



CITY OF MARICOPA, ARIZONA

RED VALLEY RANCH



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Scottsdale, AZ 85258



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CITY OF MARICOPA, ARIZONA

RED VALLEY RANCH

LOCATION

Located at the southwest corner of Anderson Road and Farrell Road in the City of Maricopa, Pinal County, Arizona.

SIZE AND PRICE

164.3 Acres

PARCEL	LOT COUNT	LOT SIZE	SUGGESTED PRICE PER ESTIMATED FINISHED LOT PER FF	SUGGESTED PRICE PER ESTIMATED FINISHED LOT	SUGGESTED TOTAL ESTIMATED PRICE PER PARCEL FINISHED
1	83	42' x 120'	\$2,200	\$92,400	\$7,669,200
2	87	42' x 120'	\$2,200	\$92,400	\$8,038,800
3	51	55' x 125'	\$2,050	\$112,750	\$5,750,250
4	65	50' x 120'	\$2,100	\$105,000	\$6,825,000
5	76	42' x 120'	\$2,200	\$92,400	\$7,022,400
6	73	42' x 120'	\$2,200	\$92,400	\$6,745,200
7	51	55' x 125'	\$2,050	\$112,750	\$5,750,250
8	54	50' x 120'	\$2,100	\$105,000	\$5,670,000
Totals	540				\$53,471,100.00

TERMS

Cash

PLATS

[Click Here to View Documents](#)

- Approved Preliminary Plat
- Final Plat, Lot Table and Improvement Plans for Phase 1



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SETBACKS

LOT WIDTH	SIDE YARD	FRONT YARD	REAR YARD
42' (or 40')	5' & 5'	10' to Living Area, 18' to Front Loaded Garage	15'
50'	5' & 5'	10' to Living Area, 18' to Front Loaded Garage	15'
55'	5' & 5'	10' to Living Area, 18' to Front Loaded Garage	15'

LOT COVERAGE

LOT WIDTH	MAXIMUM BUILDING AREA
42' (or 40')	55% (1-Story) 50% (2-Story)
50'	
55'	

UTILITIES

- Water: Santa Cruz Water Company
**a wholly owned subsidiary of Global Water Resources*
- Sewer: Palo Verde Utilities Company
**a subsidiary of Global Water Resources*
- Electricity: Electrical District #3
- Telephone: CenturyLink
- Cable: CenturyLink

FEES

- *City of Maricopa Impact Fees: (Total \$5,514)*
 - Parks and Recreation: \$1,116
 - Police: \$277
 - Fire: \$541
 - Transportation: \$3,580
- *Global Utilities Hookup Fees:*
 - Water & Sewer: \$2,982/Unit
- *Meter Fees:*
 - Water: \$1,875 / lot (3/4" meter)
 - Sewer: \$1,250 / lot (4")



DUE DILIGENCE

Please click [LINK](#) to access the Due Diligence materials.

1. **ALTA / ASCM Land Title Survey** – Prepared by Coe and Van Loo Consultants, Inc (CVL) as Project# 01-02312-02 dated 01/10/2023.
- 1a. **Commitment for Title Insurance** – Chicago Title Agency Inc. dated 07/26/2023.
2. **RVR Minor PAD Narrative** – 6/9/2021
- 2a. **Major Amendment for PAD Narrative for Red Valley Ranch** – City of Maricopa Case No. PAD10-01 by SHG approved 12/21/2010, Amended per PAD 21-05.
- 2b. **Memo of Approval for Red Valley Ranch Minor PAD Amendment (PAD21-05)** – by the City of Maricopa dated 12/12/2021.
3. **SUB21-20 Red Valley Ranch** – Preliminary Plat (Final) by CVL dated 11/2/2021.
- 3a. **SUB21-20 Red Valley Ranch Staff Report** – 11.8.21
- 3b. **Prelim Water Design Report** – WDR 5.19.21
- 3c. **SUB21-20 Red Valley Ranch** – Preliminary Plat – Wastewater Design Plan – 1st Submittal by CVL dated 06/09/2021.
- 3d. **SUB21-20 Red Valley Ranch** – Preliminary Plat – Preliminary Drainage Report – 1st Submittal by CVL dated 06/09/2021.
4. **Traffic Impact Analysis for Red Valley Ranch** – By Southwest Traffic Engineering dated 06/25/2015.
- 4a. **Traffic Impact Statement for Red Valley Ranch** – By Southwest Traffic Engineering dated 06/14/2021.
5. **Design Guidelines (DRAFT)** – for Red Valley Ranch submitted to City of Maricopa in satisfaction of Preliminary Plat submittal requirements dated 02/10/2015.
6. **Covenants Conditions and Restrictions (DRAFT)** – for Red Valley Ranch submitted to City of Maricopa in satisfaction of Preliminary Plat submittal requirements – dated 02/02/2015.
7. **Infrastructure Coordination & Finance Agreement** – by and between Global Water Resources, LLC & Red Valley Investments, LLC – dated 06/16/2005.
- 7a. **Global Water Resources** – Red Valley Ranch – Will Serve Letter & Developer Checklist dated 07/02/2021.
8. **Electrical District No. 3 – Will Serve Letter** – Electrical Dist No. 3 of Pinal Co Customer Service Locations – dated 07/29/2021.
9. **Donation Agreement** – between Casa Grande High School Dist No. 82 of Pinal Co, AZ & Red Valley Investments, LLC – dated 02/26/2004.
- 9a. **Donation Agreement** – between Casa Grande Elementary School Dist No. 4 of Pinal Co, AZ & Red Valley Investments, LLC – dated 03/09/2004.
10. **Geotechnical Engineering Report** – 2004-2022
11. **Phase 1 Environmental Site Assessment** – by MACTEC for Omega Management Services, Inc – 2004-2014.
12. **Notice of Well Capping** – Submitted to ADWR for Well Registration Number 55-609868 dated 03/10/2015 By Crag Services.
13. **A Class II Archeological Inventory of 165 Acres Parcel of Land Planned for Residential Development in Maricopa, Arizona** – by Paleo West Archaeology – dated 07/10/2014.
14. **Property Tax Bill** – Pinal County – 2022.
15. **Agreement Regarding Development Issues** – between Volkswagen of America, Inc & Red Valley Investments, LLC – dated 01/14/2004.
16. **Report of Appeal for Southside Watersheds** – by EPS Group, Inc – dated (sealed) 08/01/2012



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16a. FEMA Appeal Resolution Letter – dated 12/20/2012

16b. National Flood Insurance Program, Flood Insurance Rate Map (FIRM) Panel 775 of 2575 – Map Number 04021C0775F – Map Revised 06/16/2014.

16c. FEMA Conditional Letter of Map Revision (CLOMR) Approval for Case No. 14-09-2128R, Red Valley Ranch – dated 10/02/2014 (See CLOMR Files).

16d. IGA Between Pinal County Flood Control District and the City of Maricopa for Maintenance of Flood Control Improvements in the Red Valley Ranch Project – Recorded 07/30/2014 Pinal County Fee Number 2014-043899 (See CLOMR Files).

17. Maricopa Stanfield Irrigation & Drainage District Letter – Regarding BOR Canal Easement reduction (returning portion of easement to property owner for drainage channel per CLOMR) – dated 06/27/2013.

18. Overview of City of Maricopa "Micro-Regional" Drainage Project along Farrell Road, east of Murphy Road – May 2023



CITY OF MARICOPA QUICK FACTS



POPULATION

2022 population: **62,861**
Population growth 2021 - 2022: **11.12%**
Median age of: **33**



GROWTH

The City of Maricopa has experienced what the city refers to as **hyper-growth** in recent years with people moving to Phoenix looking for affordable housing and open spaces. *Source: tripsavvy.com*



ANTICIPATED HOUSING DEVELOPMENTS

Bungalows on Bowlin - **Single family for rent**
Hampton Edison - **Single family for rent**
Innovation Villas - **Single family for rent**
Copa Flats - **Multifamily**

Source: maricopa-az.gov



TRAVEL TIME

Phoenix Sky Harbor Intl Airport- **35 mins**
Interstate 10- **20 mins**
Intel's semiconductor campus- **25 mins**
TSMC- **60 mins**

Source: maricopa-az.gov



REASONS TO VISIT

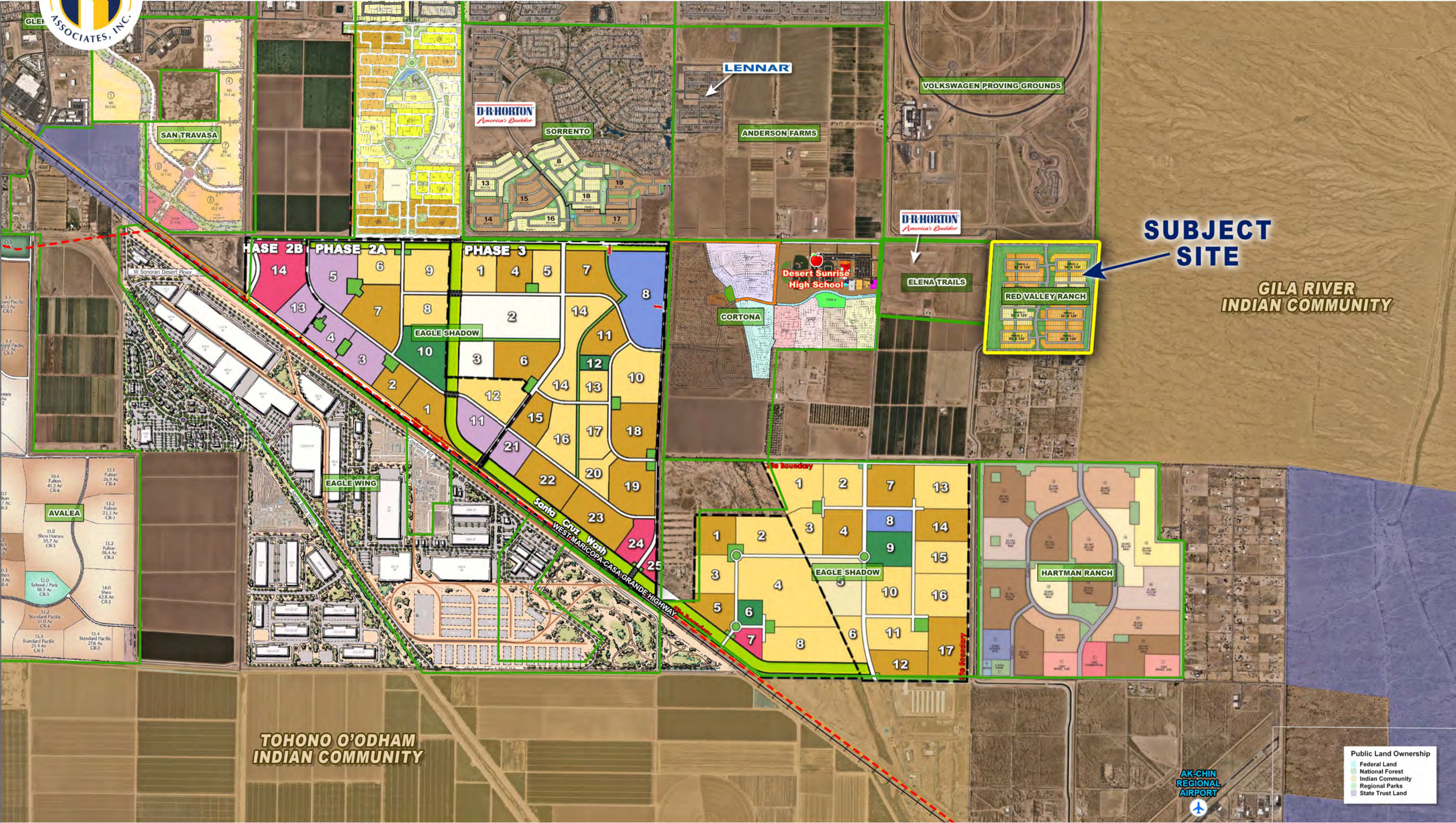
Copper Sky Recreation Complex
Pacana Park
APEX Motor Club
Ak-Chin Southern Dunes Golf Course
Harrah's Ak-Chin Hotel & Casino



DEVELOPMENT PROJECTS

Exceptional Health Facility **Complete**
Phoenix Surf **Planning & Zoning**
S3 Boptech Campus **Planning & Zoning**
APEX **Under Construction**
John Wayne Parkway Self Storage **Under Construction**
Copper Sky Mixed Use Project **Under Construction**
Estrella Gin Flex Offices **Planning & Zoning**
Estrella Gin Business Park **to create approx. 700 new jobs**



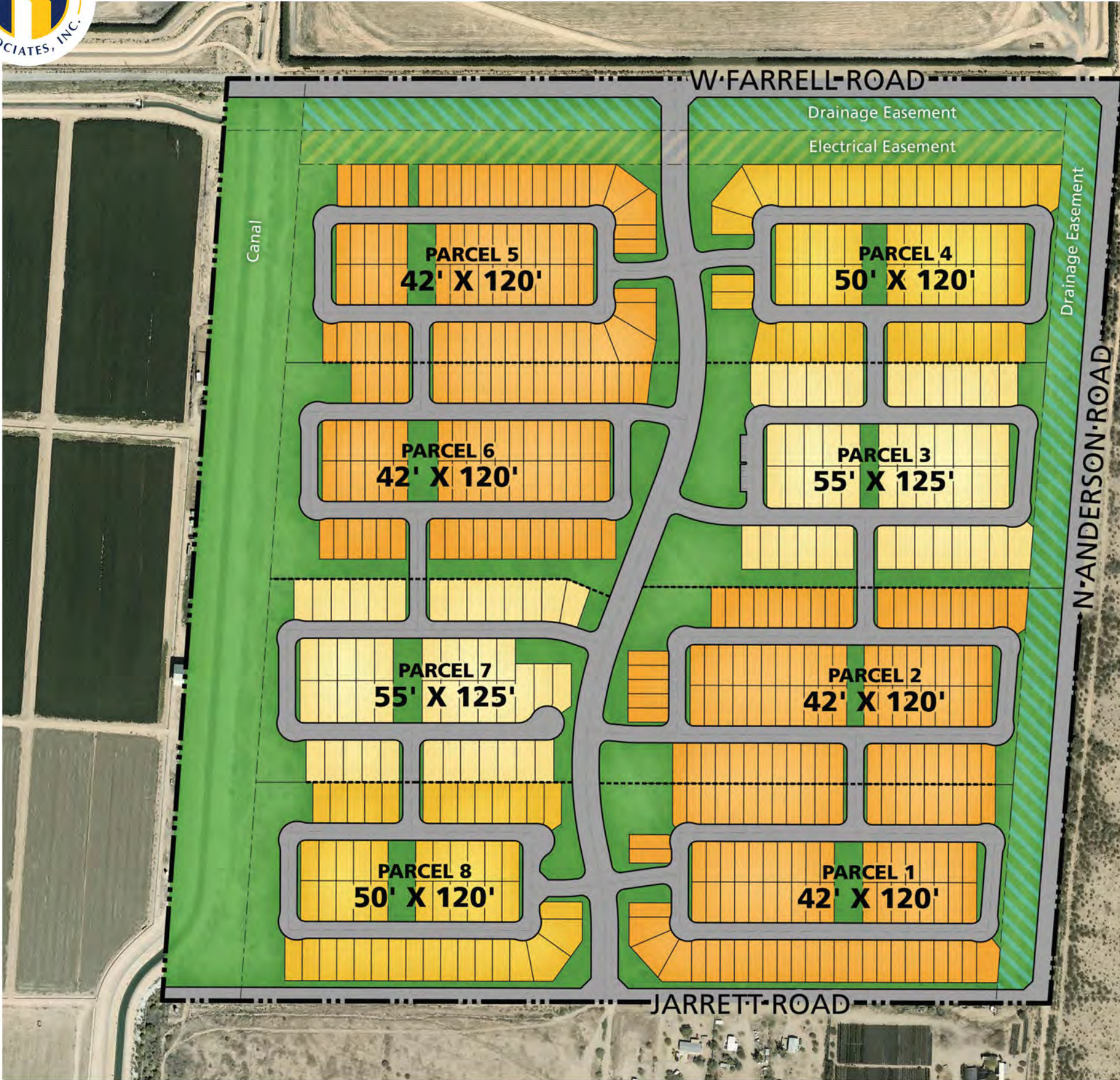




Red Valley Ranch

Conceptual Land Use Plan

Exhibit B



Phase 1			
Parcel	Product	Count	FrontFt
Parcel 1	42x120	83	3,486
Parcel 2	42x120	87	3,654
Parcel 3	55x125	51	2,805
Parcel 4	50x120	66	3,300
Total		287	13,245
Status:	Final Plat Approval - June 2024+/-		

Phase 2			
Parcel	Product	Count	FrontFt
Parcel 5	42x120	76	3,192
Parcel 6	42x120	73	3,066
Parcel 7	55x125	51	2,805
Parcel 8	50x120	54	2,700
Total		254	11,763
Status:	Preliminary Plat		





