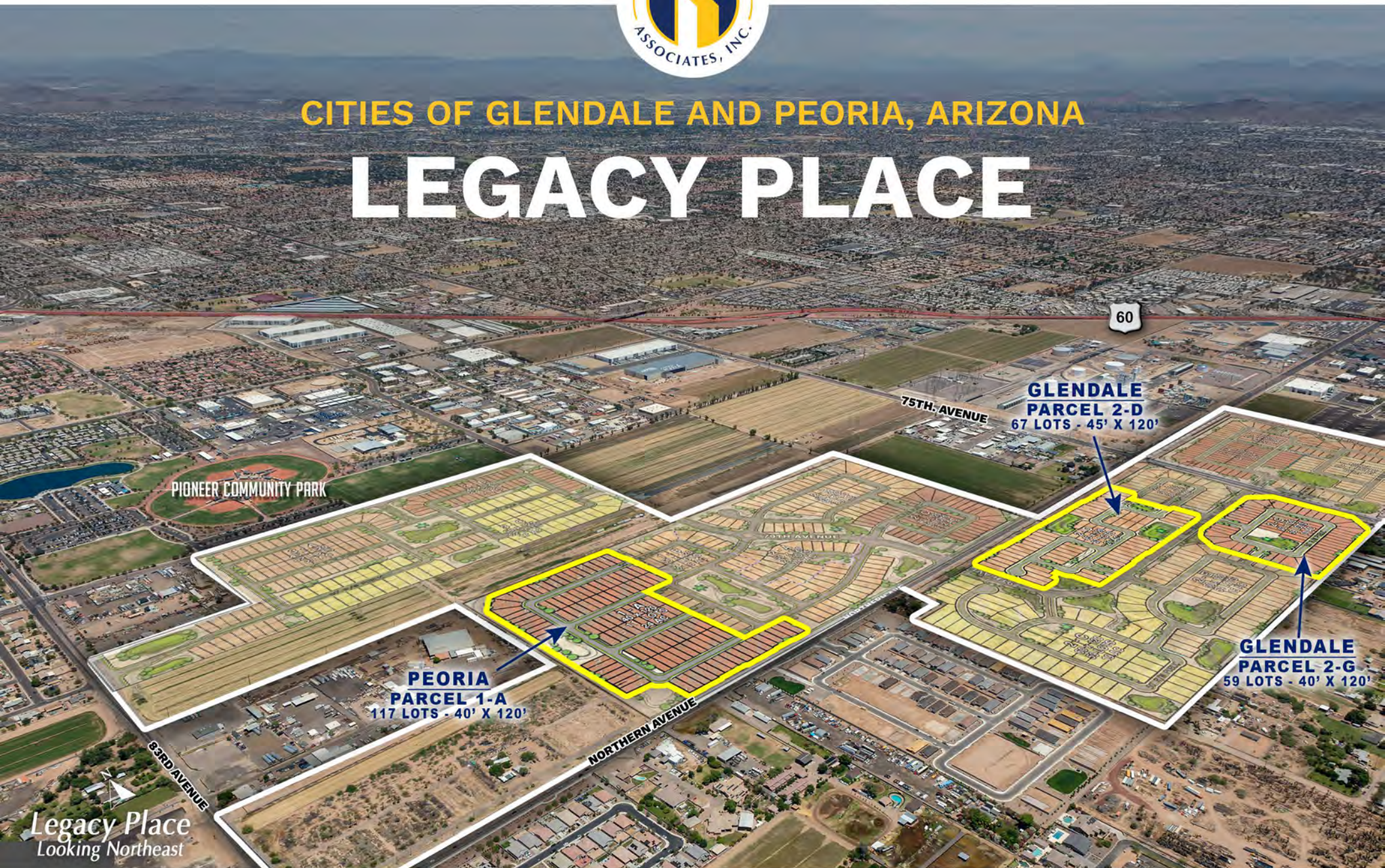




CITIES OF GLENDALE AND PEORIA, ARIZONA

LEGACY PLACE



PIONEER COMMUNITY PARK

75TH AVENUE

60

**GLENDALE
PARCEL 2-D**
67 LOTS - 45' X 120'

**PEORIA
PARCEL 1-A**
117 LOTS - 40' X 120'

NORTHERN AVENUE

**GLENDALE
PARCEL 2-G**
59 LOTS - 40' X 120'

Legacy Place
Looking Northeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



GUARANTEED FINISHED LOTS AT LEGACY PLACE

LOCATION

Legacy Place is located north and south of Northern Avenue, west of 75th Avenue.

SIZE AND PRICE

Parcel and Municipality	Lot Size	Lot Count	Price per Guaranteed Finished Front Foot	Price per Guaranteed Finished Lot	Parcel Price
1-A <i>City of Peoria</i>	40' x 120'	117	\$3,750	\$150,000	\$17,550,000
2-D <i>City of Glendale</i>	45' x 120'	67	\$3,750	\$168,750	\$11,306,250
2-G <i>City of Glendale</i>	40' x 120'	59	\$3,750	\$150,000	\$8,850,000
Total		243			\$37,706,250

TERMS

- *Feasibility Period:* 60 days
- *Initial Earnest Money Deposit:* \$50,000 at Opening of escrow, true up to 15% of land residual purchase price at end of Feasibility Period.
- *Close of Escrow:* 15 days after expiration of Feasibility.
- *Payment of Price:* 60% due at Close of Escrow, 40% due at 5 milestone payments throughout development.
- *Security for Improvements:* Letter of Credit to secure payment obligations of the buyer.

UTILITIES

- Electrical: SRP
- Communications: Cox, Century Link
- Natural Gas: Southwest Gas
- Refuse: City of Peoria
- Police: City of Peoria
- Fire: City of Peoria

SCHOOLS

Cotton Boll Elementary (K-8)
Raymond S. Kellis High School (9-12)

HOA

HOA dues will be determined during Feasibility Period.

DUE DILIGENCE

[CLICK HERE](#) to view

Final Plat Phase 1 – Glendale

Final Plat Phase 1 – Peoria

PAD Standards and Guidelines

PRD Narrative



DEVELOPMENT MILESTONES SCHEDULE

Parcel 1-A City of Peoria	<ul style="list-style-type: none">• <i>Grading Complete:</i> 20%, Payment due at COE.• <i>Wet Utilities Complete:</i> 25%, Payment due at COE.• <i>Dry Utilities Complete:</i> 25%, Payment due at COE.• <i>Concrete and Paving Complete:</i> 25%, Estimated completion 12/15/2024, payment 15 days later.• <i>Final Completion:</i> 5%, Estimated completion 3/15/2025, payment 15 days later.
Parcels 2-D & 2-G City of Glendale	<ul style="list-style-type: none">• <i>Grading Complete:</i> 20%, Estimated completion 10/1/2024, payment 15 days later.• <i>Wet Utilities Complete:</i> 25%, Estimated completion 1/15/2025, payment 15 days later.• <i>Dry Utilities Complete:</i> 25%, Estimated completion 5/15/2025 payment 15 days later.• <i>Concrete and Paving Complete:</i> 25%, Estimated completion 9/15/2025, payment 15 days later.• <i>Final Completion:</i> 5%, Estimated completion 12/15/2025, payment 15 days later.

COMMENTS

These 3 available parcels offer a rare opportunity to locate within Shea Homes' Legacy Place Master Plan which is adjacent to Van Trust's Peoria Logistic Park with new employment. Shea Homes (Seller) will consider selling each parcel separately or in bulk.

BID DUE BY DATE

All offers are due on or before Thursday, June 13, 2024 by 12:00 pm (noon) MST.



WEST VALLEY FACTS



POPULATION

2023 population: **1.8 Million**
Median age: **34**
Median Household Income: **\$63,528**



GROWTH

52% of growth in the Phoenix area is expected to occur in the West Valley.

Source: Greater Phoenix Economic Council



CITY MAKE UP

The West Valley is made up of **14 cities and towns** including:

Avondale	Litchfield Park	Sun City
Buckeye	Glendale	Surprise
El Mirage	Goodyear	Tolleson
Gila Bend	Peoria	Wickenburg



PROJECTIONS

2010-2035: Employment is expected to grow by **812%**
2010-2035: Housing units are expected to grow by **517%**
2010-2035: Population is expected to grow by over 313,000 persons, an increase of **499%**

Source: douglasranchaz.com/west-valley/



COMPANIES EXPANDING TO WEST VALLEY

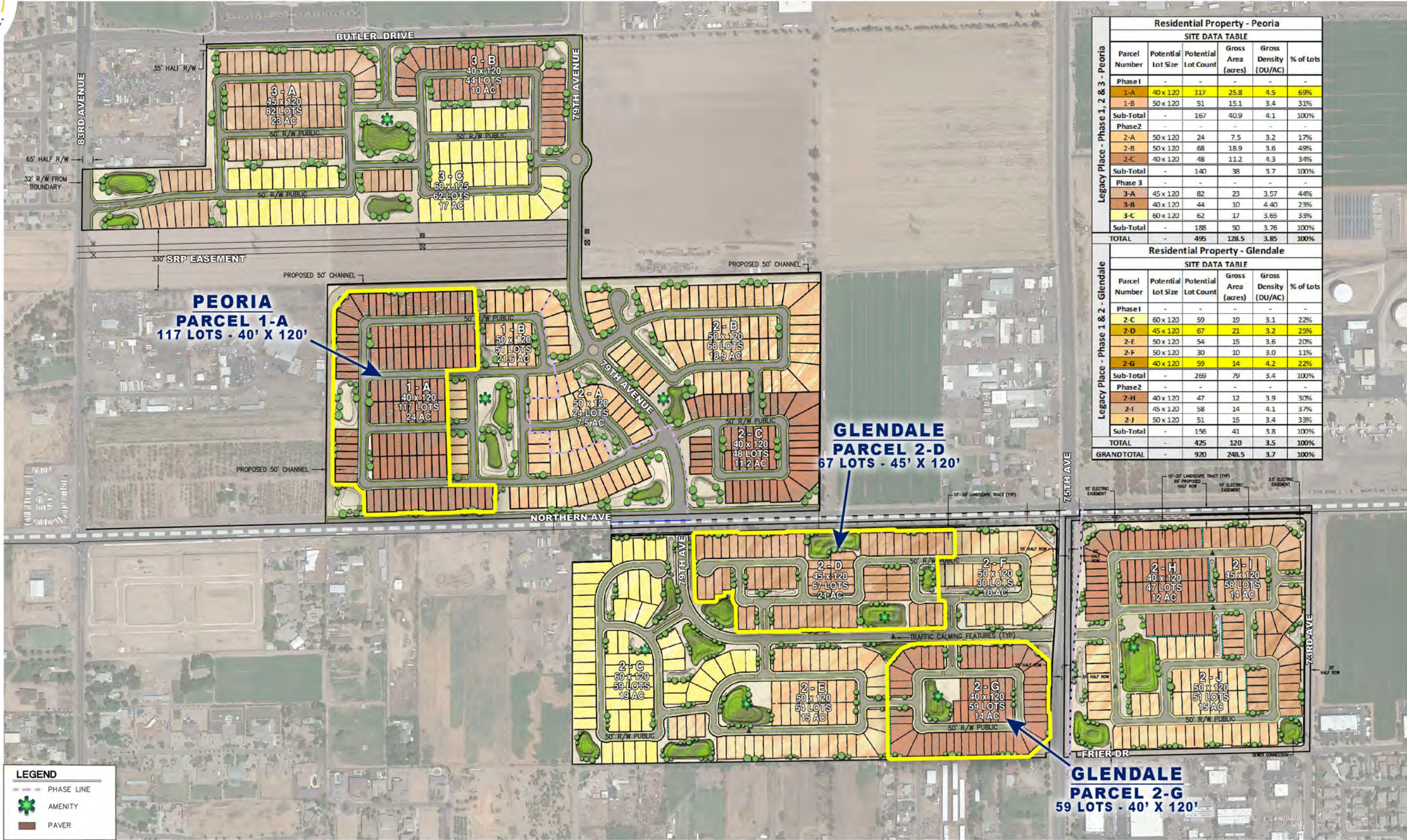
Williams-Sonoma, Inc. (Glendale) **3,000 employees**
TSMC (Phoenix) **2,000 employees**
KORE Power (Buckeye) **1,700 employees**
Chewy (Goodyear) **1,000 employees**
Factor (Goodyear) **800 employees**
UPS Supply Chain Logistics (Goodyear) **400 employees**
Nestlé USA (Glendale) **350 employees**
KeHE Distributors (Goodyear) **270**

Source: Maricopa Association of Governments




ATTRACTIONS

Wildlife World Zoo And Aquarium **Litchfield Park**
Crystal Lagoons® Island Resort **Glendale**
State Farm Stadium **Glendale**
Arizona Broadway Theatre **Peoria**
Adobe Mountain Desert Railroad Park **Glendale**
Topgolf **Glendale**
Phoenix Raceway **Avondale**
Cactus League Spring Training **Phoenix, Goodyear, Surprise & Peoria**
Westgate Entertainment District **Glendale**
Hurricane Harbor Phoenix - Six Flags **Glendale**

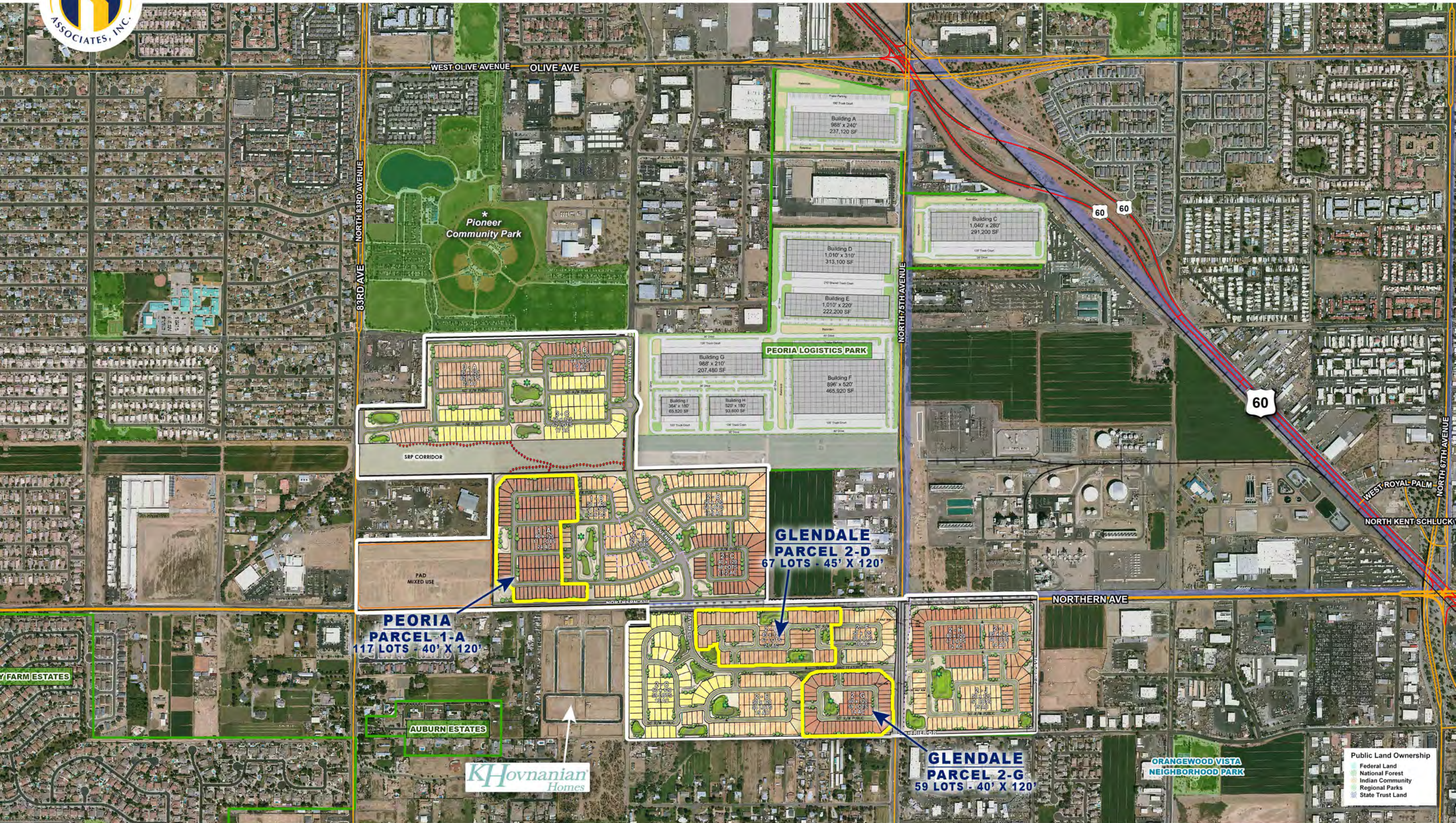


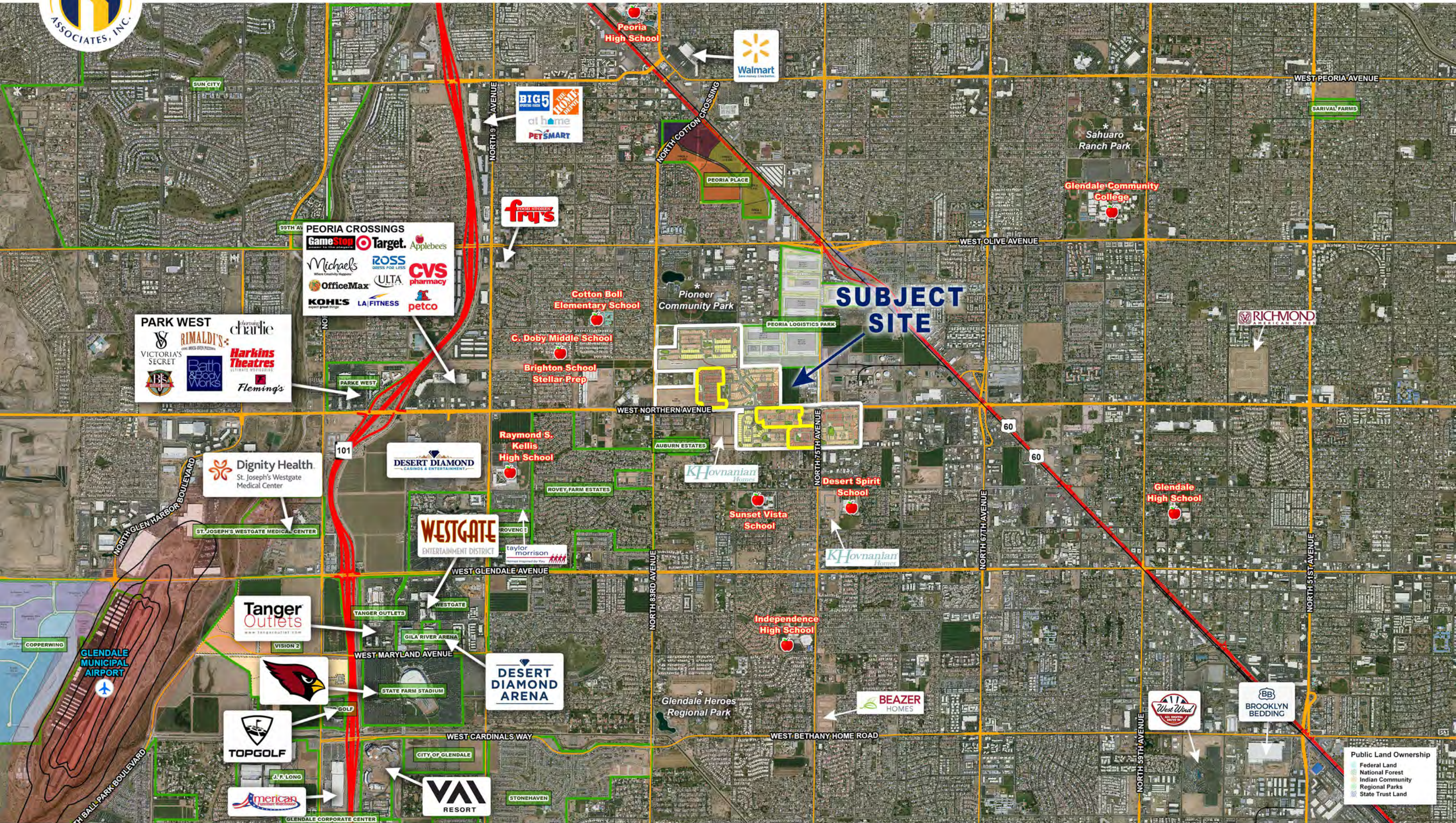
Legacy Place - Phase 1, 2 & 3 - Peoria	Residential Property - Peoria						
	SITE DATA TABLE						
	Parcel Number	Potential Lot Size	Potential Lot Count	Gross Area (acres)	Gross Density (DU/AC)	% of Lots	
	Phase I	-	-	-	-	-	
	1-A	40 x 120	117	25.8	4.5	69%	
	1-B	50 x 120	51	15.1	3.4	31%	
	Sub-Total	-	167	40.9	4.1	100%	
	Phase 2	-	-	-	-	-	
	2-A	50 x 120	24	7.5	3.2	17%	
	2-B	50 x 120	68	18.9	3.6	49%	
Legacy Place - Phase 1 & 2 - Glendale	2-C	40 x 120	48	11.2	4.3	34%	
	Sub-Total	-	140	38	3.7	100%	
	Phase 3	-	-	-	-	-	
	3-A	45 x 120	82	23	3.57	44%	
	3-B	40 x 120	44	10	4.40	23%	
	3-C	60 x 120	62	17	3.65	33%	
	Sub-Total	-	188	50	3.76	100%	
	TOTAL	-	495	128.5	3.85	100%	
	Legacy Place - Phase 1 & 2 - Glendale	Residential Property - Glendale					
		SITE DATA TABLE					
Parcel Number		Potential Lot Size	Potential Lot Count	Gross Area (acres)	Gross Density (DU/AC)	% of Lots	
Phase I		-	-	-	-	-	
2-C		60 x 120	59	19	3.1	22%	
2-D		45 x 120	67	21	3.2	25%	
2-E		50 x 120	54	15	3.6	20%	
2-F		50 x 120	30	10	3.0	11%	
2-G		40 x 120	59	14	4.2	22%	
Sub-Total		-	269	79	3.4	100%	
Phase 2		-	-	-	-	-	
2-H		40 x 120	47	12	3.9	30%	
2-I		45 x 120	58	14	4.1	37%	
2-J		50 x 120	51	15	3.4	33%	
Sub-Total		-	156	41	3.8	100%	
TOTAL	-	425	120	3.5	100%		
GRAND TOTAL	-	920	248.5	3.7	100%		

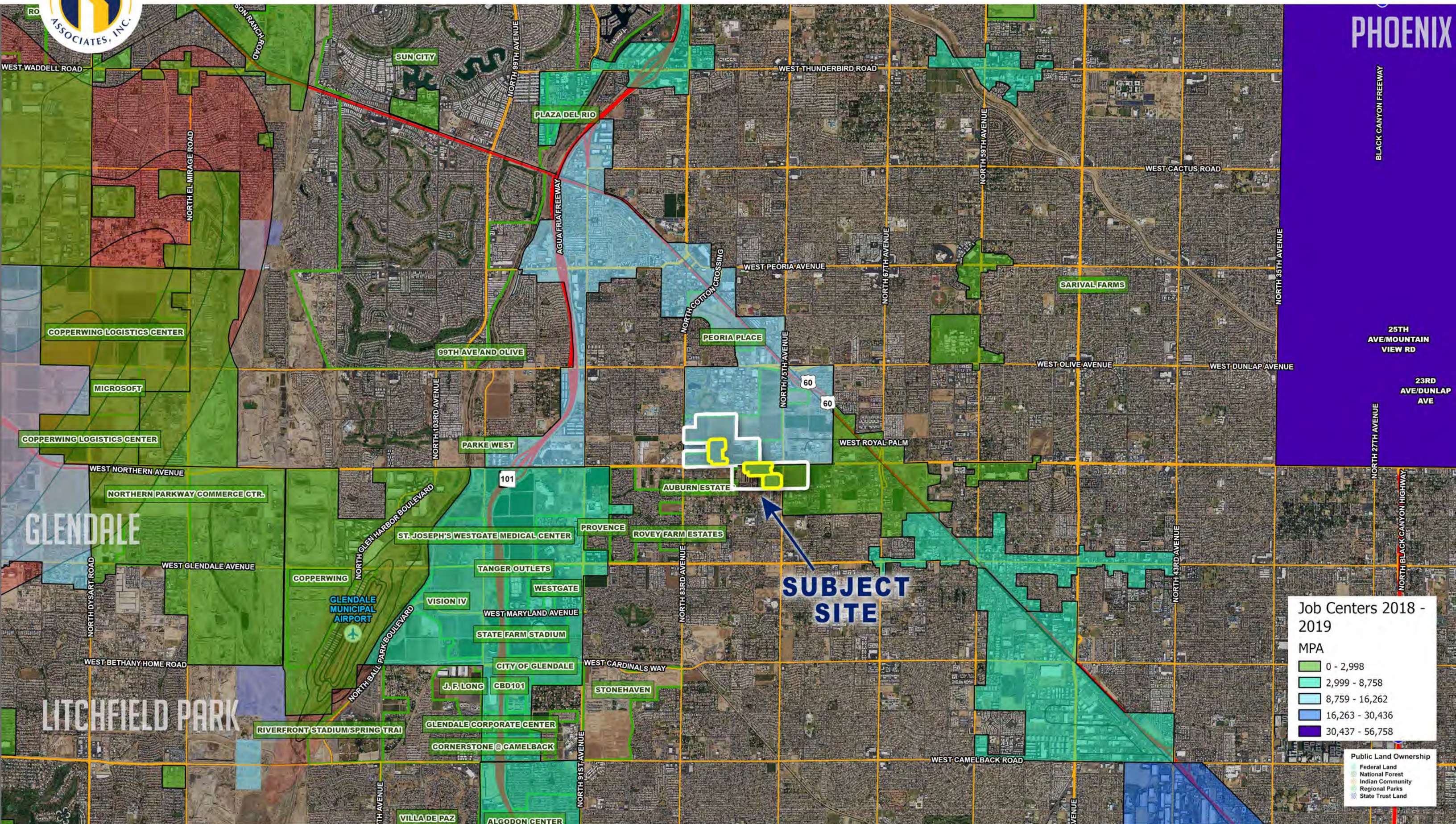
 **LEGACY PLACE - PHASE 1, 2 & 3 - PEORIA / PHASE 1 & 2 - GLENDALE**
PEORIA/GLENDALE, AZ
RESIDENTIAL PROPERTY - PEORIA / GLENDALE



2143 MAY 23, 2022
SCALE: 1"=225' (24X36) NORTH
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
This plan is conceptual and subject to change through the planning and development process.
U:\2100\2143\2143.01 - Shea Homes\PLANNING\GRAPHICS\HIBTS\PEORIA\2143-RESIDENTIAL-PROPERTY-GRAHPC-OVERALL.dwg 5/24/2022 6:27 AM

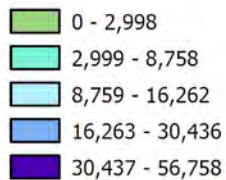




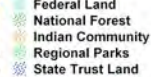


Job Centers 2018 - 2019

MPA



Public Land Ownership





PIONEER COMMUNITY PARK

LEGACY PLACE

NORTHERN AVENUE

83RD AVENUE



PHOTOGRAPHY DATE: 05-18-2024



COMMUNITY PERSPECTIVE



79TH AVE & NORTHERN INTERSECTION



RESIDENTIAL PARCEL ENTRY



AMENITY



ENTRY MONUMENT

Shea
HOMES
LEGACY PLACE
GLENDALE, AZ

GREY | PICKETT



PIONEER COMMUNITY PARK

Pioneer Community Park is an 83 acre park located near the southeast corner of 83rd Ave and Olive Ave in Peoria. The park features many amenities for Peoria residents and their families including baseball fields and multi-purpose fields, a dog park, and a 5-acre urban lake stocked with fish. The park is also home to a large public art installation, "Forge" by Thomas Sayre, which is visible from 83rd Ave.

AMENITIES

- Six Lighted Ball Fields
- Four Lighted Multipurpose Fields
- Dog Park
- 5 acre Urban Lake - Fishing Permit Required
- AZ Community Fishing Program
- Picnic Ramadas and Barbecue Grills
- Shaded Playground/Swing sets
- Splash Pad
- Heritage Court for small events

