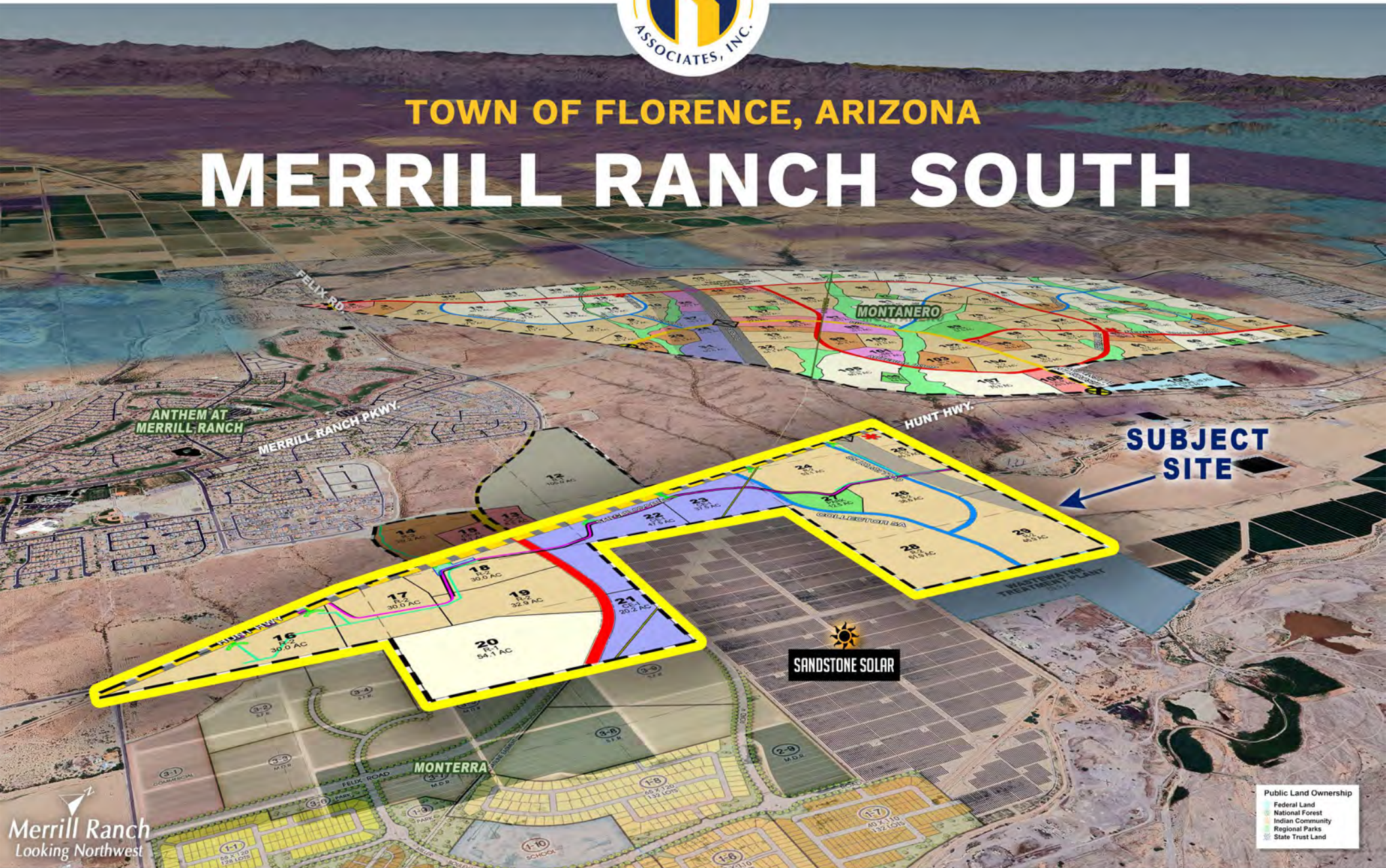




## TOWN OF FLORENCE, ARIZONA

# MERRILL RANCH SOUTH



**SUBJECT SITE**

**SANDSTONE SOLAR**

Public Land Ownership

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

Merrill Ranch  
Looking Northwest



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 SOUTH

### LOCATION

Site is located in the Town of Florence at Hunt Highway and Felix Road.

### PROJECT SUMMARY

The current sale offering comprises 540.5 acres of a planned unit development zoned for up to 1,849 residential dwelling units (4.5 dwelling units per acre), and 105.2 acres of commercial.

The subject property is zoned within the Merrill Ranch PUD, originally adopted in 2003. The property has a developer friendly development agreement which allows for changes in zoning uses to occur administratively.

### LAND USE

LAND USE	AREA	ACRES	APPROVED UNITS
Residential	South	435.3	1,849
Commercial/Employment/Retail	South	105.2	
<b>Total</b>		<b>540.5</b>	

### PRICE

Submit

### TERMS

Cash

### STATUS

The property is zoned with an approved PUD.

### PROPERTY IMPROVEMENTS

The property will be responsible for the half-street improvements along Hunt Highway and the extension of Felix Road to the south of Hunt Highway. The property will be subject to a CFD.



**MONTANERO DEVELOPMENT FEES**

Development Fees	Per Lot	Paid to	Timing
Water System	\$2,000.00	El Dorado	Paid at Final Plat
Sewer System	\$3,000.00	El Dorado	Paid at Final Plat
Development Fee	\$13,681.00	El Dorado	Paid at Building Permit
Impact Fee - Streets **	\$1,437.00	Town of Florence	Paid at Building Permit
General Government	\$750.00	Town of Florence	Paid at Building Permit
<i>Total</i>	<i>\$20,868.00</i>		

\*\*Varies by the cost-of-living index per the Land Use Approval Process Agreement dated October 1, 2018.

**TOWN OF FLORENCE FEES PER LOT *For Reference Only***

Water System*	\$7,791.00
Wastewater & Reclaimed*	\$5,819.00
Streets	\$2,074.00
Police	\$1,187.00
Fire	\$2,296.00
Library	\$0
Parks and Recreation	\$1,536.00
General Government	\$0
<i>Total</i>	<i>\$20,703.00</i>

\*Fee reflective of Territory Square rate

\*Approximate

**DEVELOPMENT SCHEDULE FOR OFFSITES**

- Wastewater Treatment Plant ground breaking: *December 2025*
- Water Campus ground breaking: *January 2026*
- Water Treatment Plant completion (first flush): *March 2028*
- Water Campus completion: *August 2027*

**COMMENTS**

Buyer has the opportunity to create a standalone community but receives the benefits of the development.

**UTILITIES**

*Electric:* Arizona Public Service (APS)

*Gas:* Southwest Gas

*Water:* Town of Florence

*Sewer:* Town of Florence

*Solid Waste:* Town of Florence

*Cable:* Cox/CenturyLink

*Fire:* Town of Florence

*Telephone:* Cox/CenturyLink

*Police:* 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)





## 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.

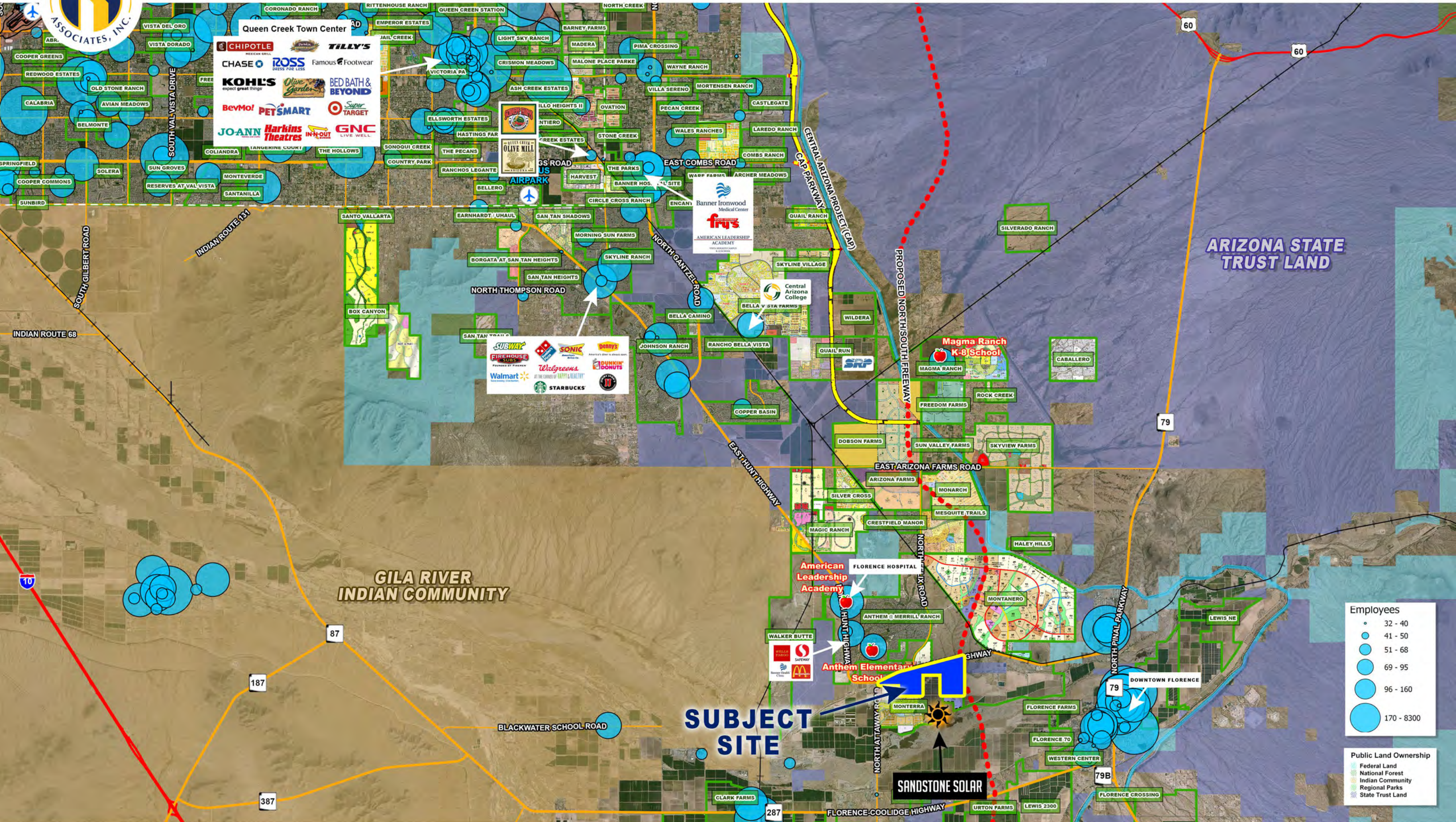
Anthem **K-8**  
Florence **K-8**  
Magma Ranch **K-8**  
Florence High School **9-12**

Universities & Colleges **50 within 50 miles**



Source: arizonapropector.com

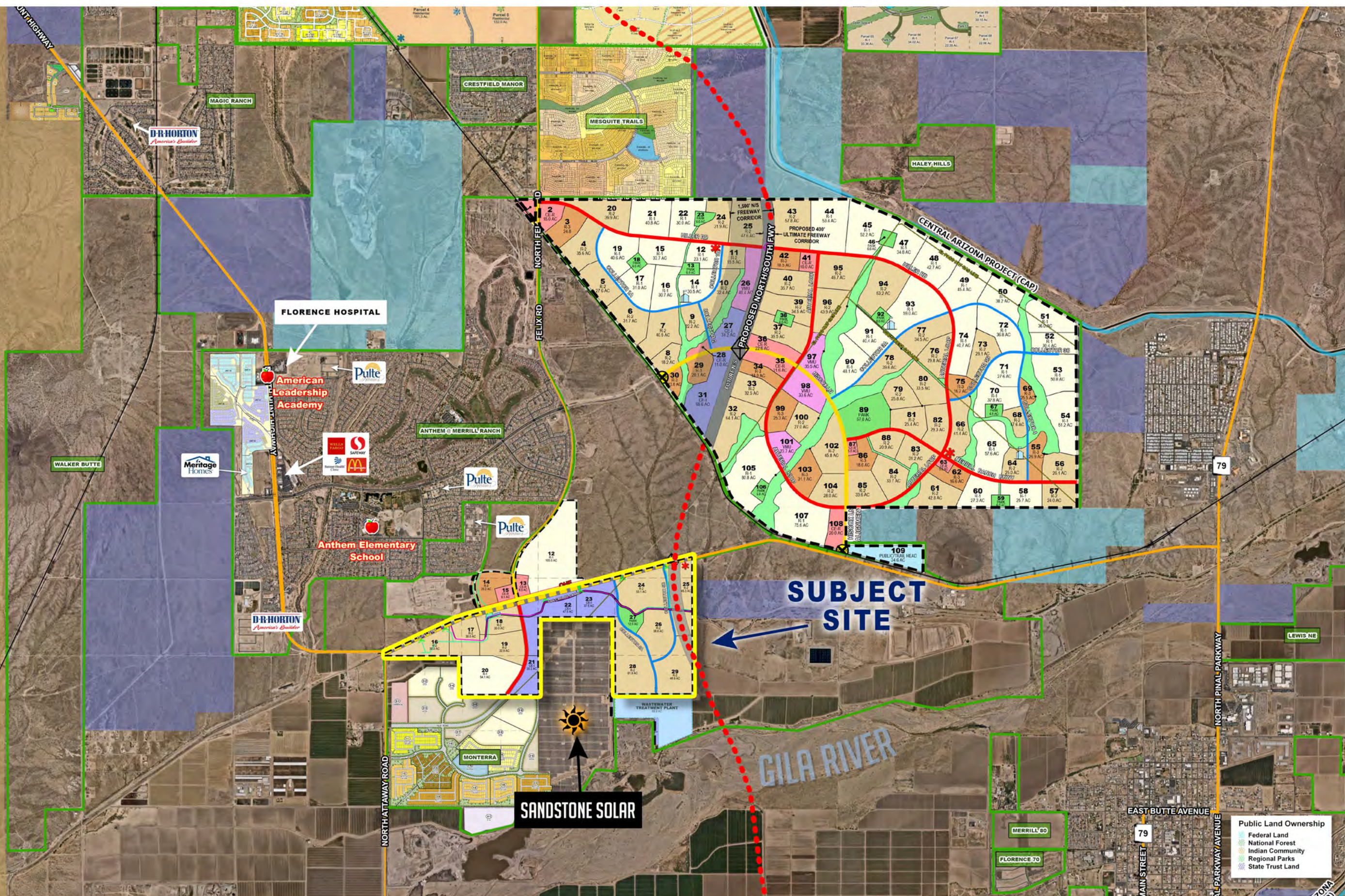








GILA RIVER INDIAN COMMUNITY



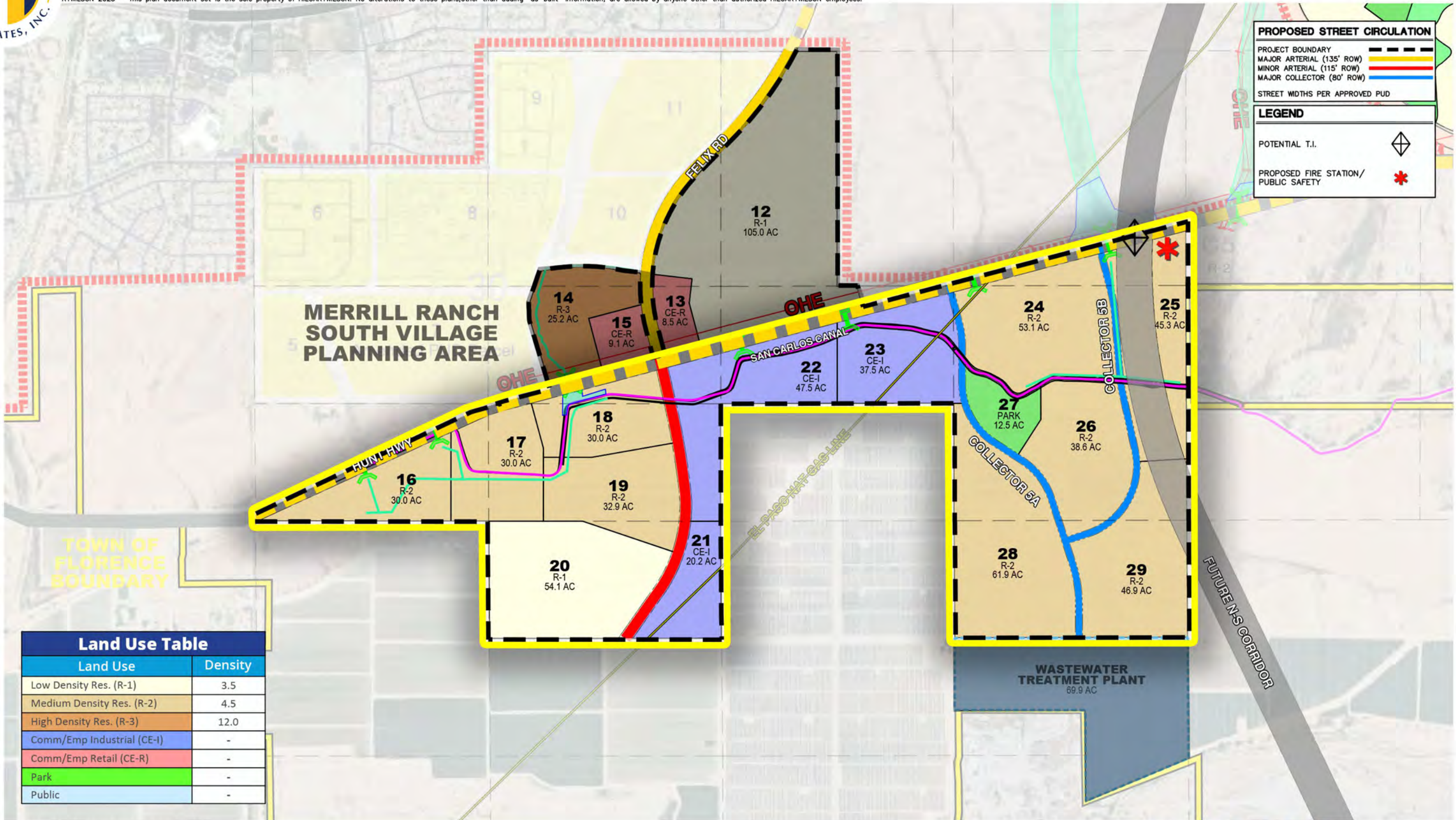
**Public Land Ownership**

- Federal Land
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RTWILSON 2023 - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.



**PROPOSED STREET CIRCULATION**

PROJECT BOUNDARY: - - - - -  
 MAJOR ARTERIAL (135' ROW): ————  
 MINOR ARTERIAL (115' ROW): ————  
 MAJOR COLLECTOR (80' ROW): ————  
 STREET WIDTHS PER APPROVED PUD

**LEGEND**

POTENTIAL T.I.:

PROPOSED FIRE STATION/PUBLIC SAFETY:

Land Use Table	
Land Use	Density
Low Density Res. (R-1)	3.5
Medium Density Res. (R-2)	4.5
High Density Res. (R-3)	12.0
Comm/Emp Industrial (CE-1)	-
Comm/Emp Retail (CE-R)	-
Park	-
Public	-

**MERRILL RANCH**  
 TOWN OF FLORENCE, ARIZONA

**SOUTH VILLAGE DEVELOPMENT PLAN**



**El Dorado**  
 Holdings, Inc.

**HILGARTWILSON**  
 ENGINEER | PLAN | SURVEY | MANAGE  
 HAS JOINED COLLIER'S ENGINEERING & DESIGN

FEB 2025  
 11X17

Scale: 1" = 1,000'