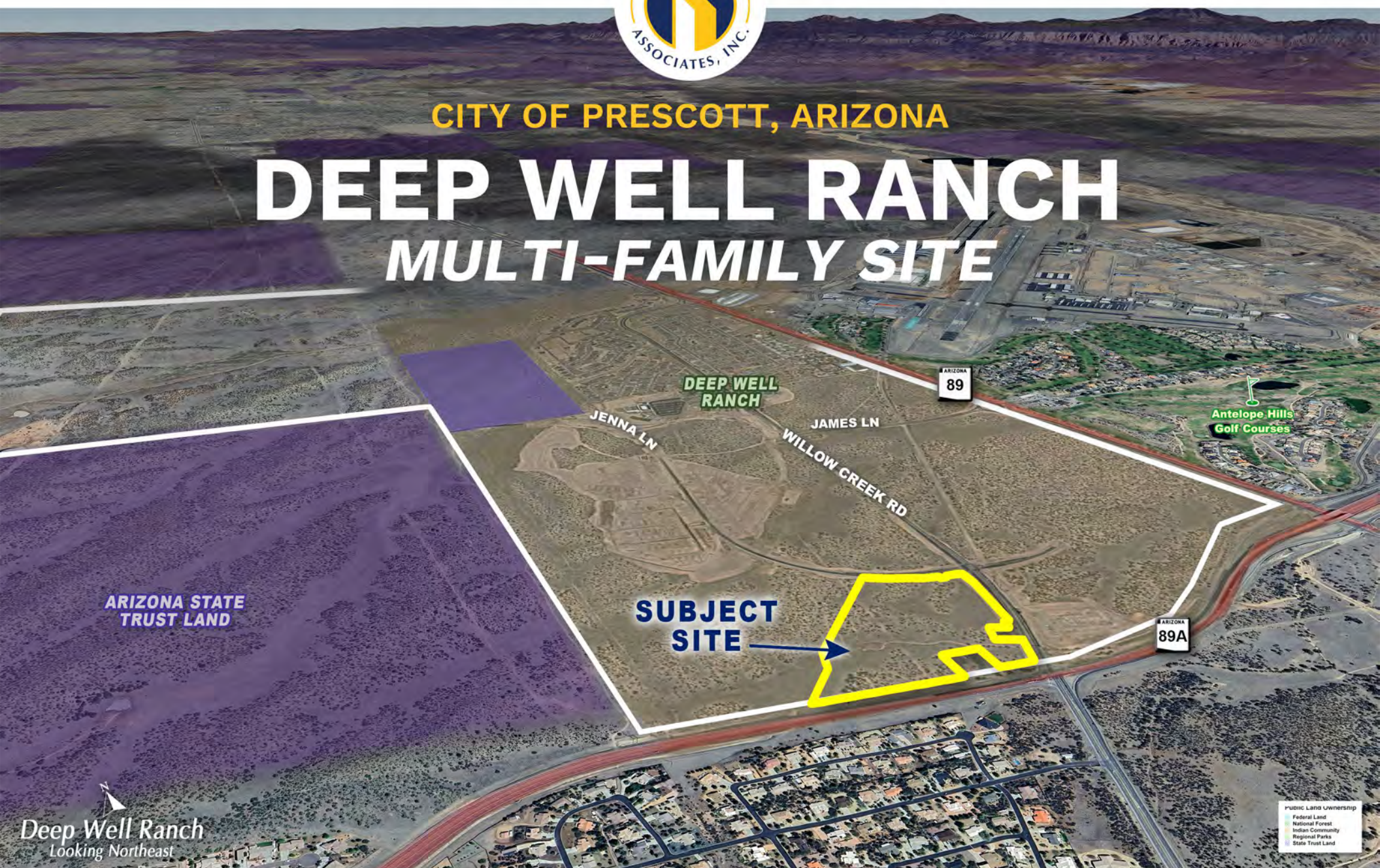




CITY OF PRESCOTT, ARIZONA

DEEP WELL RANCH MULTI-FAMILY SITE



Deep Well Ranch
Looking Northeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



CITY OF PRESCOTT, ARIZONA

DEEP WELL RANCH

MULTI-FAMILY SITE

LOCATION

Located at the northwest corner of Willow Creek Road and Pioneer Parkway in the City of Prescott (Yavapai County), Arizona.

SIZE

±27.87 Acres

ASSESSOR PARCEL NUMBER

102-05-036K

ZONING

SPC & BR | City of Prescott

PRICE

Submit

TERMS

Submit

HOA

Site is subject to The Deep Well Ranch Master Association Fees / Assessments.

UTILITIES

Electricity: APS

Gas: Unisource Energy

Telephone & Cable: Sparklight

Water, Sewer, Refuse: City of Prescott

COMMENTS

Unique opportunity to acquire land that has already been zoned for multi-family and or high density for sale residential in the exclusive Deep Well Ranch master-planned community. This site was previously approved unanimously for 223 units of high-density for rent residential by the City of Prescott. The Seller is willing to sell subject to entitlement approvals from the City of Prescott.

DUE DILIGENCE

[CLICK HERE](#) to view Masterplan Booklet



PRESCOTT QUICK FACTS



POPULATION

2025 population: **249,081**
Annual Population Growth: **2.56%**
Median age of **47**



GROWTH

Number of Prescott households: **113,784**
Median Home Value: **\$487,750**

Source: *esri.com*



EMPLOYMENT

The most common employment sectors are:
Health Care & Social Assistance **2,788 people**
Retail Trade **1,866 people**
Educational Services **1,585 people**

Source: *datausa.com*



RANKING

#3 in county for job growth and economic vitality.
Prescott ranks **#5** fastest growing small metro areas.
One of the top **5** cities to retire in.

Source: *prescott.org*



REASONS TO VISIT

Watson Lake
Downtown Historic Area
Heritage Park Zoo
Lynx Lake Recreation Area
Sharlot Hall Museum
Prescott Peavine National Recreation Center
Thumb Butte



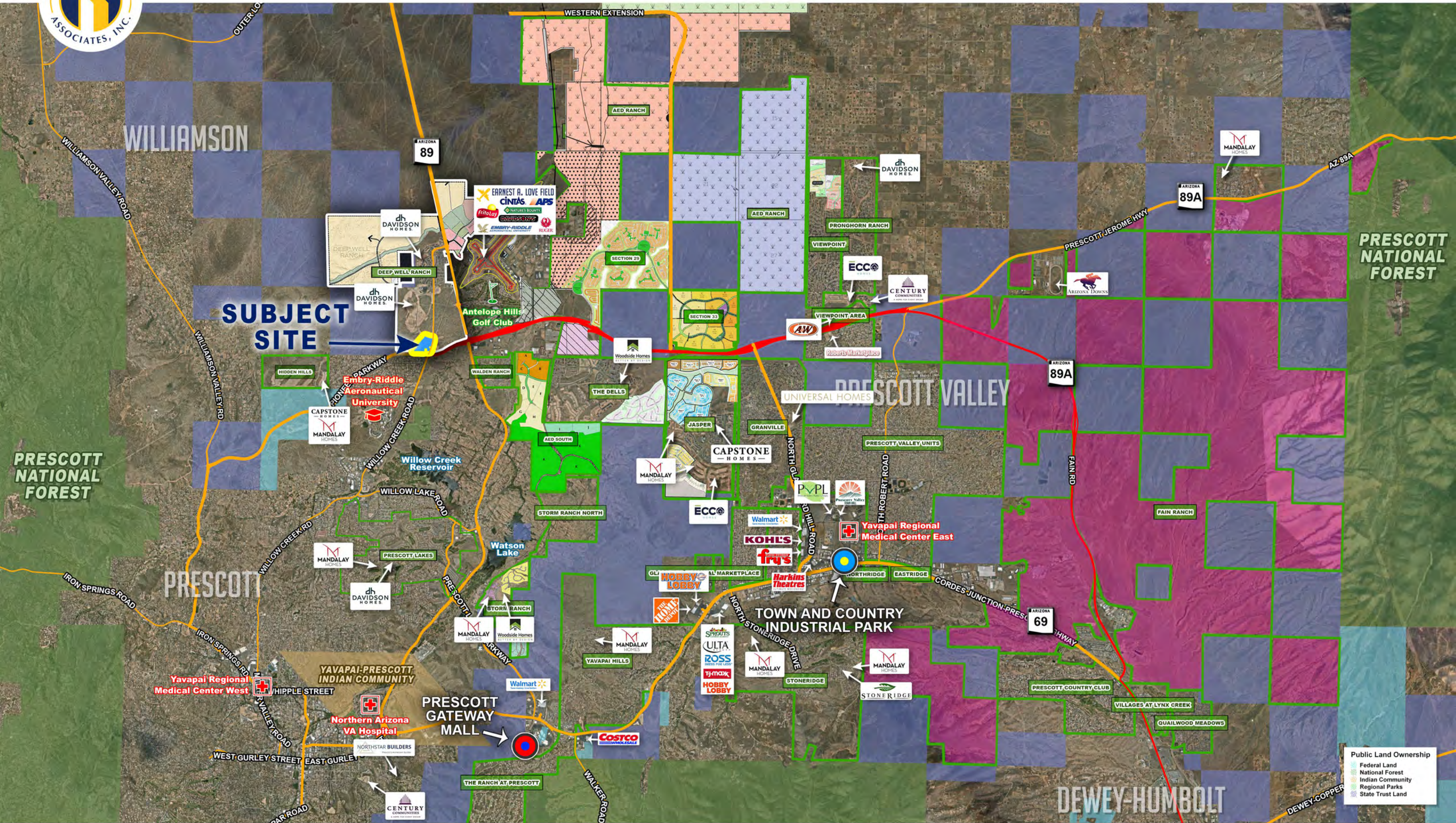
HIGHER EDUCATION

Yavapai College **11,616**
Embry Riddle Aeronautical University **6,928**
Prescott College **840**
Northern Arizona - Yavapai **29,031**
Old Dominion University **19,176**





DEEP WELL RANCH, MULTI-FAMILY SITE / PRESCOTT-PRESCOTT VALLEY SUBMARKET

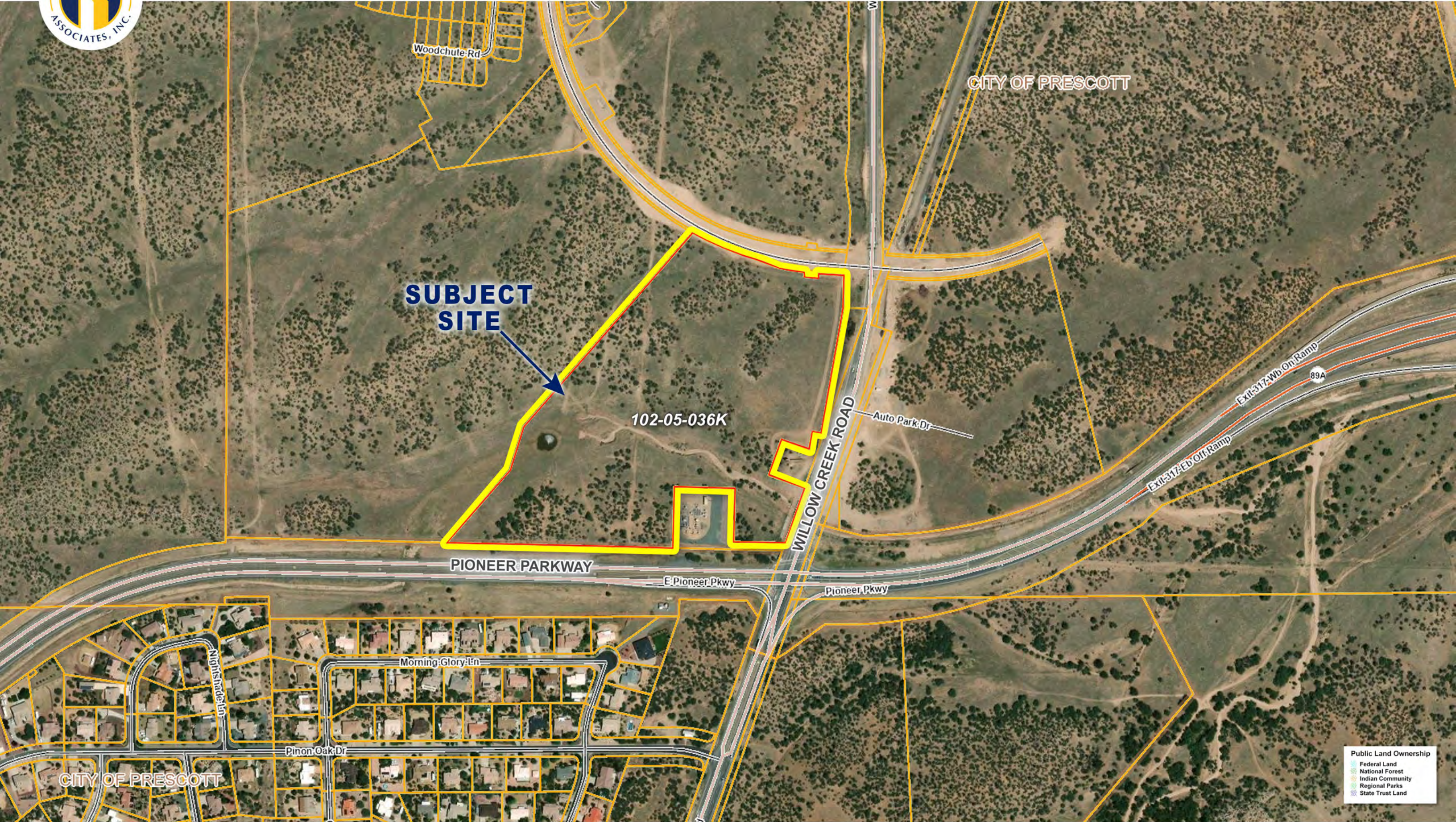




DEEP WELL RANCH, MULTI-FAMILY SITE / PRESCOTT-PRESCOTT VALLEY SUBMARKET



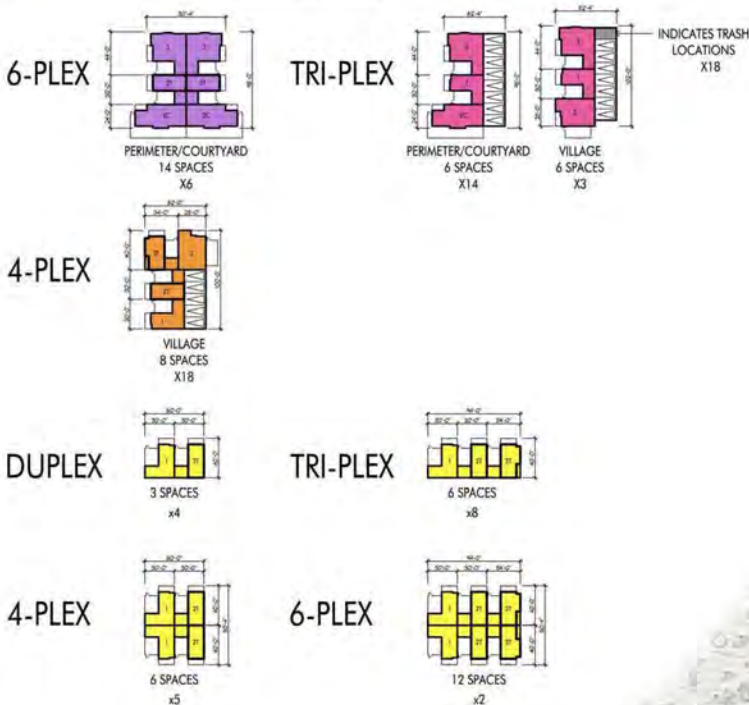




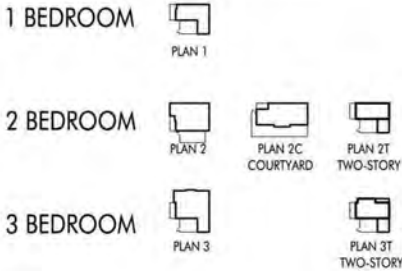


DEEP WELL RANCH / MULTI-FAMILY SITE PLAN

BUILDING TYPES:



UNIT TYPES:



CONCEPTUAL SITE PLAN

This site plan design is conceptual only and is intended to assist in the feasibility analysis of the proposed concept. Information herein was obtained from best available data including public records, anticipated development standards, and client provided parameters. Conceptual design is preliminary in nature and assumes further engineering and jurisdictional involvement and review to further develop intended design during the development process.



SITE INFO:

LOT AREA	27.87 ACRES
DENSITY	8.0 DU/AC

UNIT MIX:

PLAN 1 (TARGET 20%)	60	
TOTAL 1 BEDROOMS	60	27.0%
PLAN 2 (TARGET 50%)	21	
PLAN 2C	26	
PLAN 2T	57	
TOTAL 2 BEDROOMS	104	46.6%
PLAN 3 (TARGET 30%)	29	
PLAN 3T	30	
TOTAL 3 BEDROOMS	59	26.4%
TOTAL	223	100%

BUILDING MIX:

UNIT BUILDINGS	60
CLUBHOUSE	1
TOTAL BUILDINGS	61
4-PLEX OR GREATER	31
% OF 4-PLEX +	50.8%

PARKING REQUIRED:

(MULTI-FAMILY/APARTMENTS)

1 PER BEDROOM	445
GUEST	20
CLUBHOUSE	12
TOTAL	477

PARKING PROVIDED:

UNCOVERED:	
90 DEGREE	143
PARALLEL	141
TOTAL UNCOVERED	284
GARAGES:	
W DIRECT ACCESS	105
W/O DIRECT ACCESS	103
TOTAL GARAGES	208
TOTAL	492



SCALE 1" = 80'-0"



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ROSEWOOD
POCKET COTTAGE
PRESCOTT, ARIZONA



21-009 03-27-2023

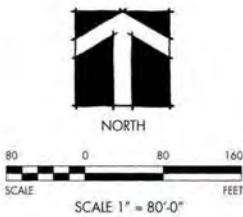


PRODUCT TYPE			
DETACHED AND DUPLEX RENTAL UNITS			
UNIT:	TARGET MIX:	PROPOSED MIX:	TOTAL:
PLAN 1			29
PLAN 1+G			17
TOTAL 1-BEDROOMS:	20%	19.9%	46
PLAN 2			91
PLAN 2+G			11
PLAN 2B			6
PLAN 2B+G			7
TOTAL 2-BEDROOMS:	50%	48.8%	115
PLAN 3			24
PLAN 3T			37
PLAN 3T+G			9
TOTAL 3-BEDROOMS:	30%	30.3%	70
TOTAL UNITS:			231

SITE INFORMATION	
SITE AREA NET/CLIENT PROVIDED:	19.67 ACRES
TOTAL NUMBER OF UNITS PROPOSED:	231 UNITS
PROJECT DENSITY:	11.7 DU/ACRE
LOT COVERAGE ALLOWED:	TBD
LOT COVERAGE PROVIDED:	TBD
OPEN SPACE REQUIRED:	TBD
OPEN SPACE PROVIDED:	TBD
RETENTION:	TBD

SETBACKS / ROADWAYS	
PRODUCT DEVELOPMENT STANDARDS:	
FRONT SETBACK:	TBD
REAR SETBACK:	TBD
SIDE SETBACK:	TBD
ROADWAYS:	
THE GREAT STREET:	50' ROW
COMMUNITY STREETS:	SIDEWALK ON BOTH SIDES PARKING ON BOTH SIDES TBD

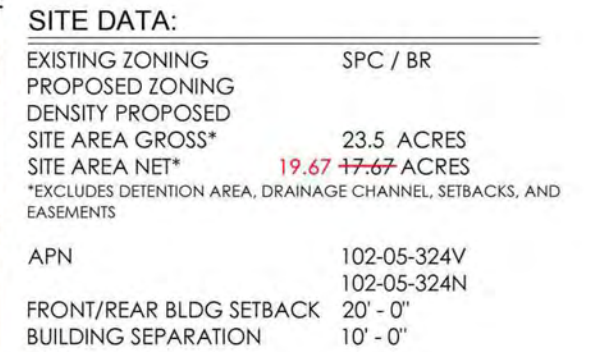
PARKING INFORMATION	
PARKING CONCEPT:	PARALLEL PARKING ON BOTH SIDES OF STREET POCKETS OF OPEN/COVERED/ENCLOSED PARKING
PARKING SPACES REQUIRED:	
1 PER BEDROOM	486 SPACES
GUEST SPACES	20 SPACES
SPACES AT AMENITY	12 SPACES
TOTAL =	518 SPACES
PARKING SPACES PROVIDED:	
UNCOVERED	SPACES
COVERED	SPACES
GARAGE SPACES	80 SPACES
TOTAL =	518 SPACES
ACCESSIBLE PARKING REQUIRED:	
2% OF SPACES	TBD






LINDEROTH R&D
POCKET COTTAGE
SOUTH RANCH / PRESCOTT, ARIZONA



21-009 05-17-2022



TOTAL UNITS			219 193
	1 Bedroom Units	40	(20%)
	2 Bedroom Units	96	(50%)
	3 Bedroom Units	57	(30%)
DENSITY ACHIEVED		8.21 DU/Ac. (Gross)	
		11.13 10.92 DU/Ac. (Net)	

PARKING	
REQUIRED	
UNITS	366
GUEST	(.5/UNIT UP TO 20) 20
CLUBHOUSE	(1,300 SQ. FT.) 12
TOTAL	398
PROVIDED	
10' x 20'	387
GARAGE	50
TOTAL	437



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DATE: 09/16/2021
PROJECT NUMBER: 1292

prescott, arizona

South Ranch Rentals

Site Plan Option "E1"

Printed: 09/17/21 - 10:40 AM By: jaxda
File: M:\292 Dom South Ranch Rentals Presto\292Presto\DWG\Site Plan\292 Preliminary Site Layout E1 09152021.dwg --> SOG - Option 1

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Scottsdale, AZ 85258

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All figures and measurements are approximate. Offer subject to prior sale, price change, correction or withdrawal.