



CITY OF GLENDALE, ARIZONA

# LEGACY PLACE PLATTED AND ENGINEERED LOTS



Legacy Place  
Looking North



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



PLATTED AND ENGINEERED LOTS

# LEGACY PLACE

## PROJECT OVERVIEW

The entire project of Legacy Place is a 346-acre master planned community comprised of Residential, Employment/Industrial and Mixed-Use development.

## LOCATION

Located at the southeast corner of 75th Avenue and Northern Avenue in the City of Glendale, Arizona.

## SIZE

Parcel	Lot Count	Lot Size
2-H	47	40' x 120'
2-I	58	45' x 120'
2-J	51	50' x 120'

## BID DUE BY DATE

All offers are due on or before Monday, November 4, 2024 by 12:00pm (noon) MST.

## PURCHASE PRICE

Suggested Minimum Front Foot Price: \$4,200 on a Finished Lot

*\*Buyer shall offer on a finished lot value. Buyer is responsible for all development of the parcel. Buyer and Seller shall agree to negotiate the residual land value during the feasibility period. Shea has started the preliminary plat which should be approved in early 2025. Buyer will be responsible to process the final plat and improvement plans once preliminary plat is complete. All costs after preliminary plat shall be the responsibility of buyer. Shea is requiring that the buyer agrees to hire Colliers/Hilgart Wilson as their engineer.*

## TERMS

- Feasibility Period: 60 days
  - Initial Earnest Money Deposit: \$100,000 at Opening of Escrow.
- Buyer shall deposit a total of 10% of total agreed upon purchase price at end of Feasibility Period.
- Close of Escrow: Shall occur the earlier of 10 days following City of Glendale Final Plat approval or no later December 3, 2025.



## UTILITIES

- Electrical: SRP
- Communications: Cox
- 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)

## DUE DILIGENCE

[CLICK HERE](#) to view

*ALTA Survey*

*Legacy Place Concept Plans*

*Site Demographics*

*Phase 1 Final Plat*

*Zoning Approval Letter*

## COMMENTS

This parcel is within Shea Home master plan straddling Peoria and Glendale. Van Trust is currently developing the Peoria Logistics Park just north of Legacy Place.

## ASSESSOR PARCEL NUMBER

143-25-011E

## PROPERTY TAXES

2024 Assessment: \$3,043.74

## SETBACKS

5' and 5'

## HOA

HOA Dues are \$136 per month.



## 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



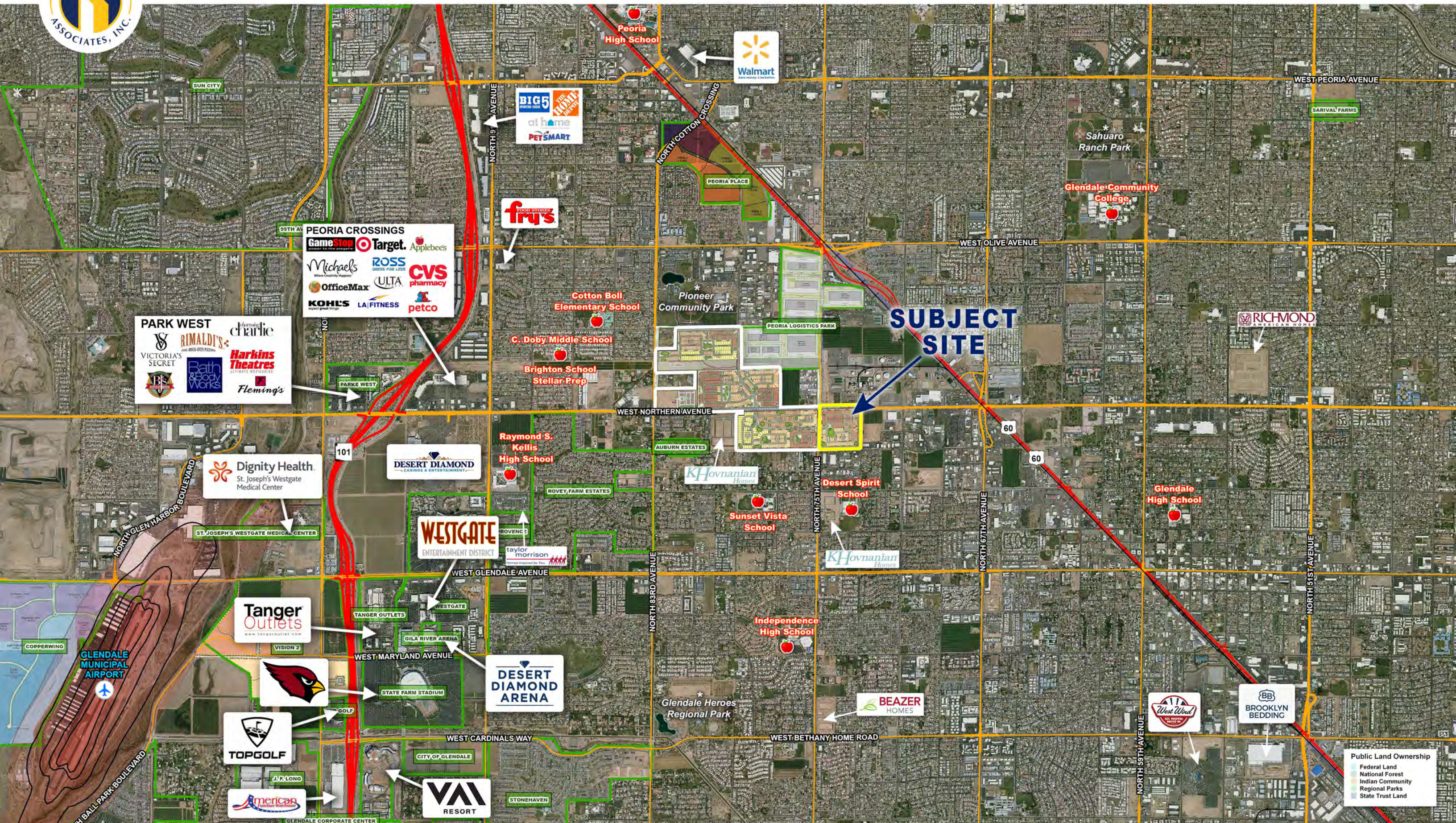
### ATTRACTIONS

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**



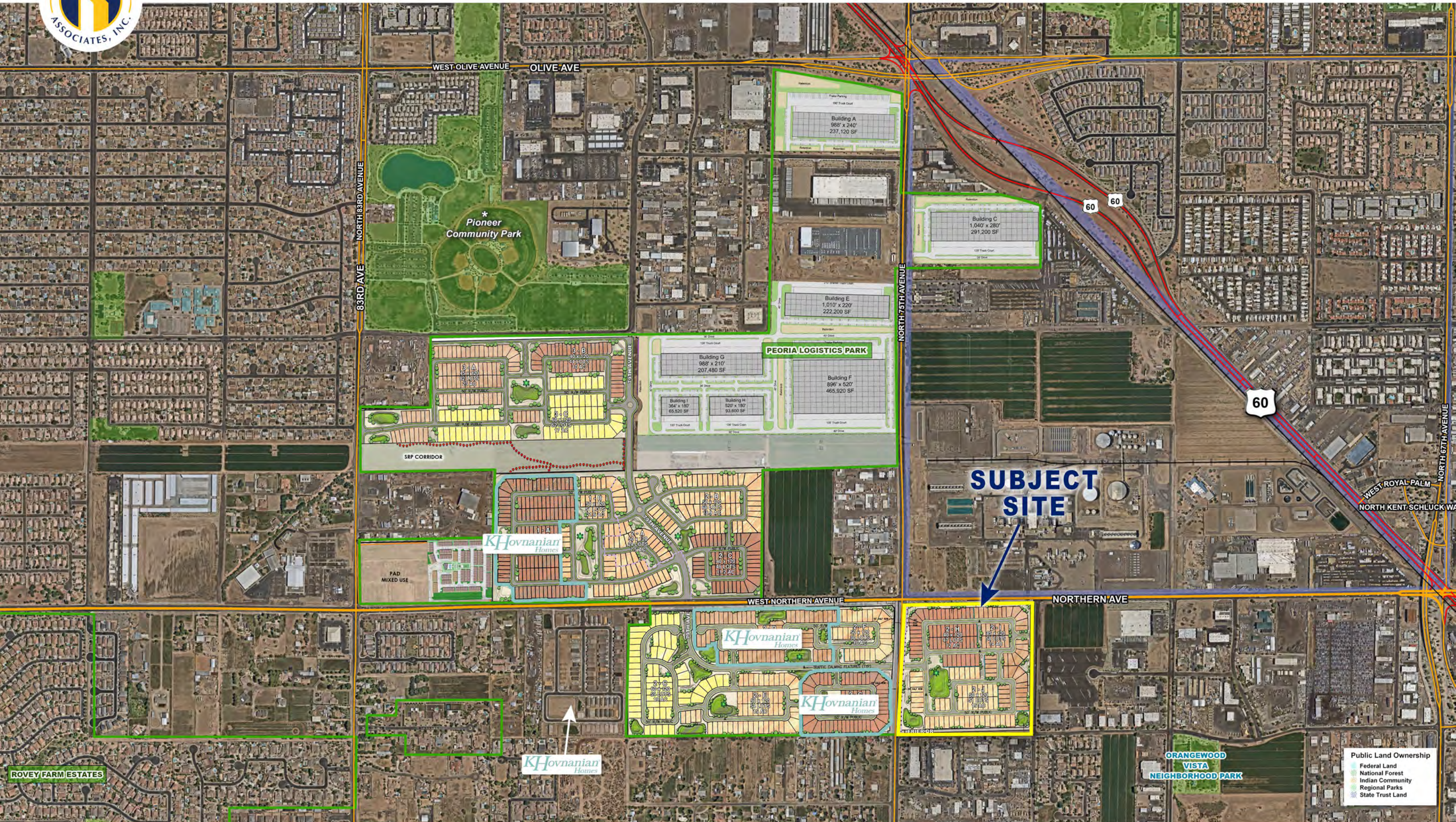


LEGACY PLACE, SEC 75TH AVENUE AND NORTHERN / WEST VALLEY SUBMARKET



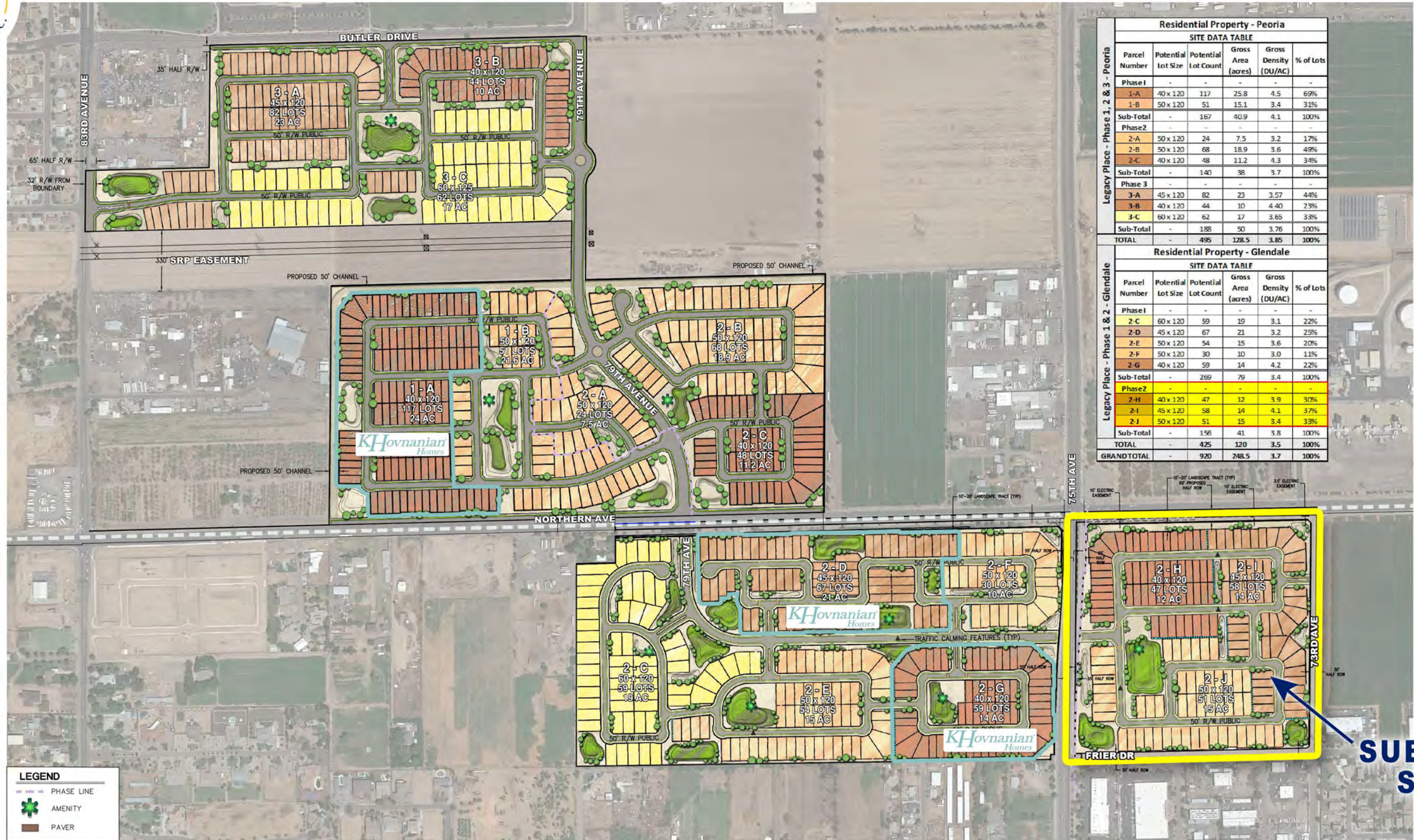


# LEGACY PLACE, SEC 75TH AVENUE AND NORTHERN / WEST VALLEY SUBMARKET



**Public Land Ownership**

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



Residential Property - Peoria						
SITE DATA TABLE						
Parcel Number	Potential Lot Size	Potential Lot Count	Gross Area (acres)	Gross Density (DU/AC)	% of Lots	
<b>Phase 1</b>						
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%	
<b>Phase 2</b>						
2-A	50 x 120	24	7.5	3.2	17%	
2-B	50 x 120	68	18.9	3.6	49%	
2-C	40 x 120	48	11.2	4.3	34%	
Sub-Total	-	140	38	3.7	100%	
<b>Phase 3</b>						
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%	
<b>TOTAL</b>	-	<b>495</b>	<b>128.5</b>	<b>3.85</b>	<b>100%</b>	

Residential Property - Glendale						
SITE DATA TABLE						
Parcel Number	Potential Lot Size	Potential Lot Count	Gross Area (acres)	Gross Density (DU/AC)	% of Lots	
<b>Phase 1</b>						
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%	
<b>Phase 2</b>						
2-H	40 x 120	47	17	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%	
<b>TOTAL</b>	-	<b>425</b>	<b>120</b>	<b>3.5</b>	<b>100%</b>	
<b>GRAND TOTAL</b>	-	<b>920</b>	<b>248.5</b>	<b>3.7</b>	<b>100%</b>	

**SUBJECT SITE**

**LEGEND**

- PHASE LINE
- AMENITY
- PAVER

**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



Park

## 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



Splash Pads



Dog Park



Baseball Fields



Lake

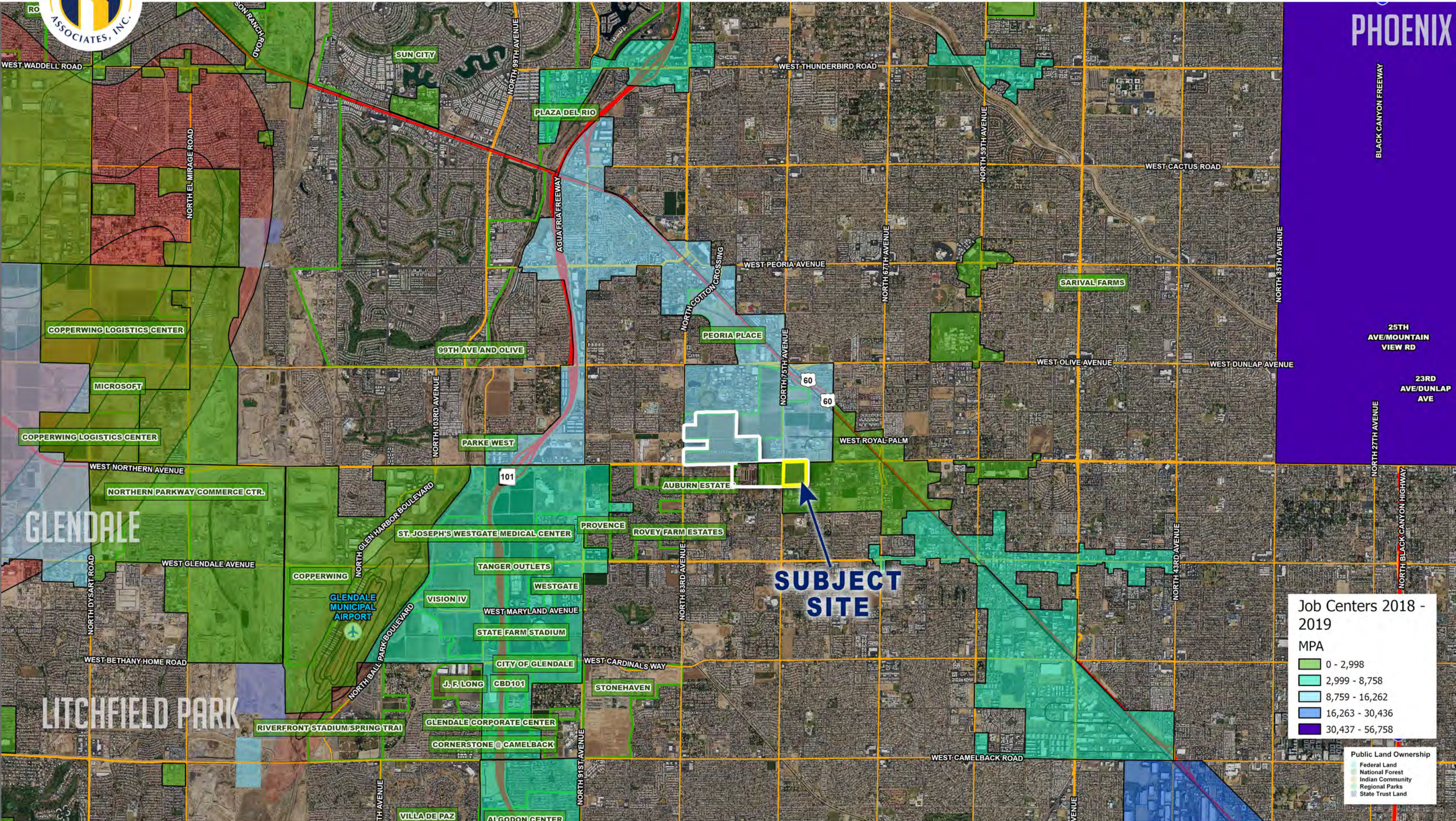


Lake





# LEGACY PLACE, 75TH AVENUE AND NORTHERN / WEST VALLEY SUBMARKET JOB CENTERS



# PHOENIX

**Job Centers 2018 - 2019**

MPA

0 - 2,998
2,999 - 8,758
8,759 - 16,262
16,263 - 30,436
30,437 - 56,758

**Public Land Ownership**

- Federal Land
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TODD PHOTOGRAPHY  
PHOTOGRAPHY DATE: 10-05-2024



**SUBJECT SITE**

