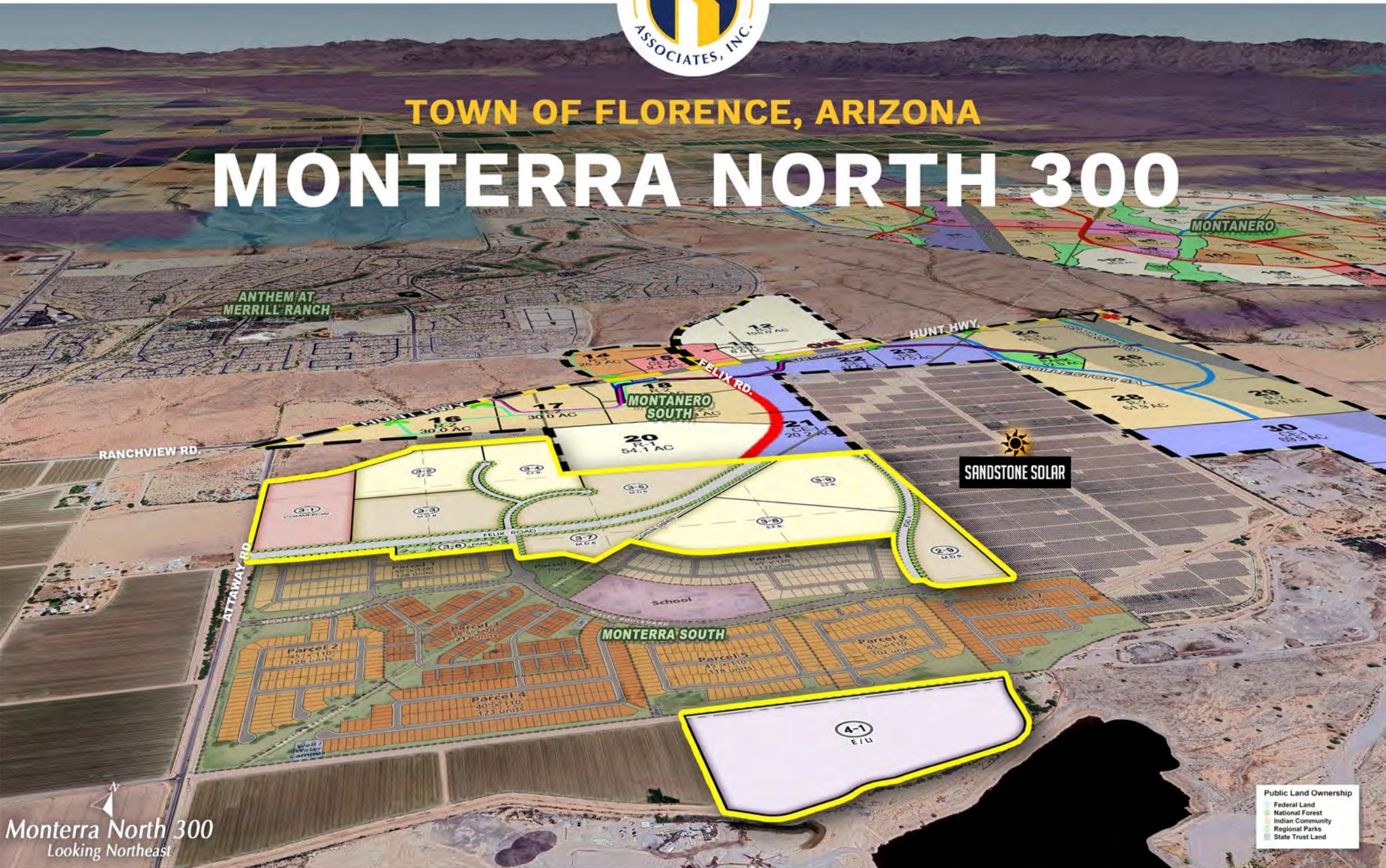




TOWN OF FLORENCE, ARIZONA

MONTErrA NORTH 300



Monterra North 300
Looking Northeast



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

MONTERRA NORTH 300

LOCATION

Located at the southeast corner of Hunt Highway and Attaway Road, in the Town of Florence in Pinal County, Arizona.

LAND USE

Parcel	Land Use	Parcel	Land Use
1-10	School	3-5	MDR
2-9	MDR	3-6	Park
3-1	Commercial	3-7	MDR
3-2	SFR	3-8	SFR
3-3	MDR	3-9	SFR
3-4	SFR	4-1	E/LI

ASSESSOR PARCEL NUMBERS

200-36-001E, 200-36-001H, 200-36-001J,
200-37-002J and 202-14-002A

CURRENT USE

Agriculture

UTILITIES

Water: EPCOR

Sewer: EPCOR

Electric: Arizona Public Service (APS)

Gas: Southwest Gas

SIZE

299.41 Acres

PRICE

Purchase Price: \$15,719,025 or \$52,500 per Acre

Estimated Finished Lot Price/FF: is \$2,000/FF

Estimated Improvement Budget/FF: is \$1,700/FF

COMMENTS

Property is out of the Flood Plain and Magma Flood Control District.

Recorded Pre-Annexation and Development Agreement.



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

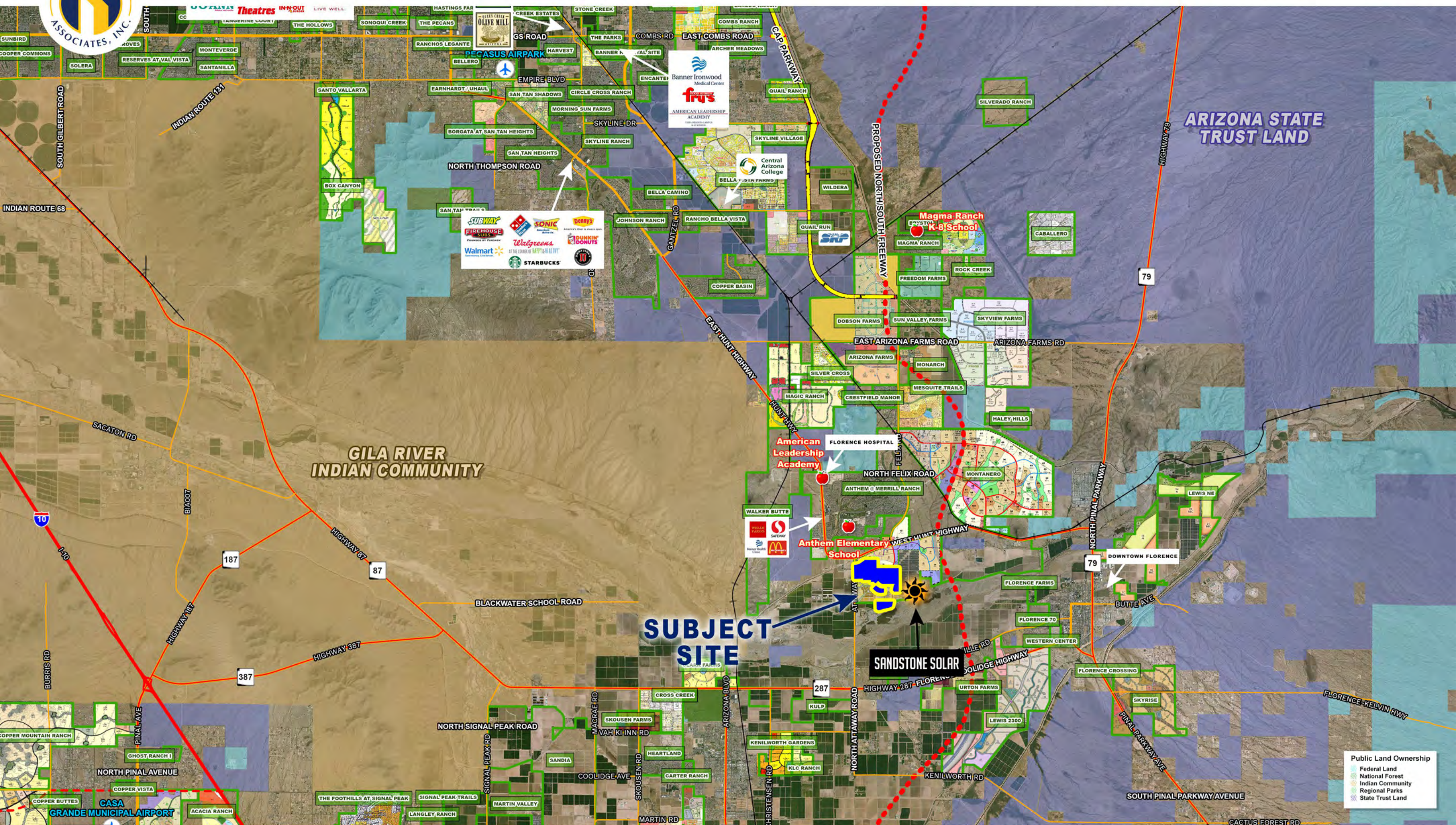
17.16% of the population in Florence have an Associate's degree or higher. **71.79%** have a high school degree or higher.

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

Universities & Colleges **50 within 50 miles**

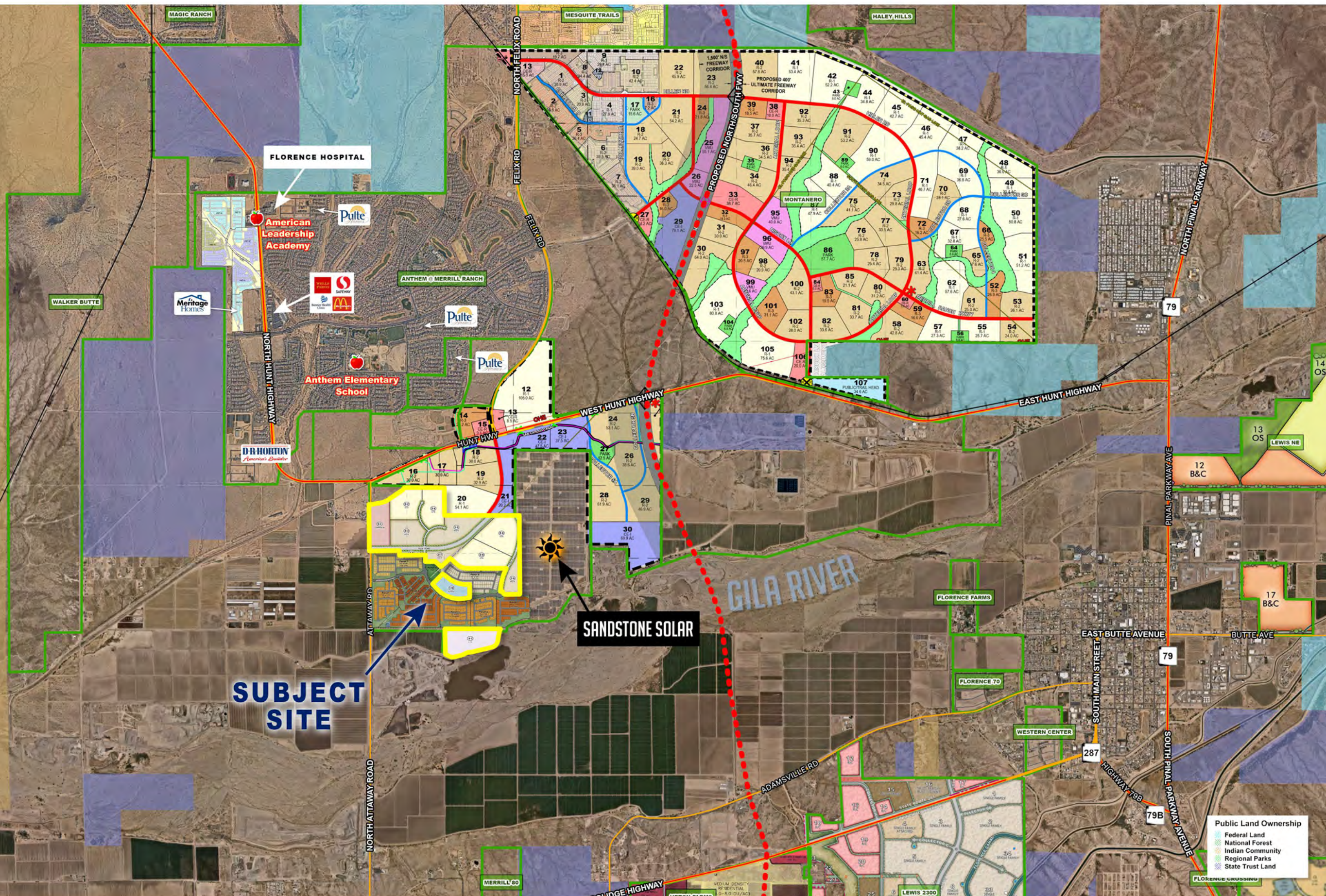


Source: arizonapropector.com





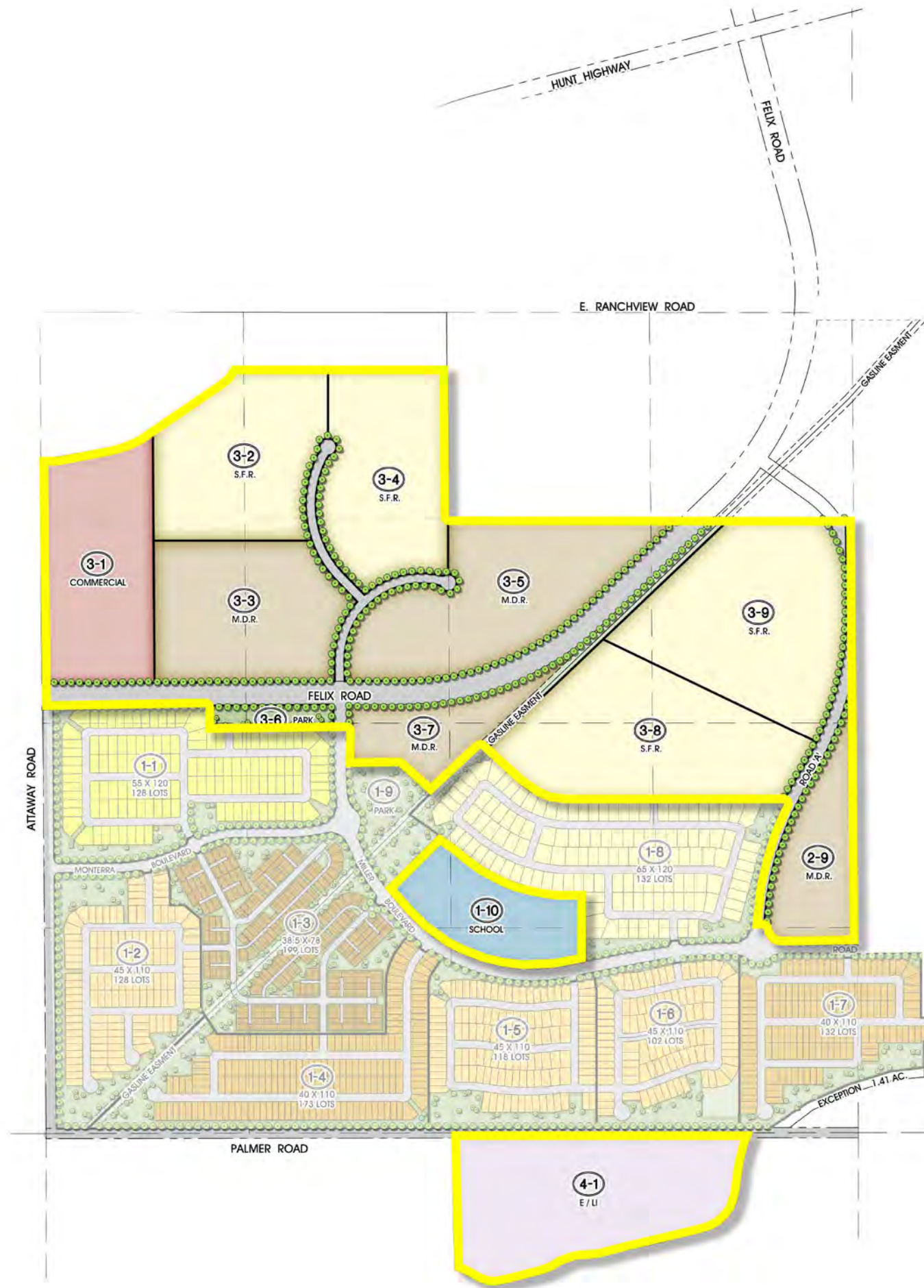
GILA RIVER INDIAN COMMUNITY





CONCEPTUAL DEVELOPMENT EXHIBIT MONTERRA

FLORENCE, ARIZONA



LAND USE TABLE - MONTERRA SOUTH

	LOT SIZE	PARCEL	ACRES	LAND USE	# OF LOTS
	38.5' x 78'	1-3	35.00	M.D.R.	199
	40' x 110'	1-4	30.07	S.F.R.	173
	40' x 110'	1-7	25.92	S.F.R.	132
	45' x 110'	1-2	28.56	S.F.R.	128
	45' x 110'	1-5	24.33	S.F.R.	118
	45' x 110'	1-6	22.61	S.F.R.	102
	55' x 120'	1-1	33.28	S.F.R.	128
	65' x 120'	1-8	38.34	S.F.R.	132
	PARK	1-9	6.60	PARK	---
	SCHOOL	1-10	14.72	SCHOOL	---
	RIGHT OF WAY	RW	17.09	---	---
TOTAL			276.52 AC.		1112

LAND USE TABLE - MONTERRA NORTH

LAND USE	ACRES
S.F.R.	114.48
M.D.R.	68.28
COMMERCIAL	25.00
PARK	3.45
RIGHT OF WAY	19.77
TOTAL	230.98

LAND USE TABLE - MONTERRA EAST

LAND USE	ACRES
S.F.R.	211.85
M.D.R.	89.68
RIGHT OF WAY	14.42
TOTAL	315.95

MONTERRA UNIT 4

PARCEL	LAND USE	ACRES
4-1	E/LI	33.43

LAND USE SUMMARY

TOTAL SITE ACREAGE:	856.88 ACRES
RESIDENTIAL AREA:	783.73 ACRES
NON-RESIDENTIAL AREA:	73.15 ACRES
ALLOWABLE DENSITY:	4.50 D.U. / ACRE
TOTAL NO. OF LOTS:	3,527



