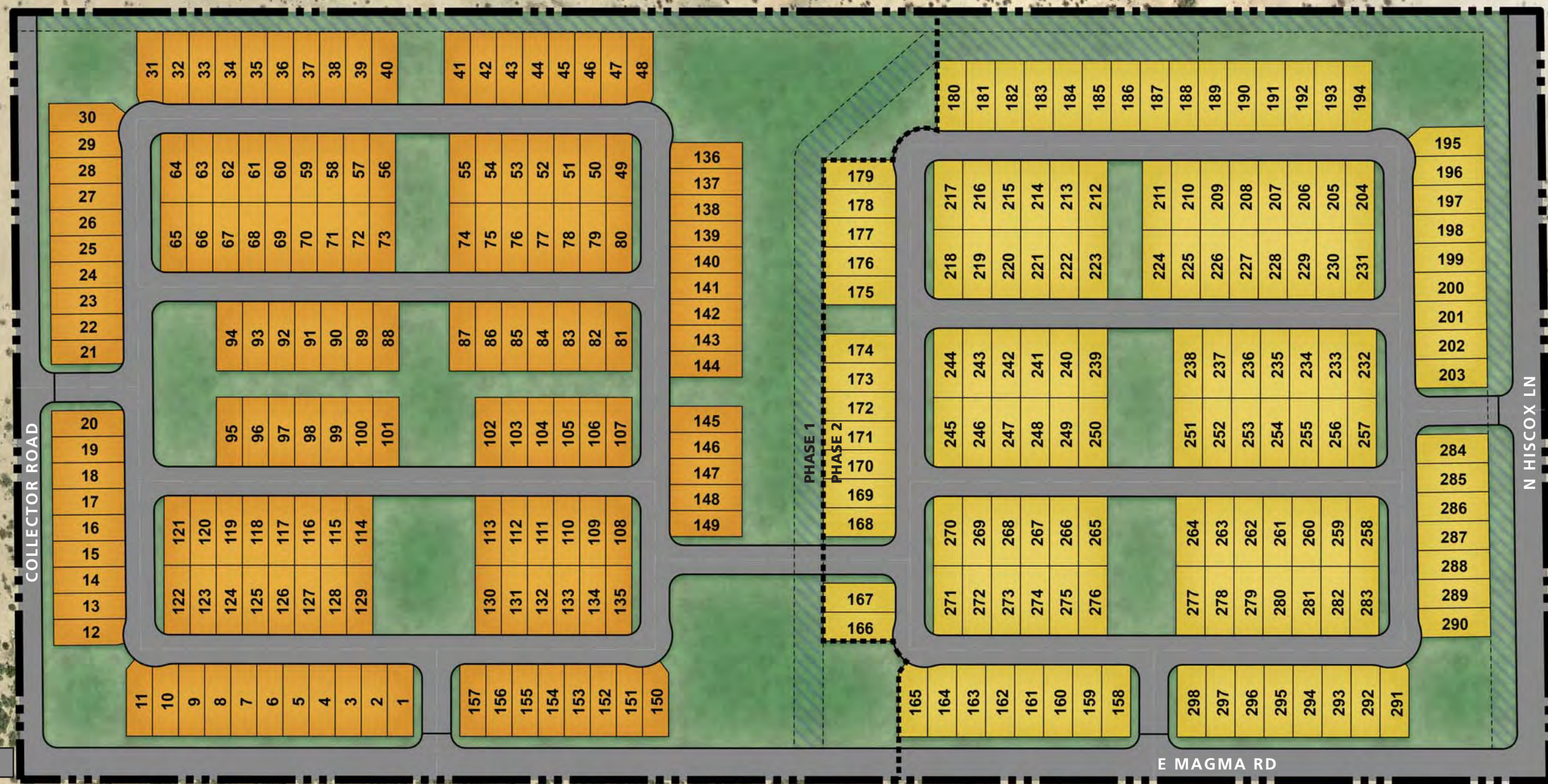
SITE DATA		
Gross Area	80.19 ac	
Zoning	R-7/PAD	
Density	3.72	du/ac

OPEN SPACE		
Required	14.43 ac	18%
Provided	± 20.48 ac	± 26%

LOT MIX		
45' x 120'	± 157	± 53%
50' x 120'	± 141	± 47%
Total	298	100%

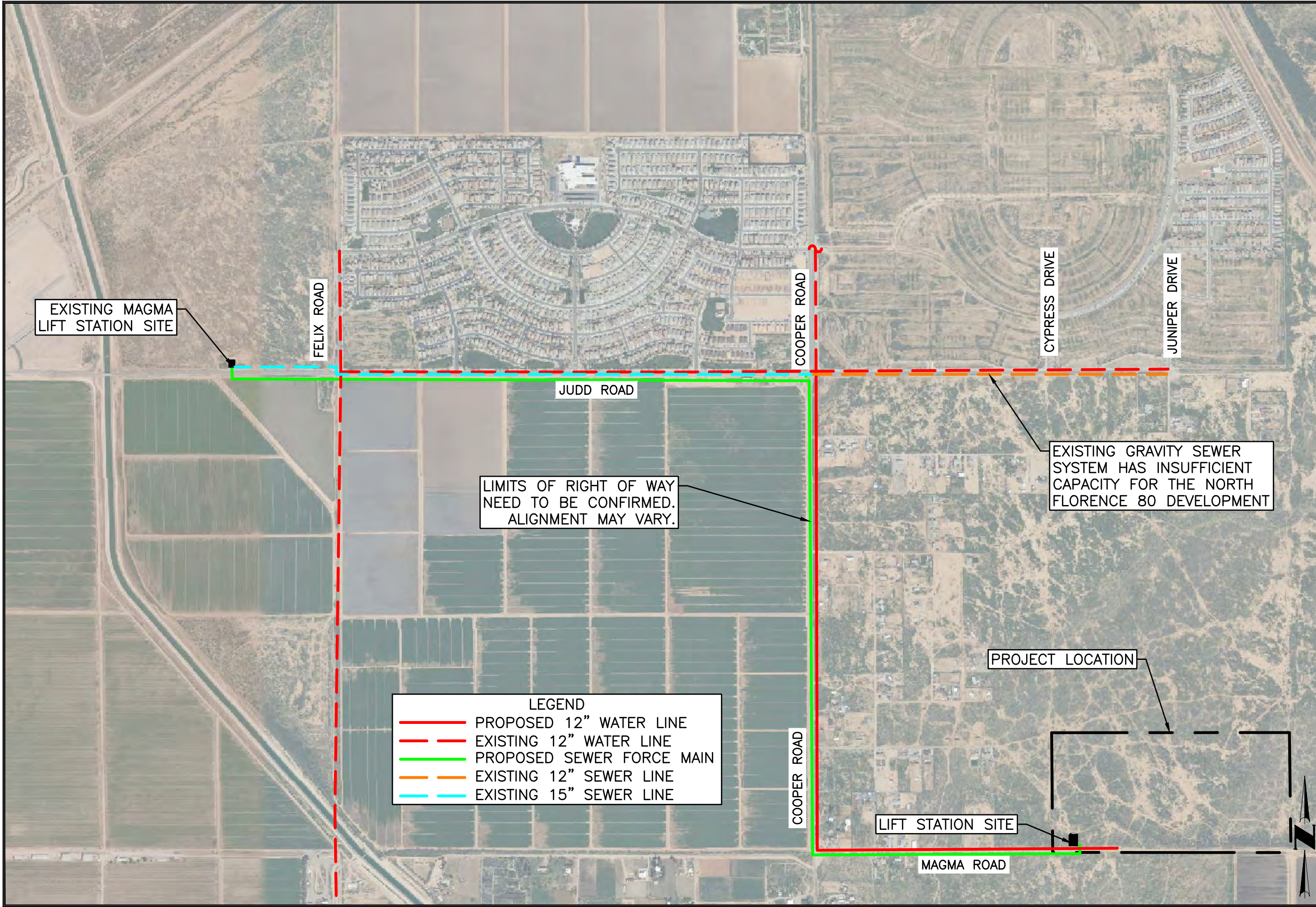
LEGEND

- 50' x 120'
- 45' x 120'
- Open Space



PAVED ACCESS TO COOPER RD

PAVED ACCESS TO ARIZONA FARMS RD



NORTH FLORENCE 80

OFFSITE INFRASTRUCTURE LAYOUT

LEGEND	
	PROPOSED 12" WATER LINE
	EXISTING 12" WATER LINE
	PROPOSED SEWER FORCE MAIN
	EXISTING 12" SEWER LINE
	EXISTING 15" SEWER LINE

LIMITS OF RIGHT OF WAY
NEED TO BE CONFIRMED.
ALIGNMENT MAY VARY.

EXISTING GRAVITY SEWER
SYSTEM HAS INSUFFICIENT
CAPACITY FOR THE NORTH
FLORENCE 80 DEVELOPMENT

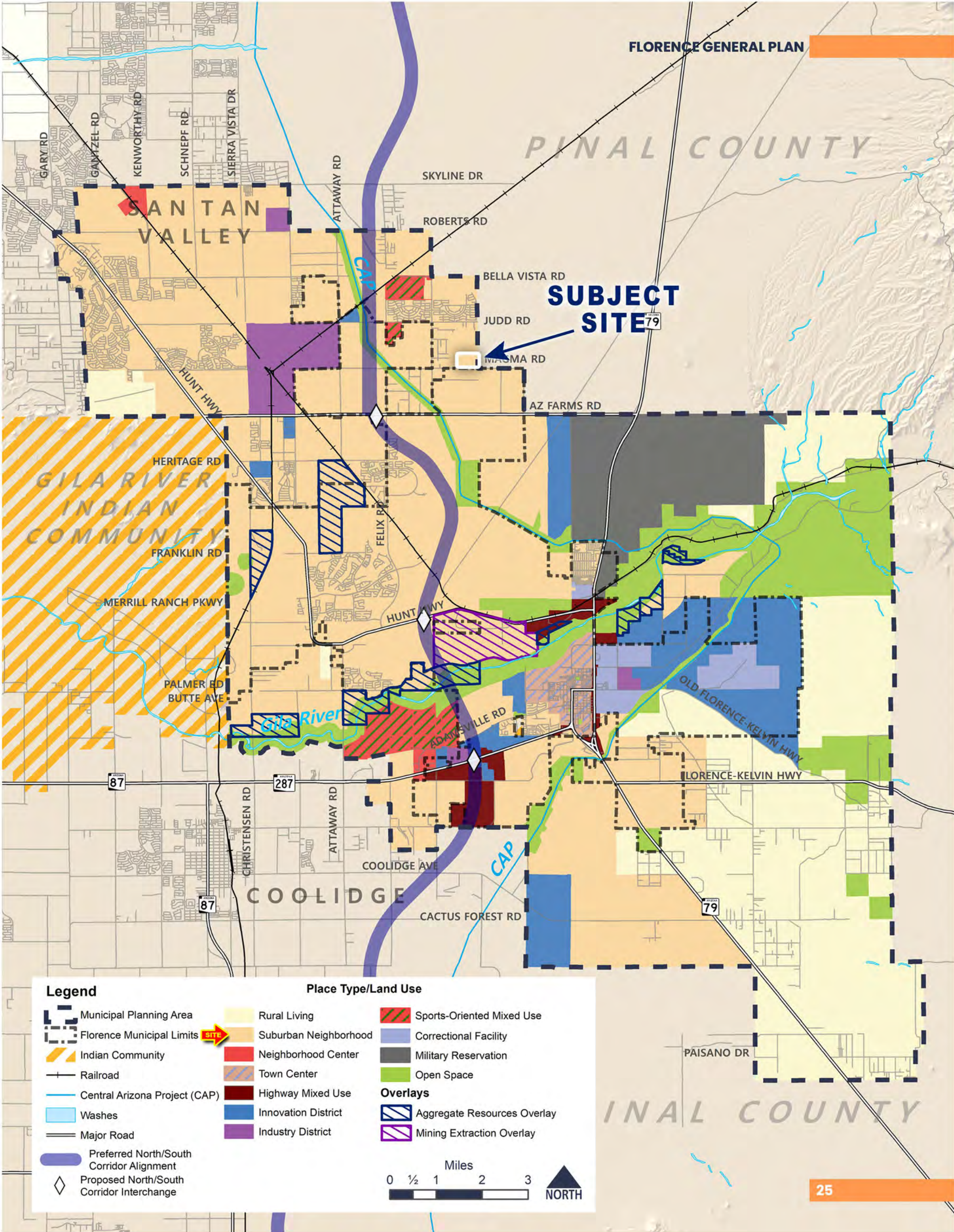
LIFT STATION SITE

PROJECT LOCATION



SCALE 1" = 1000'
FIGURE 1
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

FLORENCE GENERAL PLAN



SUBJECT SITE

Legend

- Municipal Planning Area
- Florence Municipal Limits
- Indian Community
- Railroad
- Central Arizona Project (CAP)
- Washes
- Major Road
- Preferred North/South Corridor Alignment
- Proposed North/South Corridor Interchange

Place Type/Land Use

- Rural Living
- Suburban Neighborhood
- Neighborhood Center
- Town Center
- Highway Mixed Use
- Innovation District
- Industry District

- Sports-Oriented Mixed Use
- Correctional Facility
- Military Reservation
- Open Space

Overlays

- Aggregate Resources Overlay
- Mining Extraction Overlay

