

NATHAN & ASSOCIATES, INC.  
EXCLUSIVELY PRESENTS

# TEXAS CANYON

*Johnson Road and Interstate 10*  
*Cochise County, Arizona*



**NATHAN & ASSOCIATES, INC.**  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150  
SCOTTSDALE · ARIZONA · 85258-2156  
OFFICE: 480.367.0700 · FAX: 480.367.8341  
[WWW.NATHANANDASSOCIATESINC.COM](http://WWW.NATHANANDASSOCIATESINC.COM)





# JOHNSON ROAD AND INTERSTATE 10

## COCHISE COUNTY, ARIZONA

### **LOCATION:**

Located at the interchange of Interstate 10 and Johnson Road in Cochise County, Arizona.

### **SIZE:**

±3,500 Total Acres

### **FUTURE USE:**

PAD, Master Planned Community

### **PRICE:**

Submit

### **TERMS:**

Cash

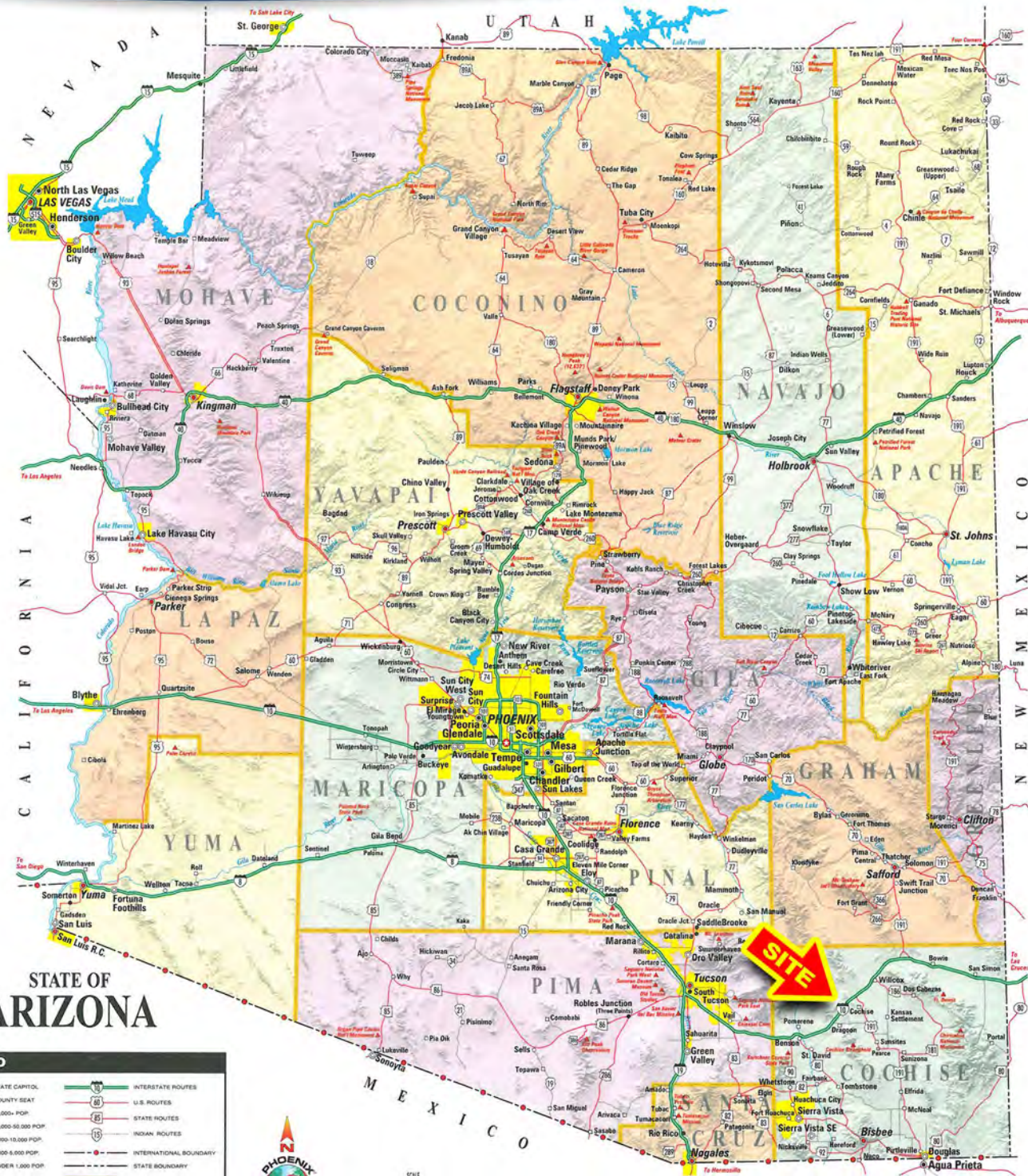
### **COMMENTS:**

The attractiveness of the property creates an opportunity to create a community serving the Arizona marketing featuring unique topography, impressive vistas, access to nearby open space areas, and a more favorable climate as compared to other locations in central and southern Arizona.

The property is one of the few larger parcels in private ownership along the I-10 corridor to the east of Tucson. The land around it is state-owned, likely to remain as open space and available for recreation, but not for competitive development.



# STATE OF ARIZONA MAP TEXAS CANYON



## STATE OF ARIZONA

**LEGEND**

○ PHOENIX	STATE CAPITAL	— Interstate Routes
● Florence	COUNTY SEAT	— U.S. ROUTES
● Tempe	100,000-500,000 POP.	— STATE ROUTES
● Douglas	50,000-100,000 POP.	— INDIAN ROUTES
● El Mirage	5,000-50,000 POP.	— INTERNATIONAL BOUNDARY
○ Clifton	1,000-5,000 POP.	— STATE BOUNDARY
□ Alpine	UNDER 1,000 POP.	— COUNTY BOUNDARY
□ Pearce	SITE OR SETTLEMENT	— METROPOLITAN AREAS
▲ Del Tucson	LAKES & RIVERS	
▲ Tucson	POINTS OF INTEREST	



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ITEM NO. 74812



# PIMA/COCHISE COUNTIES SUBMARKET

## TEXAS CANYON



**Public Land Ownership**

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

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COCHISE COUNTY, ARIZONA

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# TEXAS CANYON CONCEPTUAL LAND USE PLAN



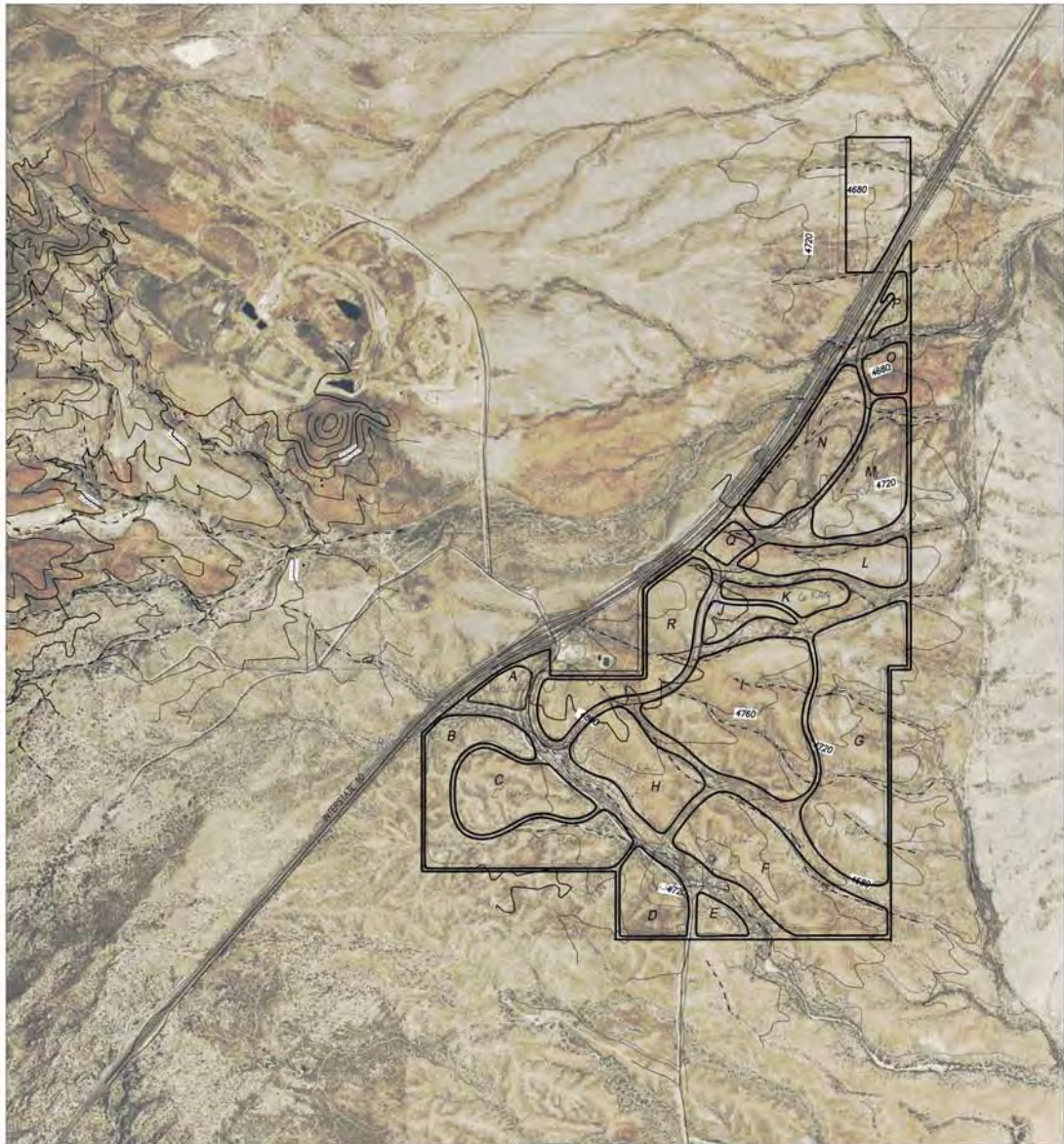
Block ID	Land Use	Area			No. of Units
		RAC	s.f.	Acres	
<b>North Parcel</b>					
A	Residential	2	2,706,838	62	124
B	Residential	2	2,170,518	50	100
C	Residential	2	2,570,887	59	115
D	Residential	2	1,782,830	41	82
E	Residential	1	2,262,680	52	52
F	Residential	2	2,613,849	60	120
G	Residential	1	1,460,107	34	34
H	Residential	1	4,939,338	113	113
I	Residential - Med. Density	3	1,816,172	37	111
J	Residential - Med. Density	3	2,466,515	57	171
K	Residential - Low Density	1	3,659,037	84	84
L	Residential - Low Density	1	2,491,024	57	57
M	Residential - Low Density	1	2,128,222	49	49
N	Residential - Low Density	1	802,450	18	18
O	Residential - Low Density	0.25	40,808,726	937	234
P	Residential - Med. Density	6	1,987,355	48	274
Q	Residential - Med. Density	6	392,367	9	54
R	Residential - Med. Density	4	5,191,087	119	477
S	Equestrian		506,533	12	-
T	Commercial		1,061,033	24	-
U	Golf / Resort		1,500,343	34	-
V	Chapel		287,045	7	-
Residential Yield			62,090,002	1,886	2,272
Total Yield			65,444,966	1,962	2,272
Total Parcel			112,456,360	2,562	2,272
			1.2 RAC Net Residential Density		
			1.2 RAC Net Density		
			0.9 RAC Gross Density		


 eec  
 Engineering and Environmental Consultants, Inc.  
 4825 E. FT. LOWELL RD.  
 TUCSON, ARIZONA 85712 520-321-4825 www.eec-info.com

**Exhibit VIII - Conceptual Land Use Plan for Northern Property**



**TEXAS CANYON**  
CONCEPTUAL LAND USE PLAN



**South Parcel**

A	Service - Commercial		675,158	15	-
B	Residential	1.5	5,588,443	128	192
C	Residential	2	3,065,982	70	141
D	Residential	1	1,978,822	45	45
E	Utilities		630,723	14	-
F	Residential	1	5,505,341	126	126
G	Residential	1	8,109,590	186	186
H	Residential	3	3,272,717	75	225
I	Residential - Med. Density	3	7,280,253	167	501
J	Residential - Med. Density	6	771,281	18	106
K	Residential - Low Density	6	1,112,796	26	153
L	Residential - Low Density	3	2,043,640	47	141
M	RV Park		3,285,909	75	-
N	RV Park		3,285,687	75	-
O	RV Resort Center		762,030	17	-
P	Camping		475,049	11	-
Q	Residential - Med. Density	3	489,497	11	34
R	Commercial / Office		3,676,487	84	-
	Residential Yield		39,217,162	900	1,850
	Total Yield		52,008,205	1,194	1,850
	Total Parcel		68,101,229	1,563	1,850

2.1 RAC Net Residential Density
1.5 RAC Net Density
1.2 RAC Gross Density

**Full Development**

Residential Yield	121,307,164	2,785	4,122
Total Yield	137,453,161	3,155	4,122
Total Parcel	180,556,579	4,145	4,122

1.5 RAC Net Residential Density
1.3 RAC Net Density
1.0 RAC Gross Density

SCALE: 1"=1000'



**eec**

and engineering • land development  
surveying • environmental services  
utility • storm water and drainage  
landscape architecture • transportation

Engineering and Environmental Consultants, Inc.  
4625 E. FT. LOWELL, BLD.  
TULSA, OKLAHOMA 74112 918-432-4625 www.eec-info.com

**Exhibit IX - Conceptual Land Use Plan for Southern Property**





**Exhibit III - Panoramic Views (looking South) from the Northern Property**



**Exhibit IV - Panoramic Views (looking West) from the Northern Property**





**Exhibit V - View from Southern Property, looking North West**





**Exhibit VI - View from Northern Property, looking South**





**Exhibit VII - Topography of Texas Canyon**