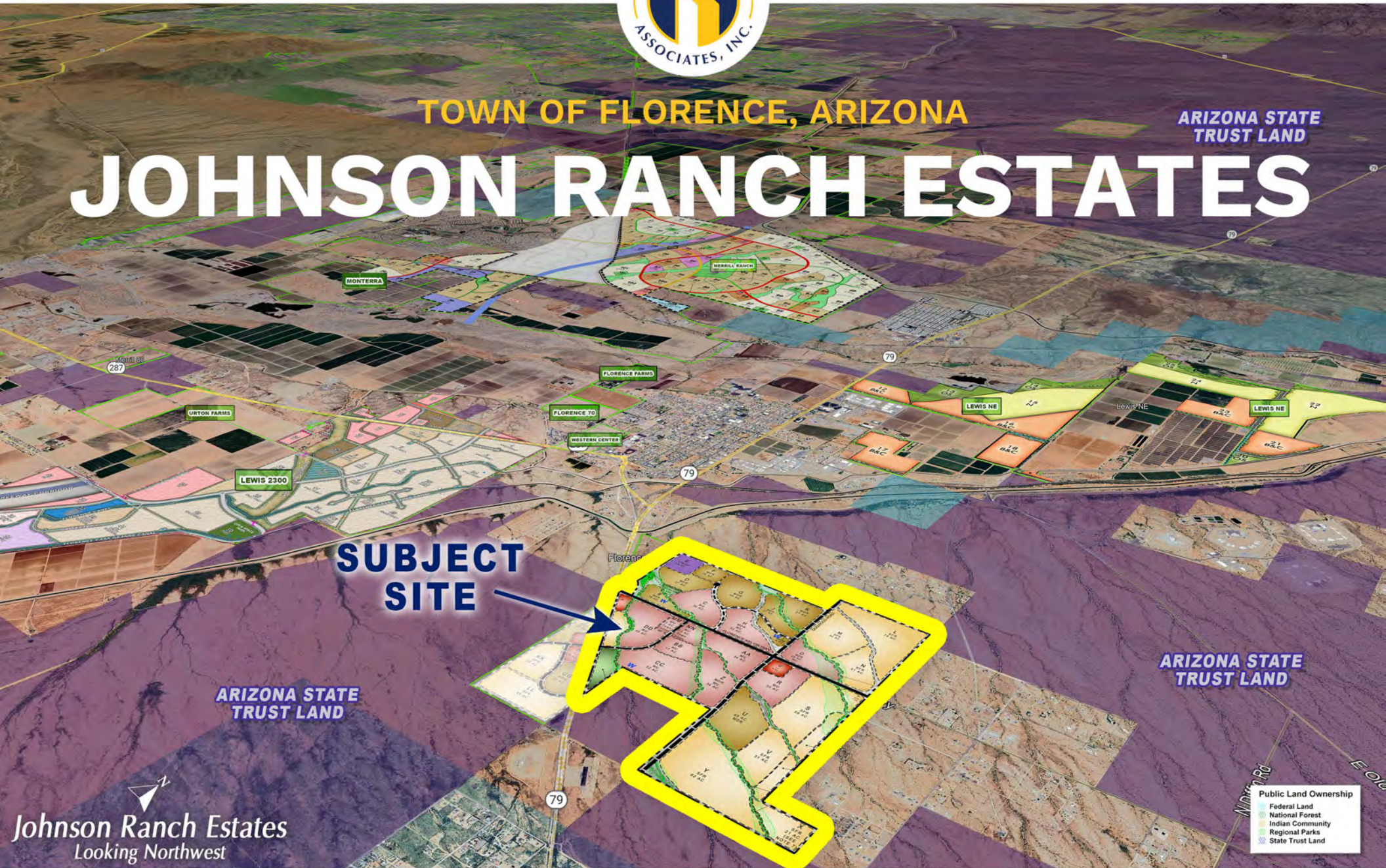




TOWN OF FLORENCE, ARIZONA

ARIZONA STATE TRUST LAND

JOHNSON RANCH ESTATES



SUBJECT SITE

ARIZONA STATE TRUST LAND

ARIZONA STATE TRUST LAND

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

Johnson Ranch Estates
Looking Northwest



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



FOR MORE INFORMATION, CONTACT:
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TOWN OF FLORENCE, ARIZONA

JOHNSON RANCH ESTATES

LOCATION

Located at Hwy 79 and Florence-Kelvin Highway in the Town of Florence (Pinal County), Arizona.

SIZE

±1,149.6 Acres

ZONING

PUD | Town of Florence

PRICE

Submit

TERMS

Submit

UTILITIES

Electric: Arizona Public Service (APS)

Gas: Southwest Gas

Telephone: Cox / Qwest or Century Link

Cable: Cox / Qwest or Century Link

Solid Waste: Town of Florence

Police: Town of Florence

Fire: Town of Florence

Schools: Florence Unified School District

Future Sewer: Town of Florence

Future Water: Town of Florence

COMMENTS

Johnson Ranch Estates is a master planned community located in Pinal County at Highway 79 and Florence-Kelvin Highway in the Town of Florence. The property is located approximately 50 miles southeast of downtown Phoenix, 30 miles southeast of the Price Road employment corridor in Chandler, and approximately 20 miles south of Mesa Williams-Gateway airport in Mesa. The overall Johnson Ranch Estates project spans more than 1,149.6 acres, and at build out is planned to include more than 4,902 residential lots and 29 acres of Commercial.



PINAL COUNTY QUICK FACTS



POPULATION

2023 population: **467,459**
10 year population growth rate: **2.98%**
Median age of: **39.6**



HOUSEHOLDS

Median household income: **\$76,377**
Number of households: **164,281**

TOP ECONOMIC 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**

KANTO PPC

Anticipated number of employees: **161**

AIR PRODUCTS

Anticipated number of employees: **75**



PINAL COUNTY BIG BUSINESS

- | | |
|---------------------------|-----------------------------|
| Abbott Laboratories | Harrah's Ak-Chin |
| Ascent Aviation Services | Hexcel |
| Banner Health | Lucid Motors |
| Bayer | Nikola Motors |
| Bridgestone | Nissan |
| Bright International Corp | Owens Corning |
| Cargill | Schuff Steel |
| Empire Machinery | Tractor Supply |
| Frito-Lay (PepsiCo) | Volkswagen |
| | Walmart Distribution Center |

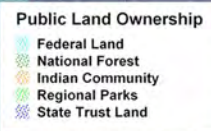
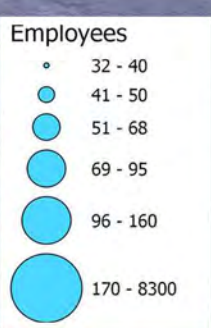
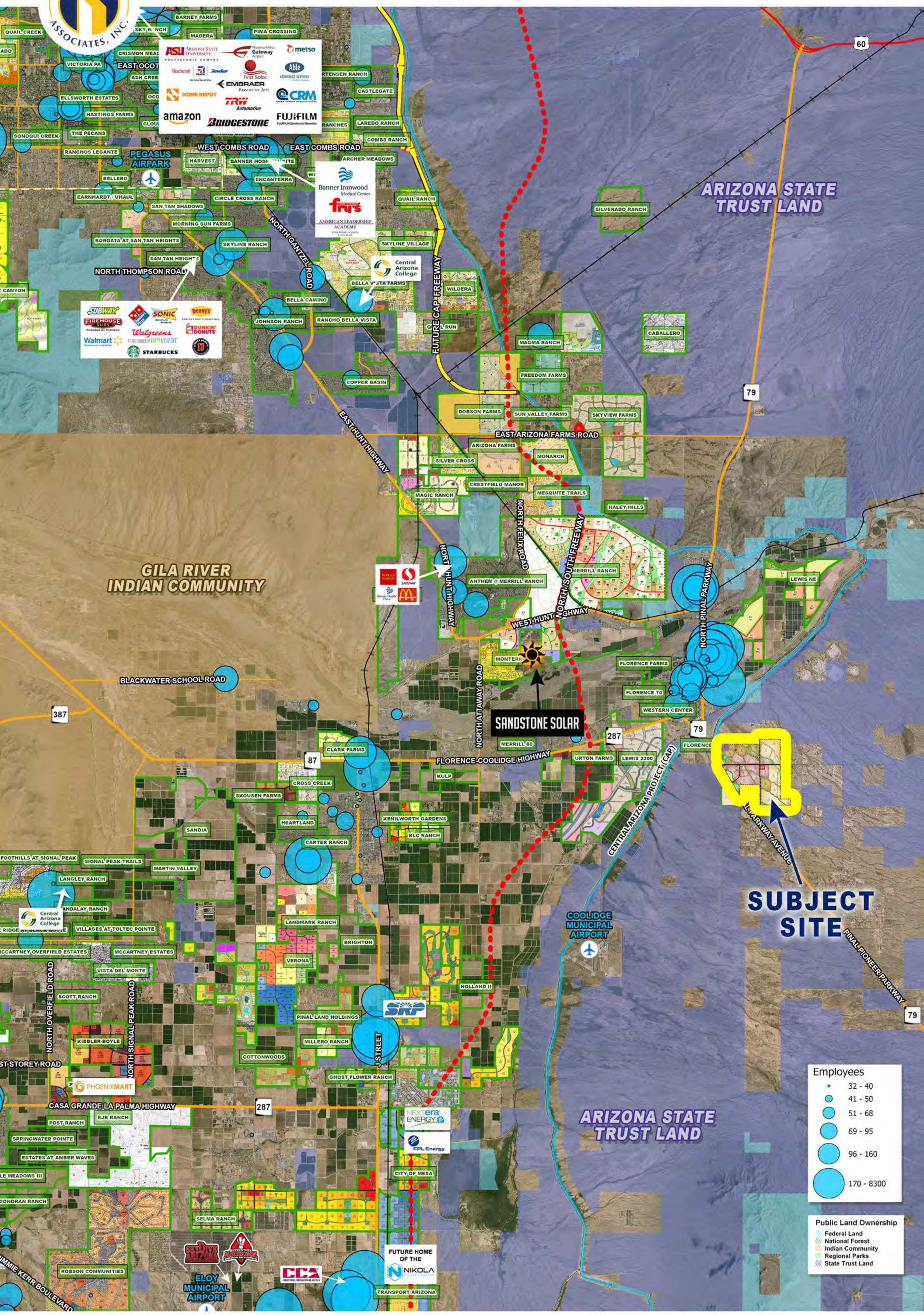
Source: pinalcountyaz.gov

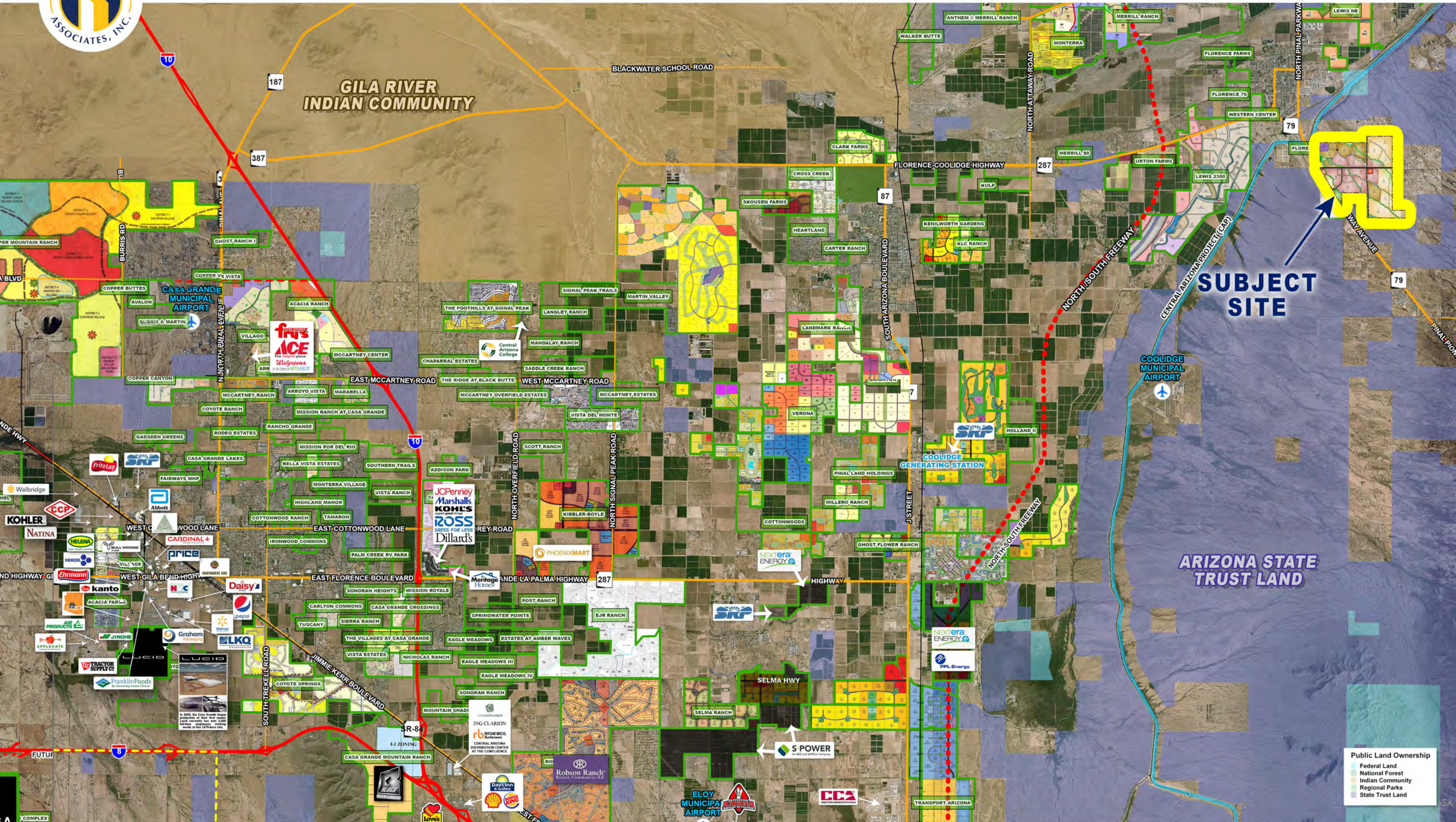


CITIES AND TOWNS

- Apache Junction **40,626**
- Casa Grande **62,664**
- City of Maricopa **70,134**
- Coolidge **22,042**
- Eloy **17,458**
- Florence **24,278**
- Gold Canyon **11,612**
- Queen Creek **75,150**
- Superior **2,511**





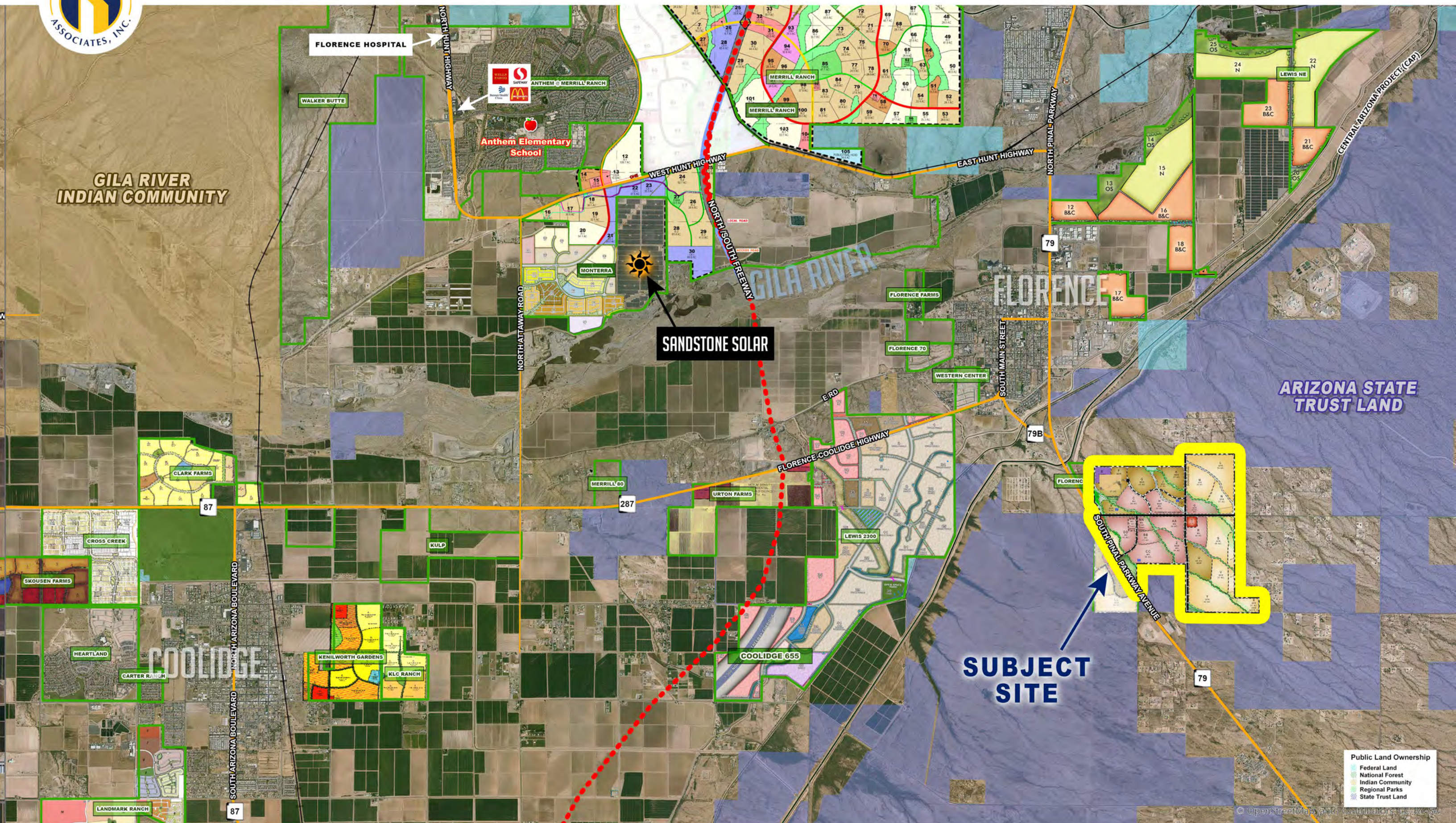


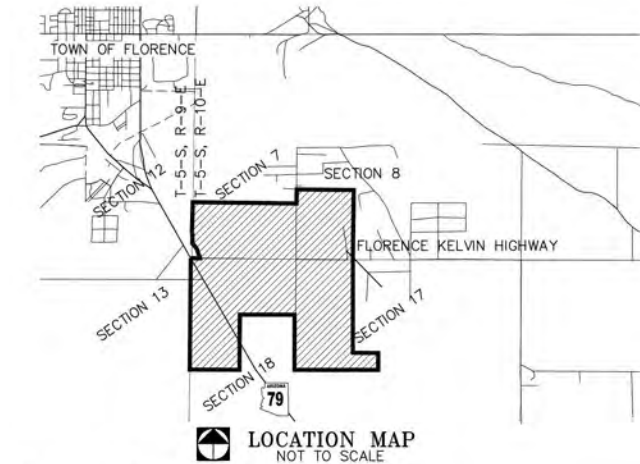
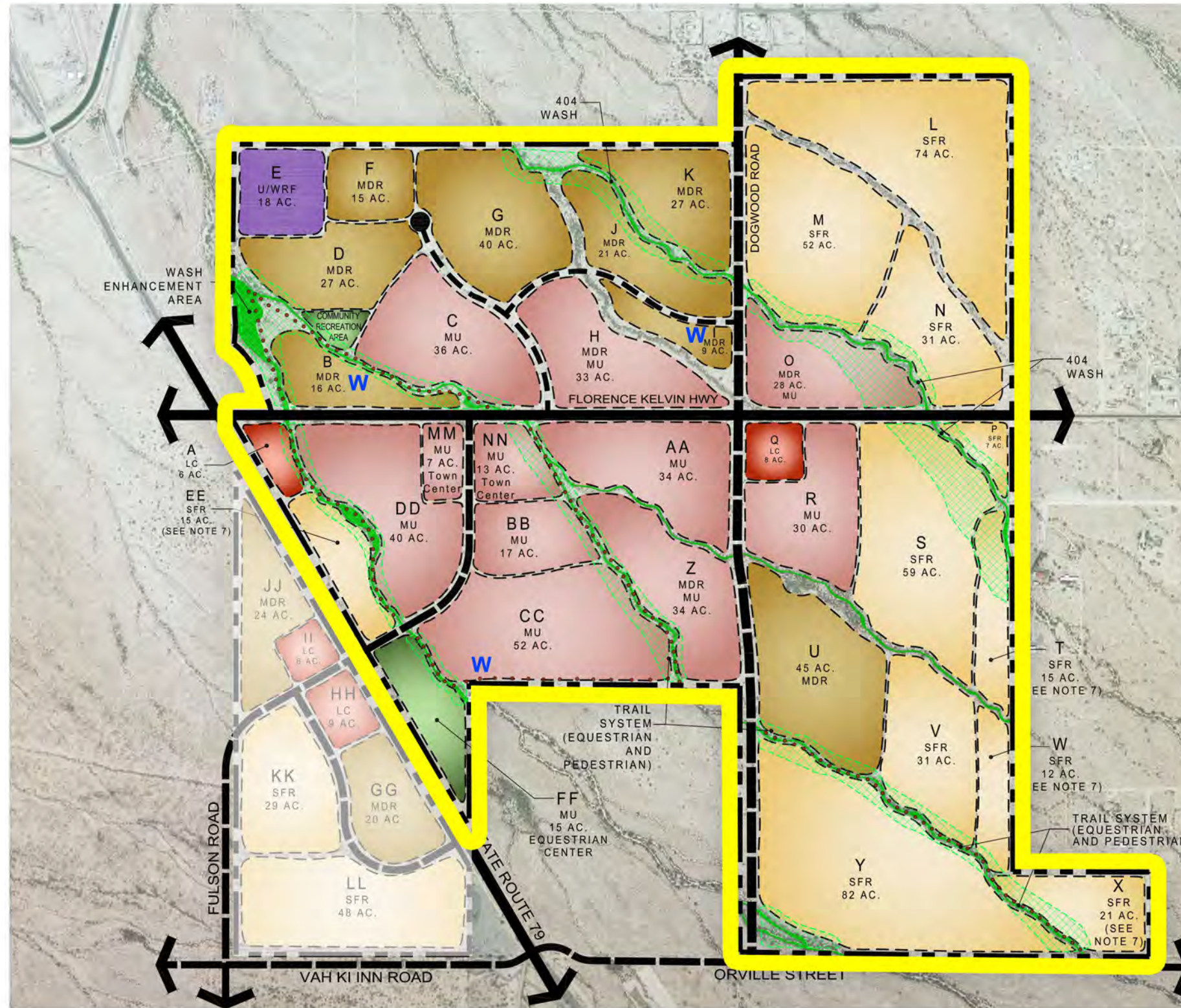
SUBJECT SITE

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Legend of Symbols

- PROPERTY BOUNDARY
- DEVELOPMENT PARCEL BOUNDARY
- PROPOSED ROAD
- WATER PLANT SITE
- FEMA FLOODPLAIN
- 404 WASH
- EQUESTRIAN TRAIL

Land Use Table

Land Use Categories	Acreage	Dwelling Units
Single Family Residential (SFR)	476 Acres	1,904 D.U.
Medium Density Residential (MDR)	244 Acres	1,586 D.U.
Mixed Use (MU)	324 Acres	1,412 D.U.
Local Commercial (C)	29 Acres	
U/WRF	18 Acres	
Equestrian Center	15 Acres	
Open Space	135 Acres	
Arterial/Collector Road ROW	25 Acres	
Totals	1,266 Acres	4,902 D.U.

Notes

- TOTAL SITE AREA: 1,112.3 ACRES + 154 = 1,266.3.
- MAXIMUM NUMBER OF DWELLING UNITS: 4,902.
- DWELLING UNITS ALLOWABLE EAST OF SR 79: 4,264 AND WEST OF SR 79: 638.
- THE ROADWAY NETWORK INDICATED ON THIS PLAN IS CONCEPTUAL. ALL ROADWAY ALIGNMENTS, CLASSIFICATION AND IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AND APPROVAL BY THE TOWN OF FLORENCE.
- THE OPEN SPACE SHOWN ON THIS PLAN CONSISTS OF 131 ACRES OR 11% OF THE RESIDENTIAL AREA OF THE PUD. THE BALANCE OF THE REQUIRED 15% OPEN SPACE WILL BE PROVIDED WITHIN EACH OF THE RESIDENTIAL DEVELOPMENT PARCELS.
- AN ELEMENTARY SCHOOL SITE WILL BE PROVIDED IN ACCORDANCE WITH THE PUD DOCUMENT.
- DEVELOPMENT PARCELS EE, T, W, AND X SHALL BE DEVELOPED WITH A MINIMUM LOT SIZE OF 1/4 ACRE.
- DEVELOPMENT IN OR MODIFICATION OF FLOODPLAINS WILL BE IN ACCORDANCE WITH TOWN OF FLORENCE AND FEMA REGULATIONS.

