



133 GUARANTEED FINISHED LOTS - 45' X 115'

# BELLA CAMINO



**SUBJECT  
SITE**

Bella Vista Rd.

Champion School  
San Tan Valley

Ironwood/Gantzel Rd.

AS  
SINGLE FAMILY RESIDENTIAL  
32.1 AC +/-  
45' X 115' LOTS  
133 UNITS

LDS Church  
Site

ASTL

ASTL

  
Bella Camino  
Looking Southwest



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www.NathanLandAZ.com

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



## 133 GUARANTEED FINISHED LOTS – 45’ X 115’

# BELLA CAMINO

### LOCATION

Located at the northwest corner of Ironwood/Gantzel Road and Bella Vista Road in San Tan Valley (Pinal County), Arizona.

### SIZE

133 Guaranteed Finished Lots - 45' x 115'

### PRICE

\$17,955,000 (\$135,000 per Guaranteed Finished Lot or \$3,000/FF)

### ESTIMATED SCHEDULE

- Construction timeline is approximately 9 months from close of escrow.
- Recorded Final Plat ([CLICK HERE](#) to view) and approved improvement plans.

### TERMS

- Seller Guaranteed Finished Lot
- Buyer and Seller to agree upon a cost to complete budget during the feasibility period. At the close of escrow, Buyer is to pay Seller the land residual price and post a letter of credit equal to the cost to complete amount.
- *Feasibility Period:* 60 Days
- *Close of Escrow:* 15 Days following expiration of Feasibility Period.

### SETBACKS

- *Side yards:* 5'/5'
- *Rear:* 15'
- *Front:* 20' from back of s/w to face of garage, 15' from back of s/w to side turn garage or livable area

### UTILITIES

- *Sewer and Water:* EPCOR
- *Natural Gas:* Mesa Gas
- *Telephone/Cable/Data:* CenturyLink/Cox
- *Electrical:* SRP
- *Police:* Pinal County Sheriff Department
- *School:* Florence Unified School District
- *Solid Waste:* Private Provider
- *Fire Protection:* Rural Metro



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

• *Additional Financial Obligations of Buyer:*

- Buyer to reimburse Seller for SRP 25% design fee of \$44,888 at the close of escrow
- Buyer to pay the SRP 75% construction fee as required by SRP during the lot development process post-closing.
- *Deferred Consideration:* Buyer to pay the positive difference between the finished lot price and 25% of the base home sales price at retail home closing.
- *Lot Premiums:* Buyer to pay to Seller 50% of the lot premium collected, if any, at each retail home closing.

**CHAMPION CHARTER SCHOOL**

The top rated Pre-K through 8<sup>th</sup> Grade Champion Charter School lies directly to the south of the subject site. For more information, see: <https://championsantan.org/>.



## SAN TAN VALLEY QUICK FACTS



### POPULATION

2022 population: **Over 110,000**  
Population growth 2010 - 2020: **2.36%**  
Median age of **33.5**



### GROWTH

Population estimate 2025: **112,683**  
Number of households: **32,337**  
Median Household Income: **\$67,880**



### HOUSING

Median Home Value **\$212,900**  
Median Rent **\$1,356**  
Renters **22%**  
Home Owners **78%**



### ATTRACTIONS

Encanterra Country Club  
The Links at Queen Creek  
Arizona Speedway  
San Tan Regional Park



### AREA TOP EMPLOYERS

Salesforce **5,000**  
SAP Computer Software **5,000**  
Synchrony **1,500**  
McKinstry Construction **1,000**  
American Express **1,000**  
Northrop Gumman **2,150**  
Fidelity Investments **750**



### EDUCATION

Central Arizona College **7,442 students**  
American Leadership Academy **6,100 students**  
Poston Butte High School **2,059 students**  
Combs High School **1,357 students**  
Legacy Traditional School **1,223 students**  
Jack Harmon Elementary School **565 students**  
Happy Valley School East Campus **520 students**  
Combs Traditional Academy **266 students**



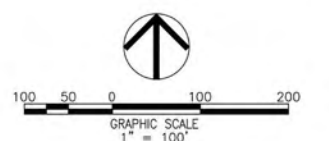
LAND USE SUMMARY				
PARCEL	ZONING	LAND USE DESIGNATION	GROSS AREA (AC.)	NET AREA (AC.)
A	R-7 PAD	SINGLE FAMILY RESIDENTIAL	34.1	32.9
B	MR PAD	MULTI-FAMILY RESIDENTIAL	21.8	21.1
C	C-3 PAD	COMMERCIAL	10.4	7.9
D	R-7 PAD	SCHOOL	8.5	7.1
E	R-7 PAD	CHURCH	6.5	5.6
TOTAL			81.4	74.6



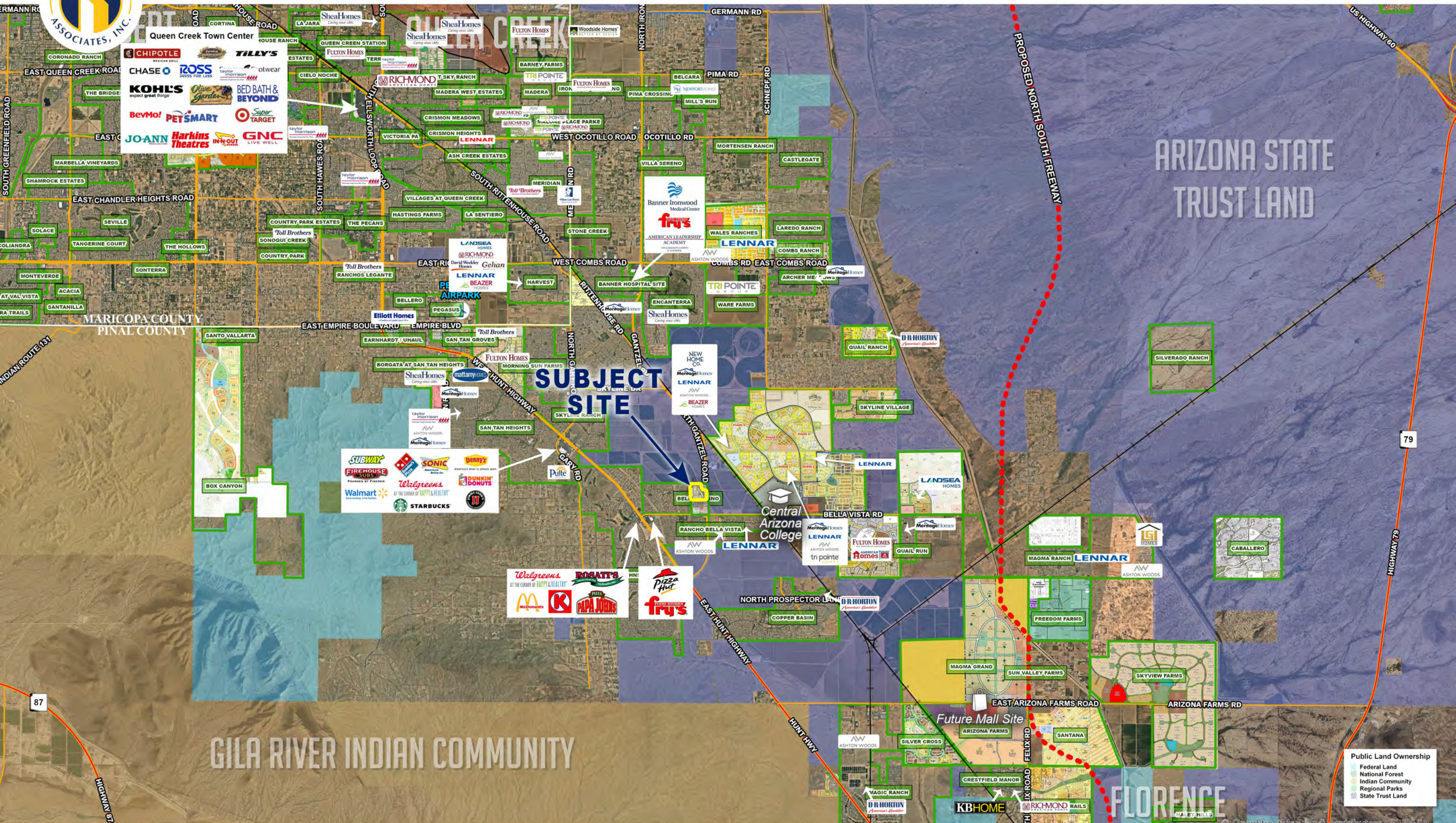
land planning  
 development entitlements  
 landscape architecture  
 120 south ash avenue  
 tempe, arizona 85281  
 480.994.0994

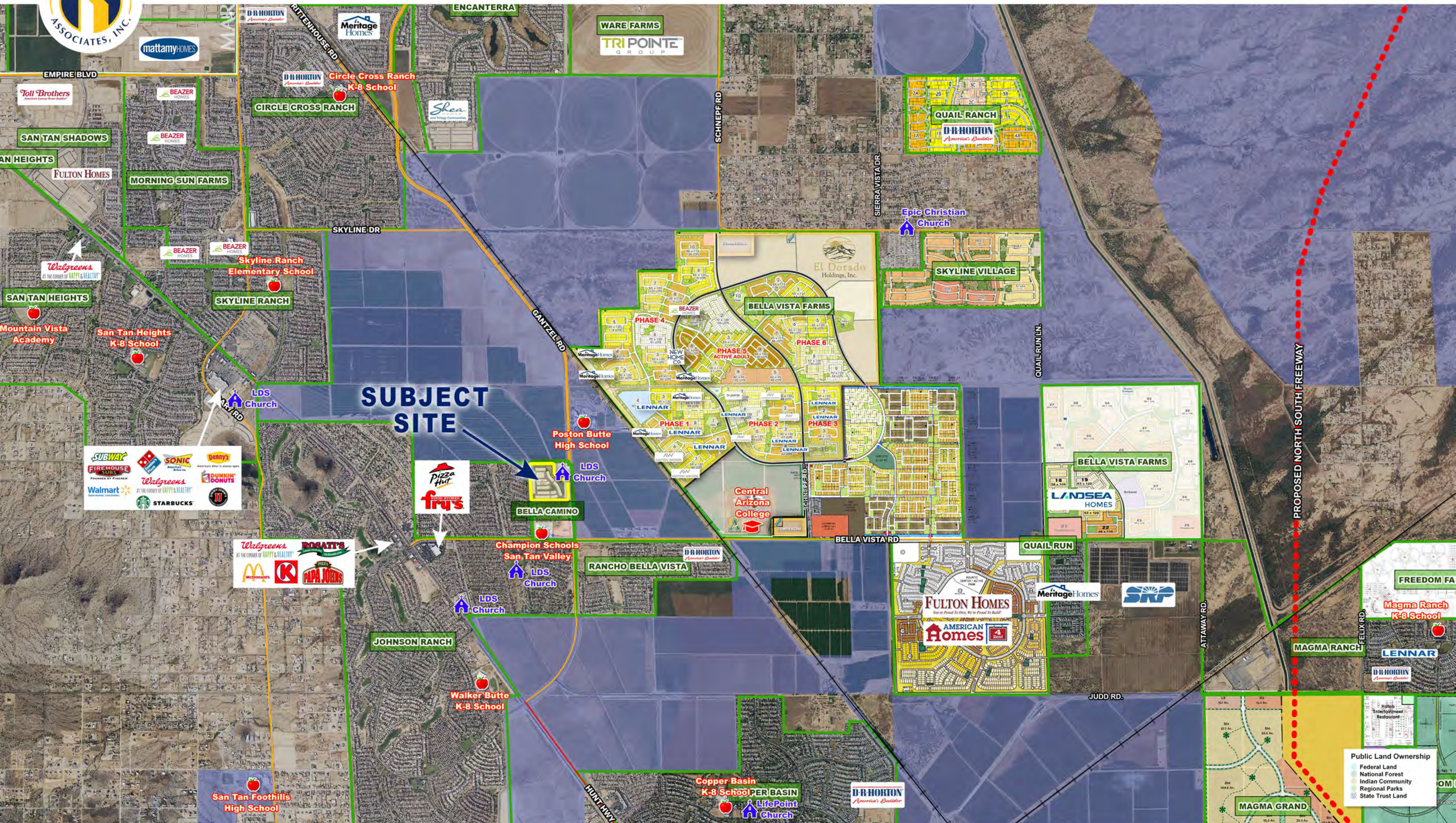
# BELLA CAMINO

## CONCEPT LOTTING/ LAND USE PLAN



18000962 DRAWN BY: PR, DM 06/22/18











JOHNSON RANCH

SUBJECT SITE

ASTL

GANTZEL RD

Florence Unified High School

RANCHO BELLA VISTA

BELLA VISTA RD

BELLA VISTA FARMS

\* Central Arizona Community College



PHOTO DATE: 05.17.2021