



YAVAPAI COUNTY/NORTH MARICOPA COUNTY, ARIZONA

TARA SPRINGS ROAD AND RANCH ROAD

BLACK CANYON
CITY



RANCH RD

TARA SPRINGS ROAD

ASTL

FEDERAL
LAND



Property
Looking Southwest

Public Land Ownership

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



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YAVAPAI COUNTY/NORTH MARICOPA COUNTY, ARIZONA

TARA SPRINGS ROAD AND RANCH ROAD

LOCATION

Sites are located east of the northeast corner of Tara Springs Road and Ranch Road, ±3 miles north of the Maricopa County boarder, in Yavapai County, Arizona.

SIZE

±1,317.74 Acres

ASSESSOR PARCEL NUMBERS

502-02-006D, 501-20-006 and 501-20-005

ZONING

R1L-70 and RCU-2A | Yavapai County

GRANT OF EASEMENT AND ROAD DEDICATION

Grant of Easement over the property between tax parcels 502-02-006D and 501-20-006. The easement crosses tax parcels 502-02-019, 502-02-006R and 502-02-018.

Linked is a copy of a road dedication for the road that runs in part along the western boundary of parcel 502-02-006D. Also linked are copies of the transfer of mineral interests for section 29 and 30 from the USA and a survey of parcel 502-02-006D.

PRICE

Submit

TERMS

Submit

PROPERTY TAXES

2021 Assessment: \$47,751

DUE DILIGENCE

[Please click to view](#)

Allocation of Market Value

Grant of Easement

Grazing Lease Agreement

Parcel Survey

Road Dedication

Strouse Death Certificate

Transfer of Mineral Interests



PHOENIX QUICK FACTS



POPULATION

2021 population: **1,618,506**
Population growth annually: **1.31%**
Median age of **34**



GROWTH

Population estimate 2025: **1,738,046**
Number of households: **585,371**



RANKING

10th most populated metro area in U.S.
#17 best city in the U.S. for jobs
The **11th** in best big cities to live in the U.S.



DISTANCE TO MAJOR CITIES

Tucson **159 miles**
Los Angeles **379 miles**
San Diego **373 miles**
Las Vegas **252 miles**

Source: azcommerce.com



PHOENIX'S LARGE EMPLOYERS

Banner Health **10,754**
American Express **6,602**
Honeywell **6,067**
Amazon **5,607**
Fry's Food Store **5,358**
Dignity Health **5,284**
Chase **5,274**
Bank of America **5,274**
U Haul **4,954**
Phoenix Children's Hospital **4,826**



EDUCATION

Phoenix is home to the strongest academic institutions available in the region.

Arizona State University **119,951**
University of Arizona - Phoenix **45,918**
Northern Arizona University- Phoenix **30,736**
Grand Canyon University **102,000**
Maricopa Community College **114,775**



NEC TARA SPRINGS ROAD AND RANCH ROAD /
YAVAPAI COUNTY/NORTH MARICOPA COUNTY SUBMARKET



**TARA SPRINGS/RANCH RD
TO I-17 CORRIDOR**
32 Miles
33 Minutes

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

**SUBJECT
SITE**

**TONTO
NATIONAL
FOREST**

**INTERSTATE 17
EMPLOYMENT CORRIDOR**

North Phoenix is characterized by strong population growth, above-average household income, excellent schools and numerous regional and corporate headquarters. The employment base in the North Phoenix employment corridor has mirrored this expansion. Several companies have located their operations in the area including: USAA (3,060 jobs), American Express (3,000 jobs), Cox Communications (2,500 jobs), Discover Card (2,500 jobs), Tri West Healthcare Alliance (1,600 jobs), Honeywell (1,500 jobs), PetSmart (1,200 jobs), JW Marriott (1,200 jobs) and Cigna (600 jobs). The Deer Valley Airpark encompasses nearly 33,000 jobs.

Retail centers in the area include The Shops at Norterra (353,000 SF), Happy Valley Towne Center (800,000 SF), Deer Valley Towne Center (523,000 SF) and Tramonto Marketplace (113,494 SF). The new Loop 303 (that runs west from I-17 along the Lone Mountain Road Alignment) creates the potential for new office and retail development with freeway visibility while connecting the North Valley to the West Valley.

In December 2020, Taiwan Semiconductor Manufacturing Co. Ltd. purchased 1,128 acres of State Land located at the north-west corner of Interstate 17 and Loop 303 with intention to build a \$12 billion factory, which is projected to create more than 1,600 jobs in the area.



