



CITY OF MARICOPA, ARIZONA

# RED VALLEY RANCH



Red Valley  
Looking East



PHONE 480.367.0700 / FAX 480.367.8341  
[www.NathanLandAZ.com](http://www.NathanLandAZ.com)

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



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# 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
<b>Totals</b>	<b>540</b>				<b>\$53,471,100.00</b>

## 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'	50% (2-Story)
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")



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## 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

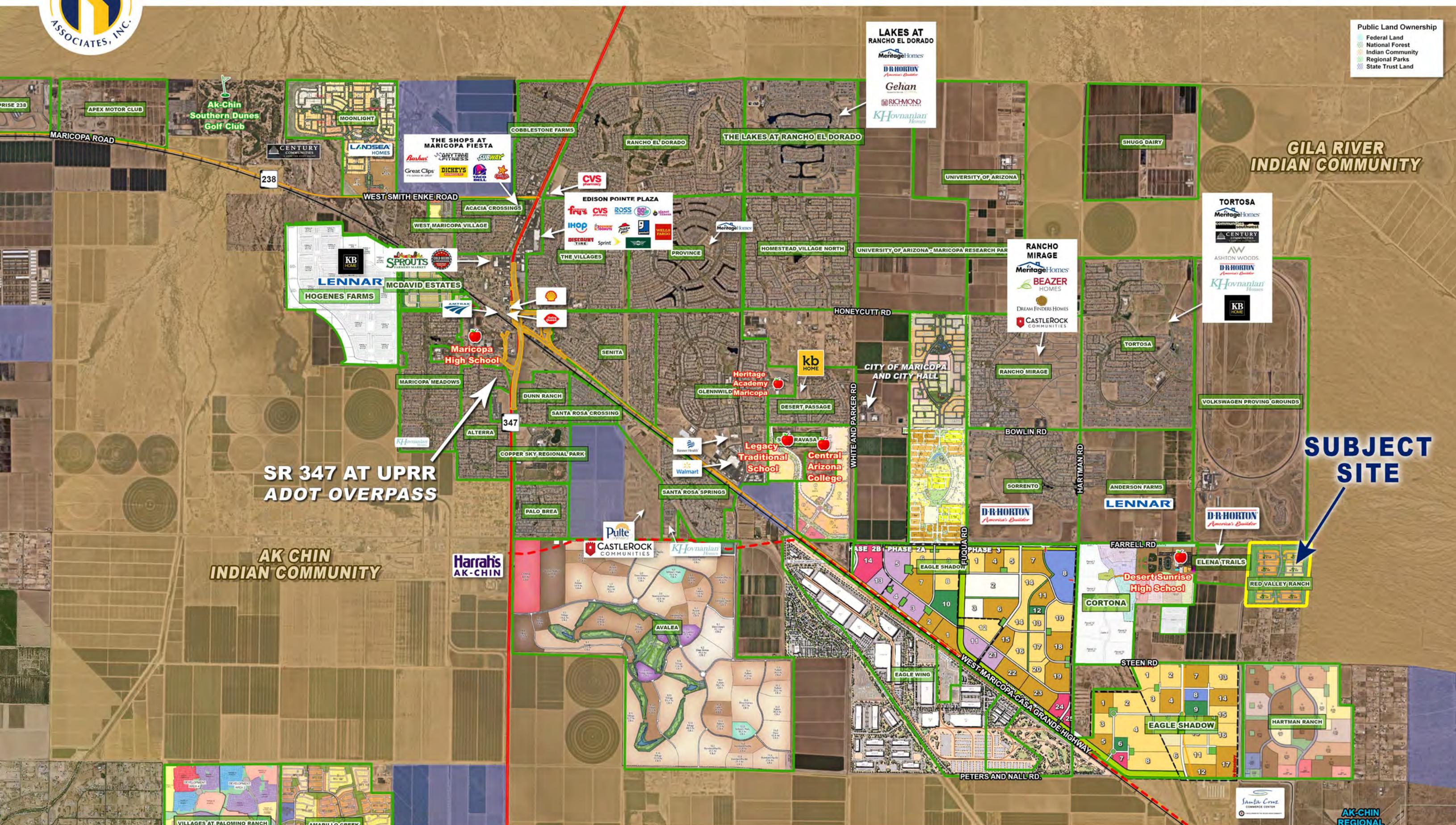
Exceptional Health Facility **Complete**  
Phoenix Surf **Planning & Zoning**  
S3 Boptech Campus **Planning & Zoning**  
APEX **Under Construction**  
John Wayne Parkway Self Storage **Under Construction**  
Copper Sky Mixed Use Project **Under Construction**  
Estrella Gin Flex Offices **Planning &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





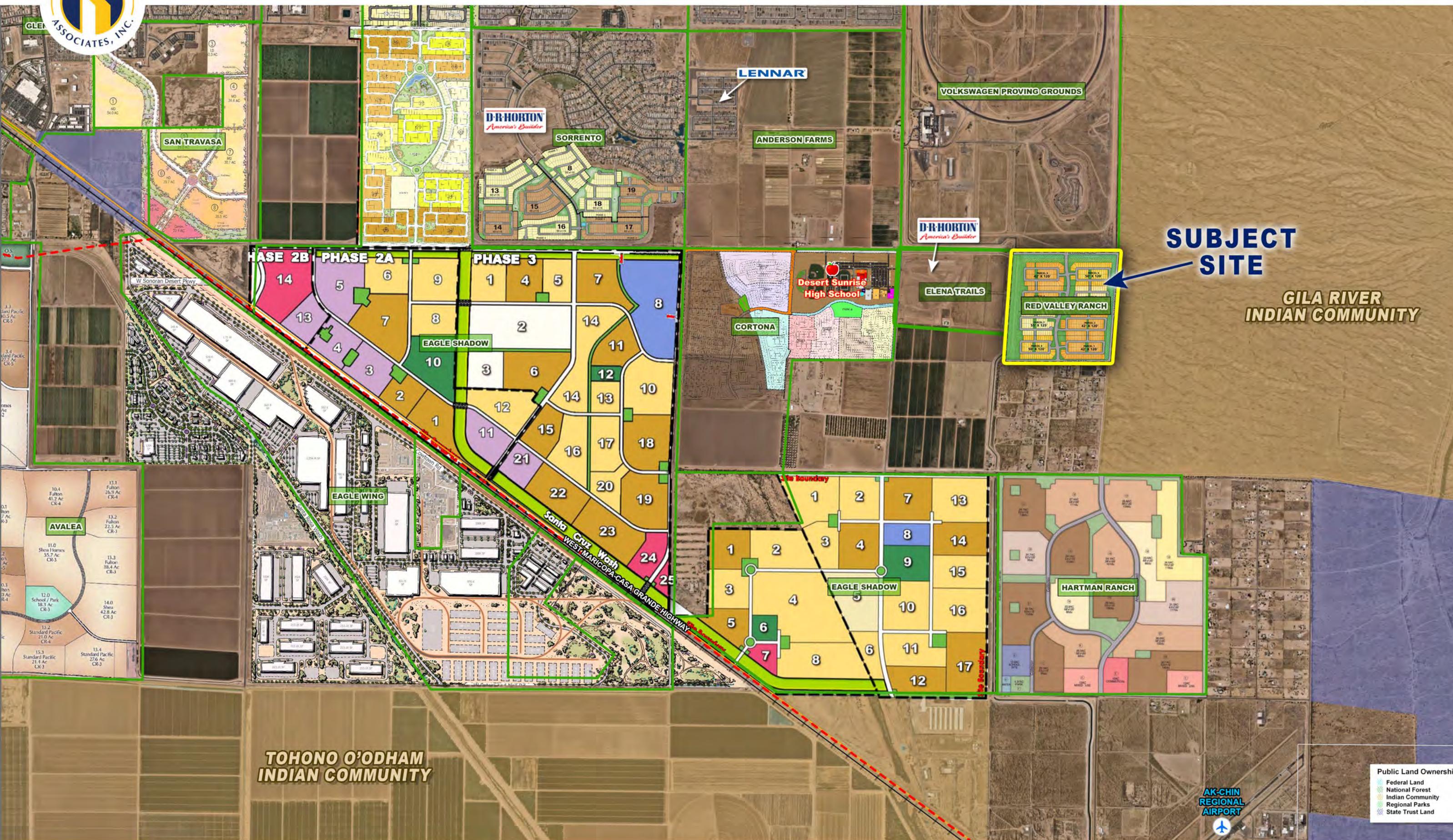
## RED VALLEY RANCH / CITY OF MARICOPA SUBMARKET

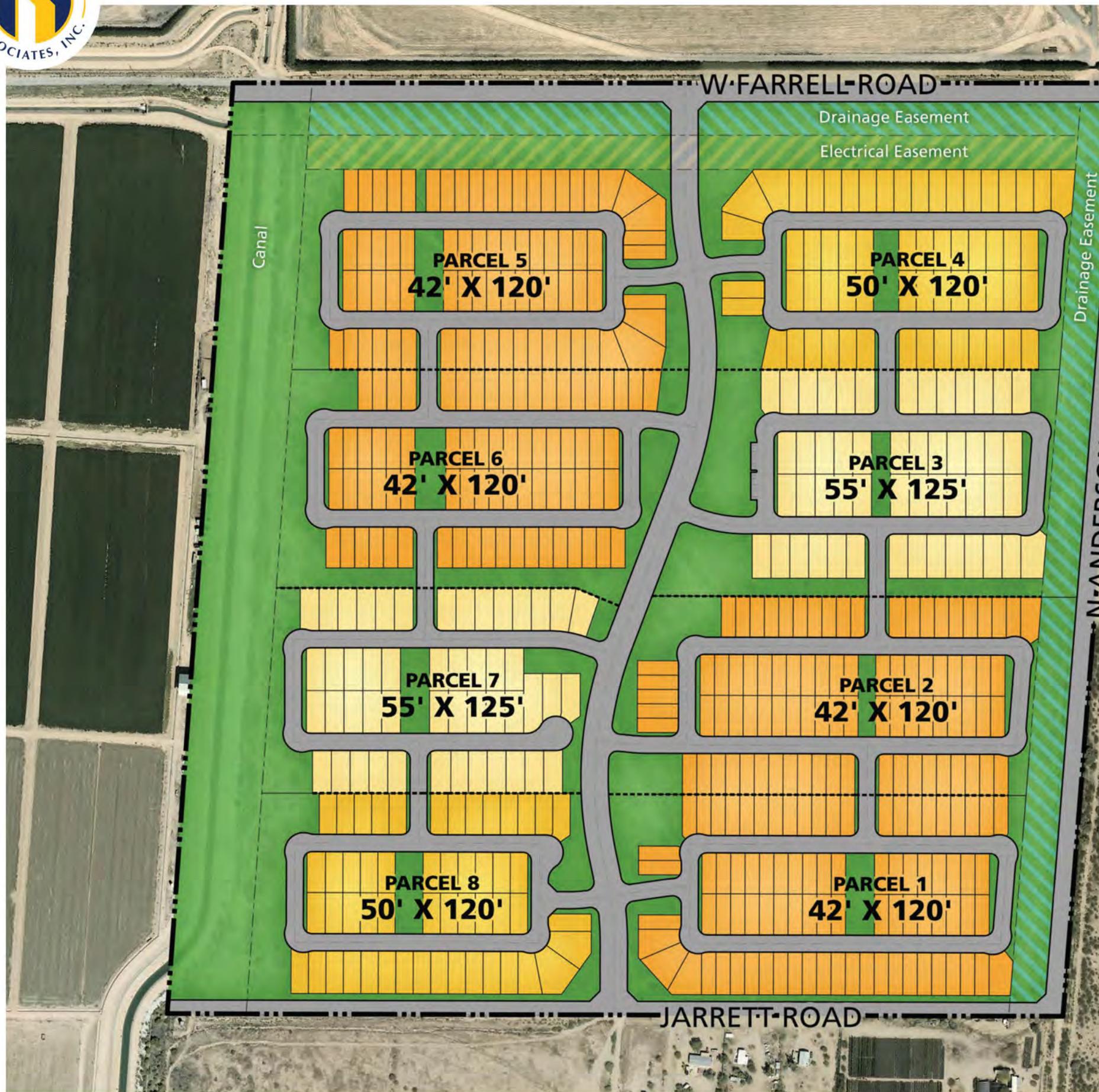
Public Land Ownership  
Federal Land  
National Forest  
Indian Community  
Regional Parks  
State Trust Land





## RED VALLEY RANCH / CITY OF MARICOPA SUBMARKET





# 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
<b>Total</b>		<b>287</b>	<b>13,245</b>
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
<b>Total</b>		<b>254</b>	<b>11,763</b>
Status:	Preliminary Plat		


 June 2021  
 N:\01\0231201\Graphics\Exhibits\Red Valley Ranch - Minor PAD - exhibits.indd

