



TOWN OF FLORENCE, ARIZONA

# MERRILL RANCH PARCELS 10 AND 11

**American Leadership Academy South, 7-12**  
**Desert Rock Preschool**  
**American Leadership Academy South, Pre/K-6**



ANTHEM @ MERRILL RANCH

MERRILL RANCH PKWY.

**Anthem Elementary School**



**SUBJECT SITE**

Merrill Ranch  
Looking North



PHONE 480.367.0700 / FAX 480.367.8341  
www.NathanLandAZ.com

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



TOWN OF FLORENCE, ARIZONA

# MERRILL RANCH UNITS 10 AND 11

## LOCATION

Site is located north of the northwest corner of Felix Road and Hunt Highway in the Town of Florence, Arizona.

## PROJECT SUMMARY

The subject property is directly adjacent to the Anthem at Merrill Ranch master planned community located in the Town of Florence. The overall project encompasses almost 8,700 lots, spanning 3,200 acres. Some of the many amenities include a recreation center, swimming pools, tennis courts, basketball courts, 18-hole golf course and 60-acre community park.

Florence Hospital, located at the southeast corner of Franklin Road and Hunt Highway, is a 36-bed hospital offering emergency care as well as surgical, imaging and laboratory services. A Safeway shopping center with various shops and restaurants is located nearby at the northeast corner of Hunt Highway and Merrill Ranch Parkway.

The subject parcel is not currently part of the Anthem at Merrill Ranch HOA, and therefore no site plan or housing plan approvals are required from a HOA perspective.

## SIZE

UNIT	LOT COUNT	LOT SIZE
10	137	45' x 115'
11	219	45' x 115'
<i>Totals</i>	356	



FOR MORE INFORMATION, CONTACT:  
NATE NATHAN / nate@nathanlandaz.com  
DAVE MULLARD / dave@nathanlandaz.com  
CASEY CHRISTENSEN / casey@nathanlandaz.com

## PRICE

\$14,062,000 (\$39,500 per Platted and Engineered Lot)

## TERMS

Cash. Close of escrow 10 days following final plat approval.

## PLATS

[CLICK HERE](#) to view final plats for Units 10 and 11.

*\*Final Plats and improvements are approved, pending recordation upon Epcor approval of the water capacity.*

## AMR LIFT STATION

[CLICK HERE](#) to view station budget and schedule.

## PROPERTY IMPROVEMENTS

All improvements in both Felix Road and National Way are the responsibility of Pulte Homes.

## ZONING

PUD, Town of Florence

## SIDEYARD SETBACKS

5' and 5'

## UTILITIES

*Electric:* Arizona Public Service (APS)

*Gas:* Southwest Gas

*Fire:* Town of Florence

*Police:* Town of Florence

*Telephone:* Century Link

*Water:* EPCOR

*Cable:* Century Link

*Sewer:* EPCOR

*Solid Waste:* Town of Florence

## SCHOOLS

- *Florence Unified School District*
  - Anthem Elementary School (K-8)
  - Florence High School (9-12)
- *Charter Schools*
  - American Leadership Academy (K-6)



**WATER AND SEWER FEES**

EPCOR Water and Sewer Fees are estimated at \$6,283 per lot.

**IMPACT FEES**

<i>Impact Fees – Florence AZ</i>	
<i>Streets</i>	<i>\$796.01</i>
<i>Police</i>	<i>\$1,068</i>
<i>Fire</i>	<i>\$2,130</i>
<i>Parks</i>	<i>\$1,288</i>
<i>New Home Sanitation</i>	<i>\$200</i>
<i>Impact Fee Total</i>	<i>\$5,482.01</i>

<i>Water &amp; Sewer Fees – EPCOR Est.</i>	
<i>Sewer Construction Admin and Hookup*</i>	<i>\$4,450</i>
<i>Water Construction Admin, Service Line Charge and Hookup Fee (3/4” meter)*</i>	<i>\$4,000</i>
<i>Water &amp; Sewer Fees Total</i>	<i>\$8,450</i>

<i>Impact and Water &amp; Sewer Fees Total</i>	<i>\$13,932.01</i>
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*\*Approximate*

**COMMENTS**

Units 10 and 11 at Merrill Ranch will not be annexed into Anthem at Merrill Ranch or subjected to the corresponding HOA fees. Buyer has the opportunity to create a standalone community but receives the benefits of the development agreement, utility agreement and CFD’s.



## FLORENCE QUICK FACTS



### POPULATION

2024 population: **23,274**  
Population growth 2010-2020: **11.51%**  
Median age of **37**



### HOUSEHOLDS

Households: **5,053**  
Median Household Income: **\$67,615**



### HOME OWNERSHIP VS. RENTERS

Home owners: **80.01%**  
Renters: **20.01%**



### TRANSPORTATION

Residents spend an average of **17 minutes commuting to work**. Florence is served by **15 airports within 50 miles**. Rail can be accessed within the community. Interstates can be accessed **17 miles** away.



### TOP JOBS

Office and Administrative support **676 employees**  
Protective Services **884 employees**  
Executive, Managers, and Administrators **432 employees**  
Sales **348 employees**  
Construction and Extraction **249 employees**  
Health Care and Social Services **529 employees**  
Accommodation and Food Services **238 employees**  
Retail **212 employees**  
Other **696 employees**

Total Employees **4,255**  
Total Establishments **305**



### EDUCATION

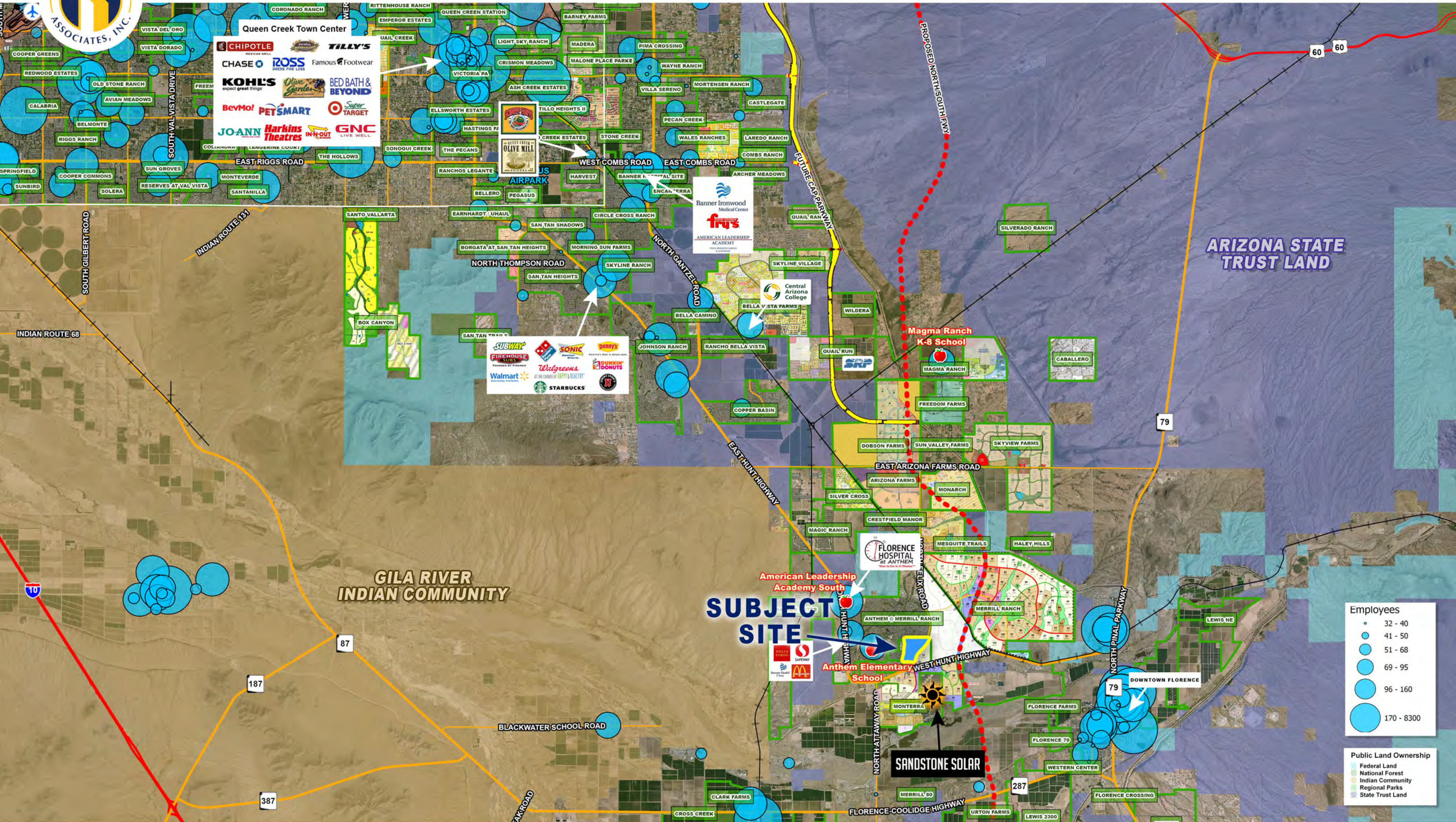
**17.16%** of the population in Florence have an Associate's degree or higher. **71.79%** have a high school degree or higher.

Anthem **K-8**  
Florence **K-8**  
Magma Ranch **K-8**  
Florence High School **9-12**

Universities & Colleges **50 within 50 miles**



Source: arizonapropector.com



Queen Creek Town Center

CHIPOTLE, TILLY'S, CHASE, ROSS, Famous Footwear, KOHL'S, Olive Garden, BED BATH & BEYOND, BevMo!, PETSMART, Super Target, JOANN, Harkins Theatres, IN-N-OUT, GNC

Walmart, Walgreens, Dunkin' Donuts, Starbucks, Fire House Subs, Sonic, Denny's

AMERICAN LEADERSHIP ACADEMY SOUTHWEST, ANTHEM MERRILL RANCH, ANTHEM ELEMENTARY WEST HUNT HIGHWAY SCHOOL

Employees

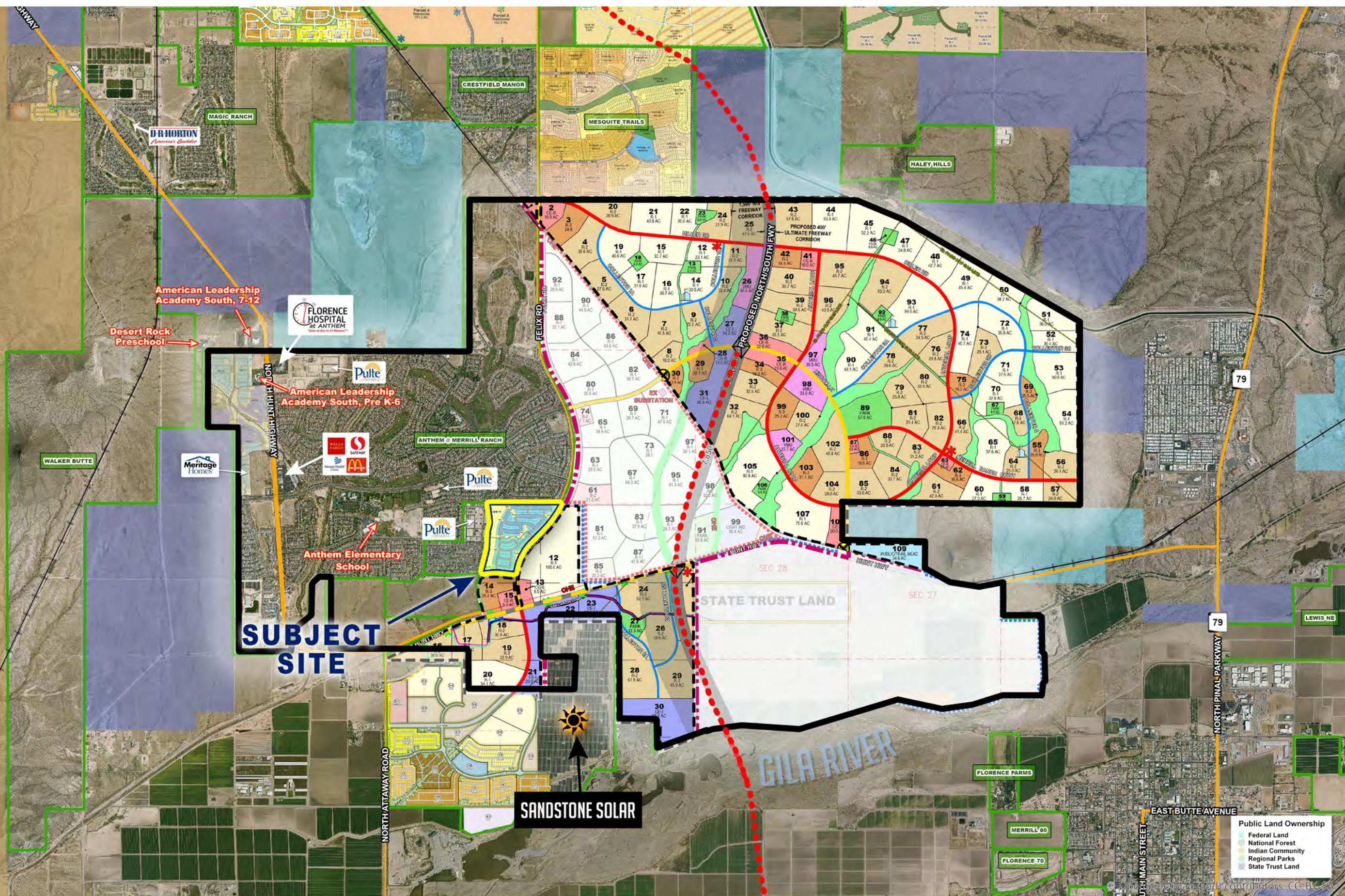
- 32 - 40
- 41 - 50
- 51 - 68
- 69 - 95
- 96 - 160
- 170 - 8300

Public Land Ownership

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



GILA RIVER INDIAN COMMUNITY



SUBJECT SITE

SANDSTONE SOLAR

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



MONTANERO

SUBJECT SITE

MONTERRA

ANTHEM AT MERRILL RANCH

MERRILL RANCH PARKWAY

HUNT HIGHWAY



PHOTOGRAPHY DATE: 11-04-2024





anthem

SWVP-GTIS MR, LLC

Legend

- 45 x 115 Lots - 137 Lots
- Open Space

Anthem at Merrill Ranch Unit 57 (Proposed)

Anthem at Merrill Ranch Unit 55 (Proposed)

UNIT 10

Version 0



BAXTER DESIGN GROUP  
7580 N. Dobson Rd., Suite 200  
Scottsdale, AZ 85256  
(480) 818-6001



Felix Road

National Way (Proposed)

SWVP-GTIS MR, LLC

SWVP-GTIS MR, LLC



Scale: 1" = 100'  
February 2017  
Unit 9

ALL INFORMATION SHOWN ON THIS MAP IS SUBJECT TO CHANGE AT THE DISCRETION OF THE DEVELOPER.

path: R:\0113-SWVP-GTIS\UNIT-9-10-SWVP-09-EXHIBIT02\Scale Map.dwg  
file name: Unit 09 SWVP.dwg | plot date: February 27, 2017 | plotted by: sander



anthem

SWVP-GTIS MR, LLC

Legend

- Unit 10 - 45 x 115 Lots - 137 Lots
- Unit 11 - 45 x 115 Lots - 219 Lots
- Open Space



UNITS 10 & 11

Version 0



BAXTER DESIGN GROUP  
7580 N. Dobson Rd., Suite 200  
Scottsdale, AZ 85256  
(480) 818-6001



Scale: 1" = 150'  
February 2017  
Units 09 and 10

ALL INFORMATION SHOWN ON THIS MAP IS SUBJECT TO CHANGE AT THE DISCRETION OF THE DEVELOPER.

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anthem

SWVP-GTIS MR, LLC

Legend

- 45 x 115 Lots - 219 Lots
- Open Space

Anthem at Merrill Ranch

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Anthem at Merrill Ranch Unit 57 (Proposed)

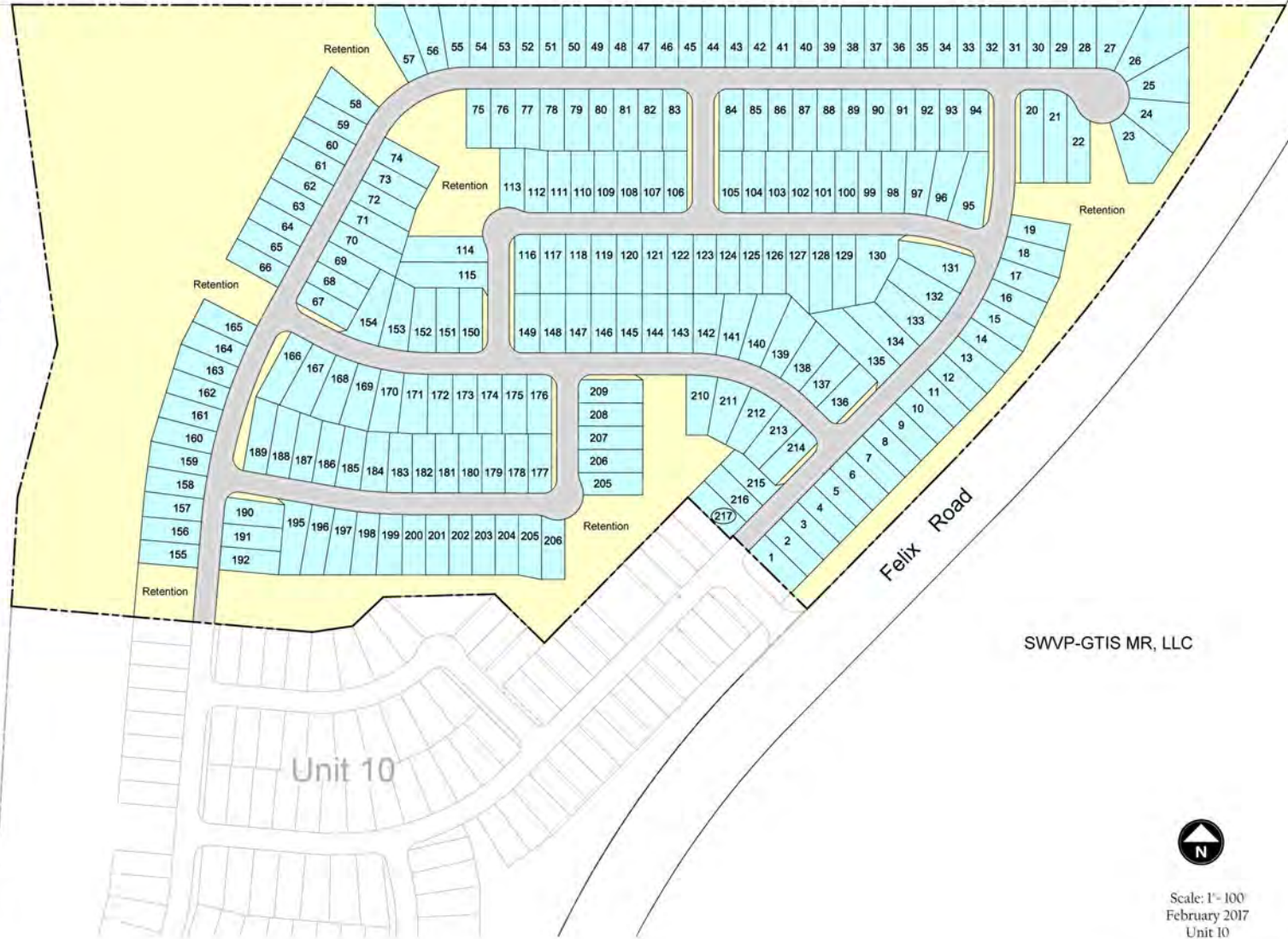
Anthem at Merrill Ranch Unit 55 (Proposed)

UNIT 11

Version 0



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SWVP-GTIS MR, LLC



Scale: 1" = 100'  
February 2017  
Unit 10

ALL INFORMATION SHOWN ON THIS MAP IS SUBJECT TO CHANGE AT THE DISCRETION OF THE DEVELOPER.

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