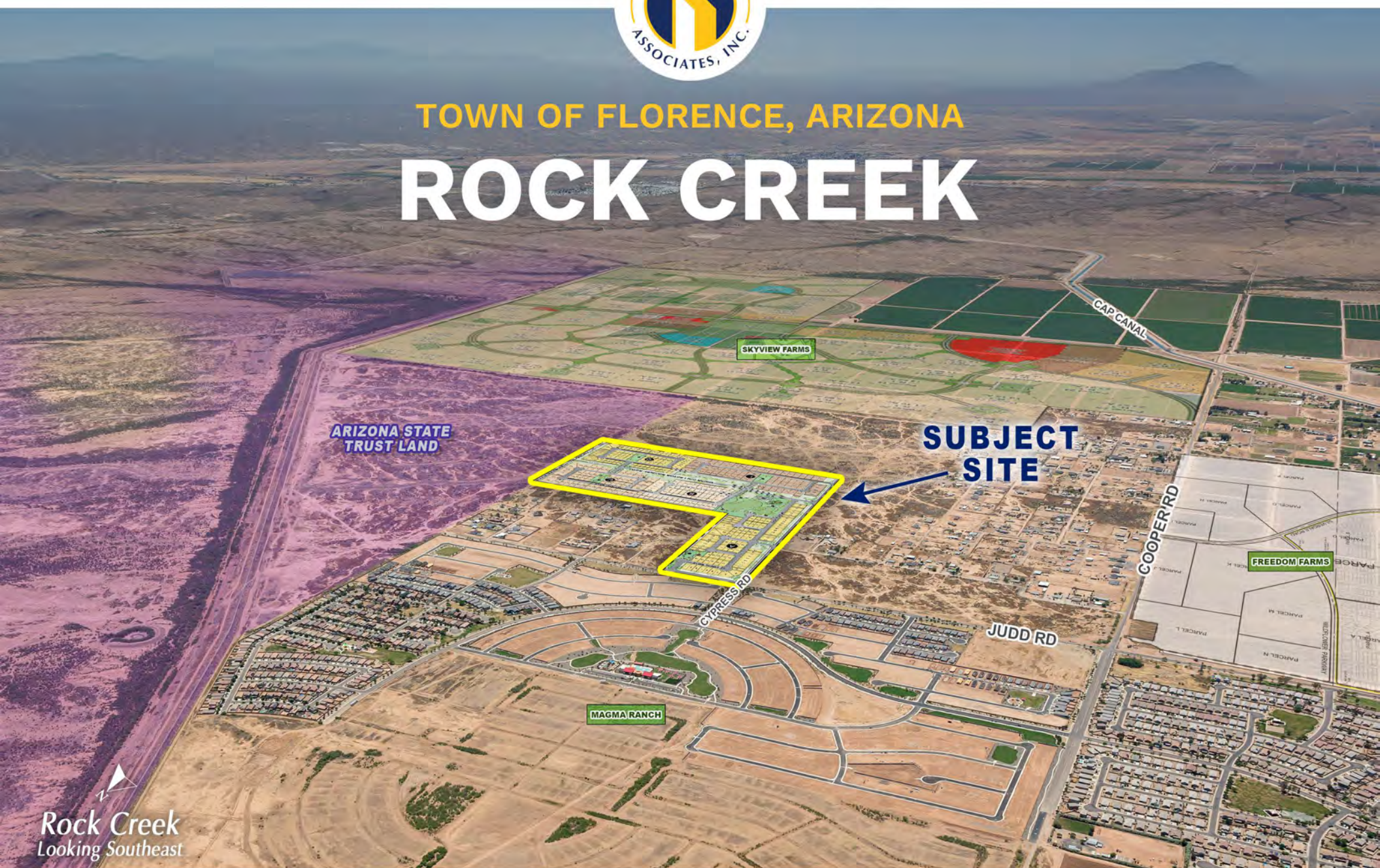




TOWN OF FLORENCE, ARIZONA

ROCK CREEK



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



FOR MORE INFORMATION, CONTACT:
RYAN DUNCAN / ryan@nathanlandaz.com
DAN BALDWIN / dan@nathanlandaz.com

TOWN OF FLORENCE, ARIZONA

ROCK CREEK

LOCATION

Located at the southeast corner of Judd Road and Cypress Road in the Town of Florence (Pinal County), Arizona.

SIZE

±98.8 Acres

ASSESSOR PARCEL NUMBER

210-43-007

ZONING

PUD | Town of Florence

CONCEPTUAL PLAN

- Dwelling Units: ±346
- Gross Density: 3.5 DU/Ac
- Open Space: ±20.4 Acres

PRICE

\$15,058,500 or \$150,000/Acre

TERMS

Submit

PROPERTY TAXES

2024 Assessment: \$5,594.64

UTILITIES

- Water and Sewer: EPCOR
- Telecom: Cox/CenturyLink
- Electric: APS
- Fire: Florence Fire Department
- Gas: City of Mesa
- Police: Town of Florence
- Solid Waste: Town of Florence
- School: F.U.S.D.



PINAL COUNTY *Overview*

Comprised of 5,376 square miles, Pinal County is nestled between Maricopa County (Phoenix) and Pima County (Tucson) and is the bridge that connects the two largest Arizona cities. Pinal County's excellent central Arizona location has propelled the County to become the destination of choice for people and business. As one of the fastest growing counties in the United States, with a current population of 454,915 as of 2020, Pinal County offers unparalleled opportunities for domestic and international businesses across all economic sectors.

In terms of historical growth, Pinal County has been a leader and has been able to fully recover from the past recession, and has one of the most optimistic economic futures in the southwestern United States.

Pinal County excels in the traditional economic opportunities of agriculture and mining; and combined with the emerging technologies of aerospace, bio-med, renewable/green technologies (solar and wind) and high-tech manufacturing facilities it is an economic powerhouse. Along with robust recreational, cultural and tourism opportunities, it all lends itself to the creation and continuation of a diverse economy with high-wage job opportunities, thus creating a vibrant residential population enjoying a high-level quality of life unsurpassed in Arizona.

Pinal County is world renowned for its wide-open spaces and abundance of natural and majestic beauty. The County offers a superb quality of life - and children, youth and adults are able to avail themselves of bountiful indoor and outdoor recreational and lifestyle choices. Located in the very heart of the Sun Corridor, Pinal County is a great place to live and work.

CITY *Snapshots*

APACHE JUNCTION

- Canyon Lake
- Superstition Mountain Museum
- Goldfield Ghost Town
- Lost Dutchman State Park
- The Arizona Renaissance Festival

CASA GRANDE

- Grande Sports World
- The Museum of Casa Grande
- Casa Grande Neon Sign Park
- Casa Grande Mountain Park
- 3 Golf Courses Open to Public
- 17 Miles of Hiking Trails

COOLIDGE

- Casa Grande National Monument
- Pinal Geology & Mineral Museum
- Artisan Village of Coolidge
- Copper State Heritage Museum
- Glass Studio

ELOY

- Santa Cruz Valley Historic Museum
- Sunland Visitor Center
- Picacho Peak State Park
- SkyDive Arizona
- Bent Prop Saloon & Cookery
- Robson Ranch Resort Community

MARANA

- Marana Gastronomy Tours
- The Ritz Carlton Dove Mountain
 - White Stallion Ranch
- Wild Burro Canyon Petroglyphs
 - Li'l Abner's Steakhouse

CITY OF MARICOPA

- Copper Sky Regional Park
 - APEX Motor Club
 - Duke Golf Club
 - Arizona Soaring
 - Skydive Phoenix
- Copper Sky Multigenerational Center

AK-CHIN INDIAN COMMUNITY

- Harrah's Ak-Chin Casino
- Southern Dunes Golf Club
- Ak-Chin Circle Entertainment Ctr.
 - Him-Dak Eco-Museum
- Masik Tas "Birthday" Celebration
 - Him-Dak Celebration

FLORENCE

- McFarland State Historic Park
- Pinal County Historical Museum
- St. Anthony's Orthodox Monastery
 - Historic Downtown Florence
 - The Windmill Winery
- Poston Butte Golf Course

ORACLE

- Oracle State Park
- Biosphere 2
- AZ Zip Line Adventures
- Oracle Historical Society
- Peppersauce Canyon/Cave Tours

QUEEN CREEK

- Queen Creek Olive Mill
- Schnepf Farms
- Hayden Flour Mill
- Mansel Carter Oasis Park
- Queen Creek Town Center
- Picket Post Square

SAN TAN VALLEY

- San Tan Mountain Regional Park
- Stargazing at the Park
- The Golf Club at Johnson Ranch
- Encanterra Country Club
- The Links at Queen Creek GC
- 17 Miles of Hiking Trails

SUPERIOR

- Boyce Thompson Arboretum
- Bob Jones Museum
- The Caboose Park & History Trail
- The Magma Hotel Complex
- Legends of Superior Trails



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**



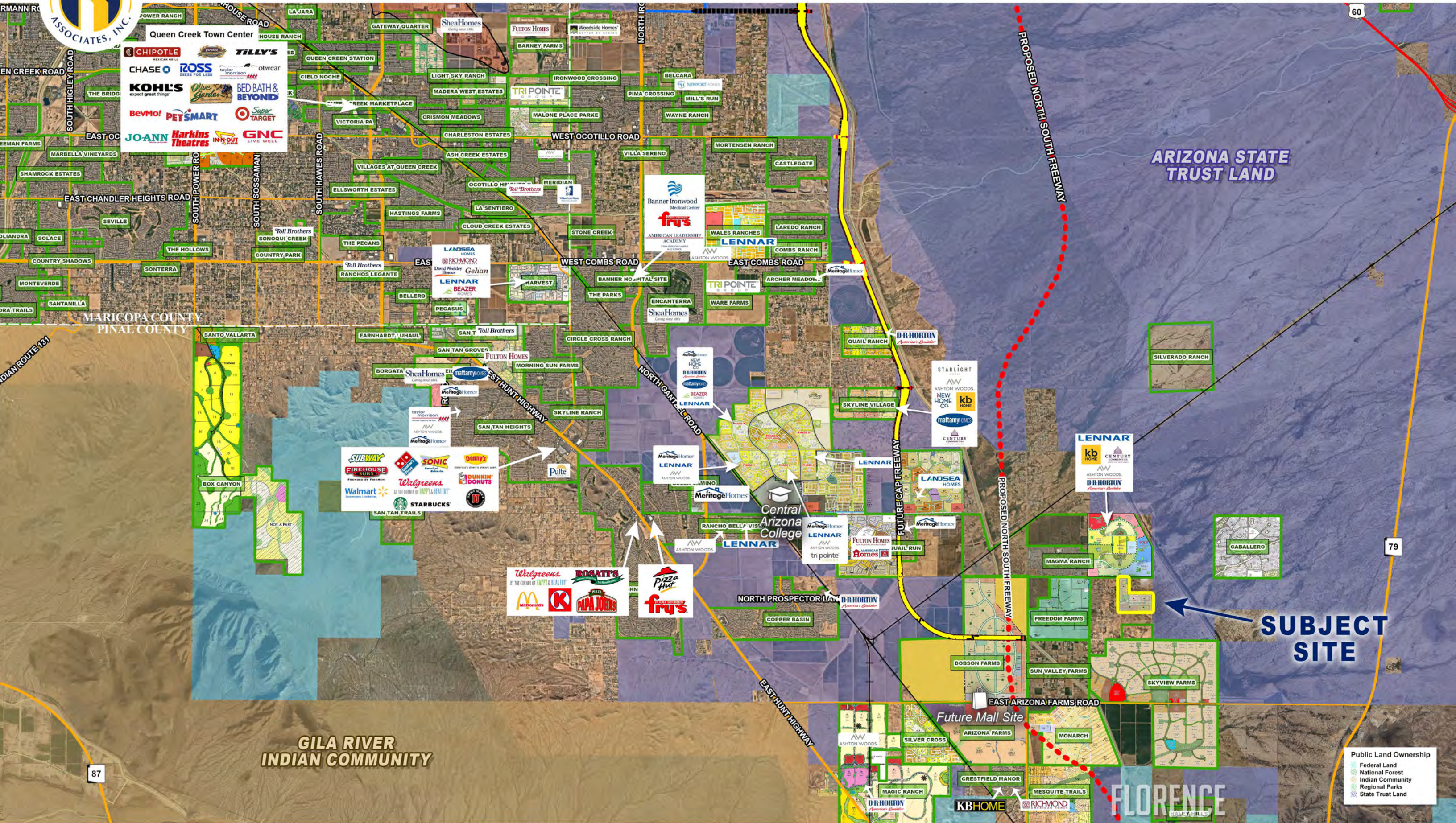
EDUCATION

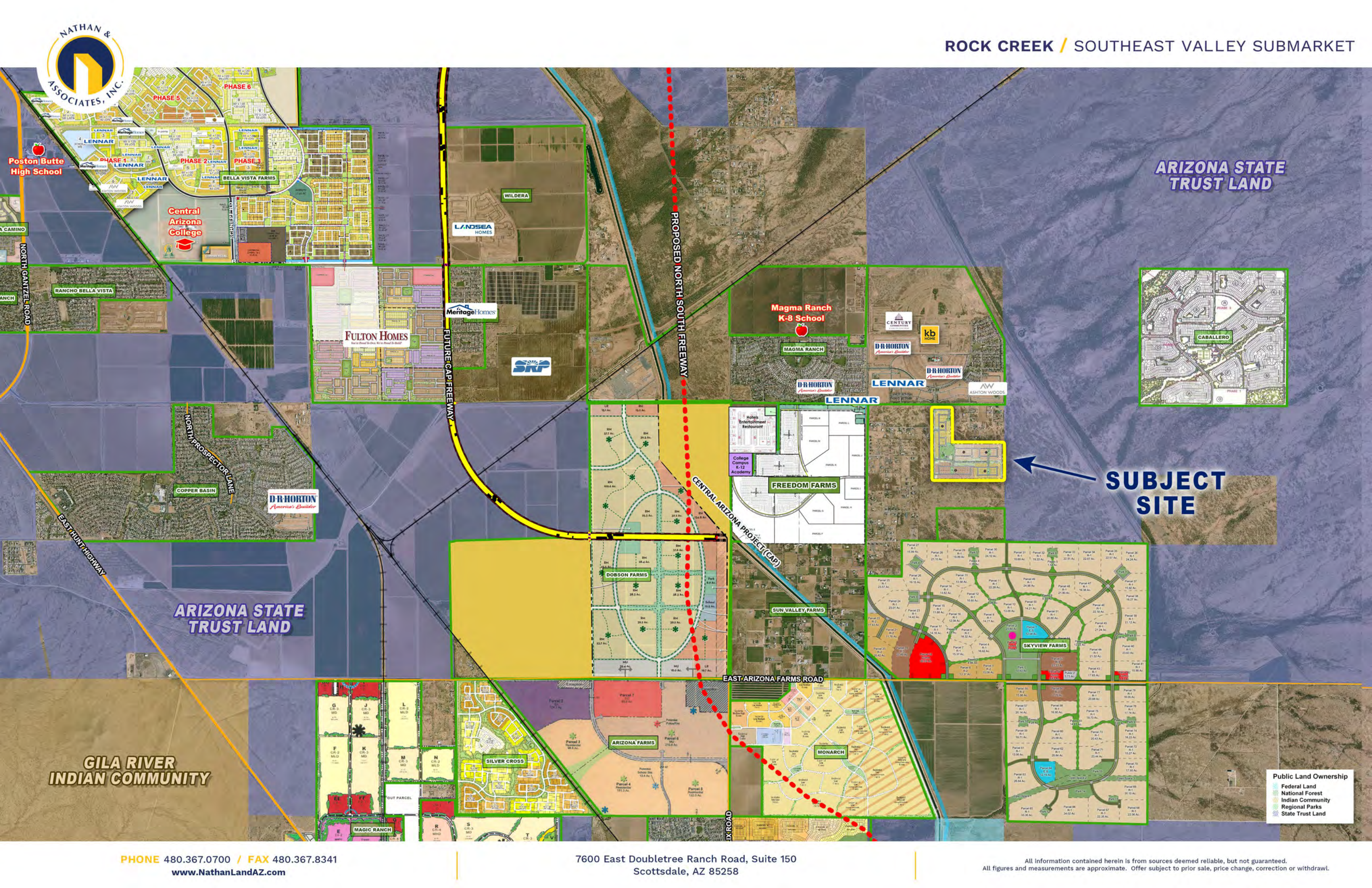
17.16% of the population in Florence have an Associate's degree or higher. **71.79%** have a high school degree or higher.

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

Universities & Colleges **50 within 50 miles**

Source: arizonapropector.com





ROCK CREEK / SOUTHEAST VALLEY SUBMARKET

ARIZONA STATE TRUST LAND

ARIZONA STATE TRUST LAND

GILA RIVER INDIAN COMMUNITY

SUBJECT SITE

PROPOSED NORTH SOUTH FREEWAY

EAST ARIZONA FARMS ROAD

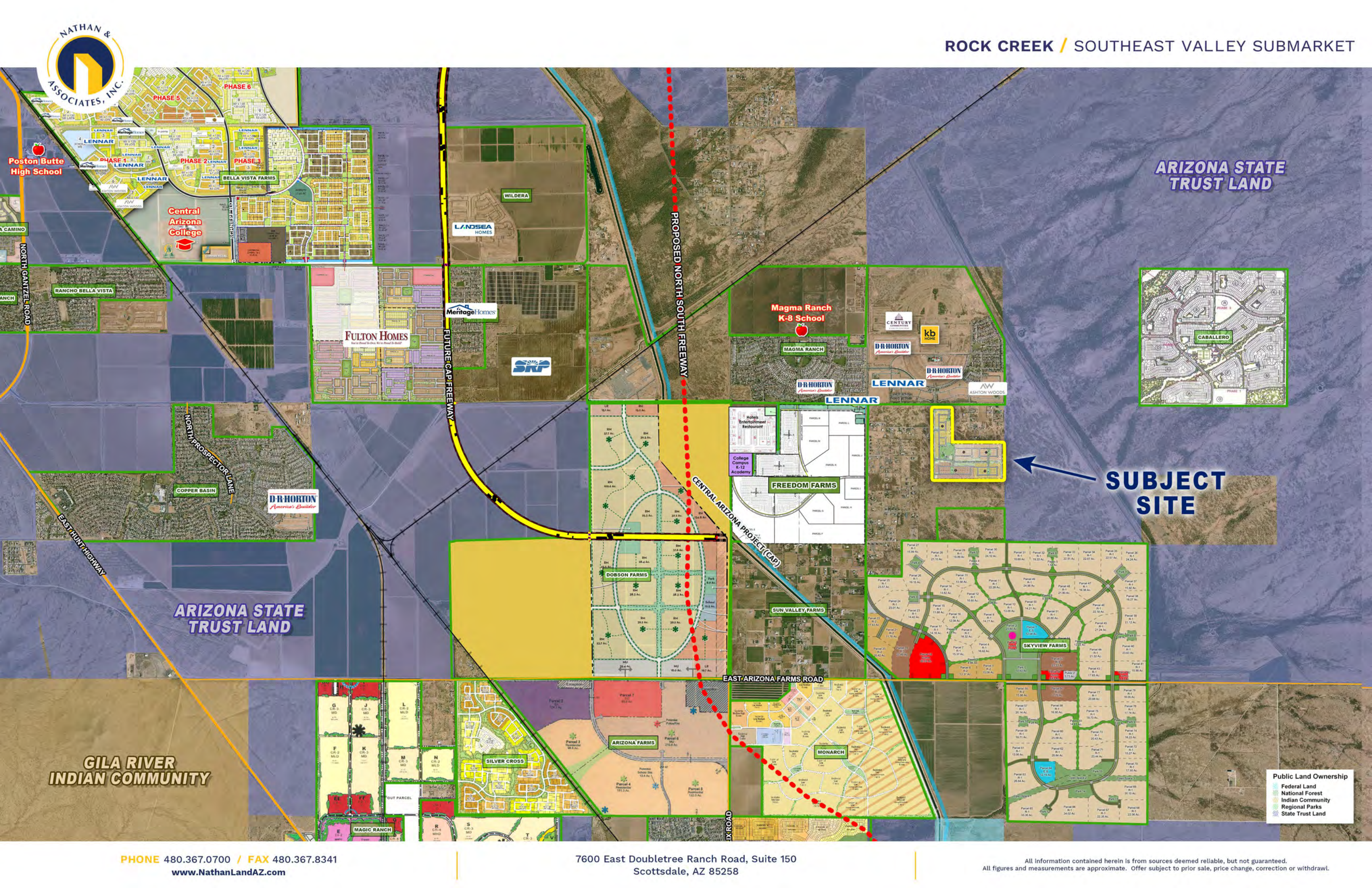
Public Land Ownership

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

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NATHAN & ASSOCIATES, INC.

Rock Creek / Southeast Valley Submarket

Poston Butte High School

Central Arizona College

Rancho Bella Vista

Copper Basin

Dobson Farms

Sun Valley Farms

Skyview Farms

Monarch

Silver Cross

Arizona Farms

Magma Ranch K-8 School

Caballero

PROPOSED NORTH SOUTH FREEWAY

FUTURE CAP FREEWAY

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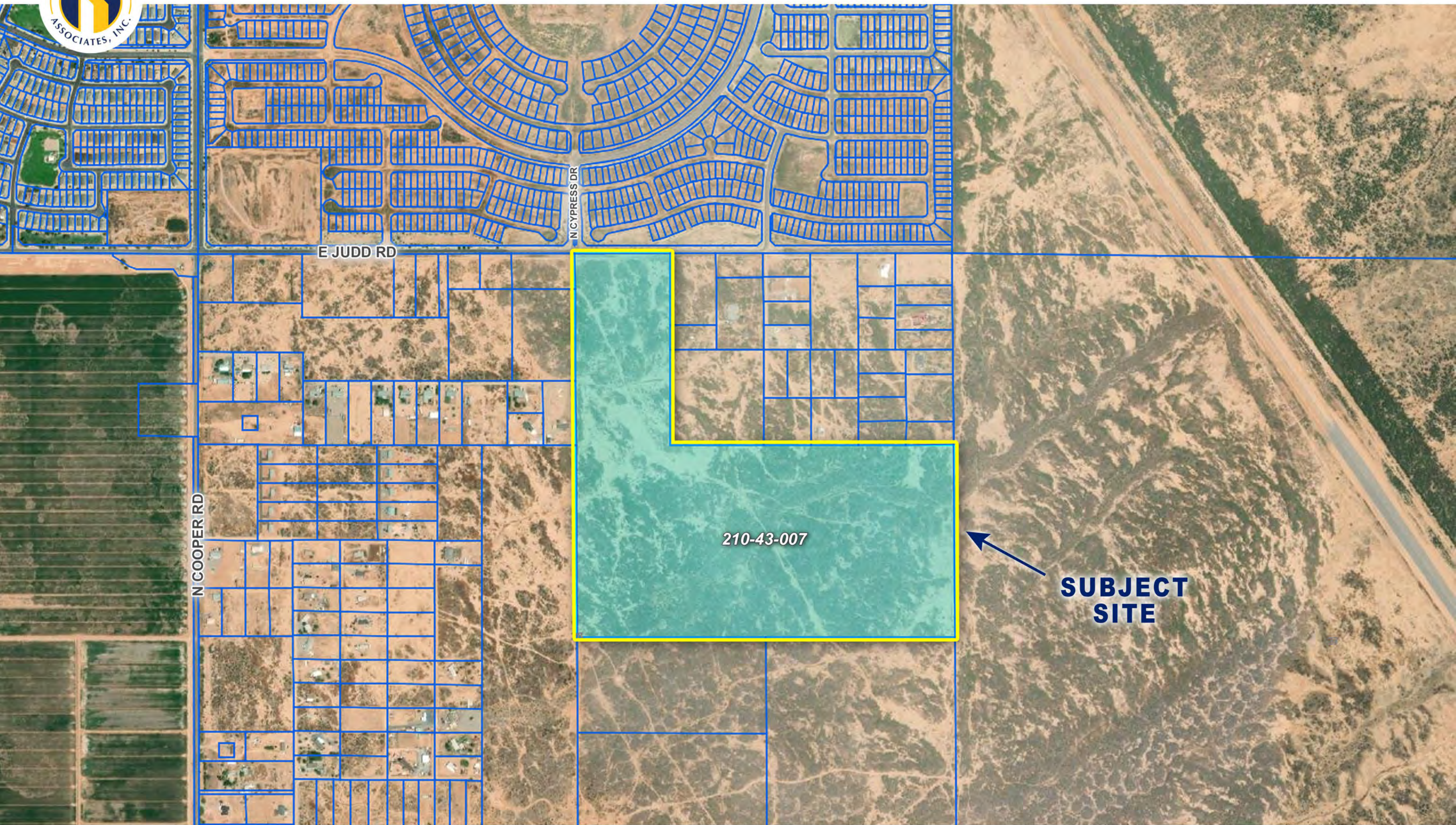
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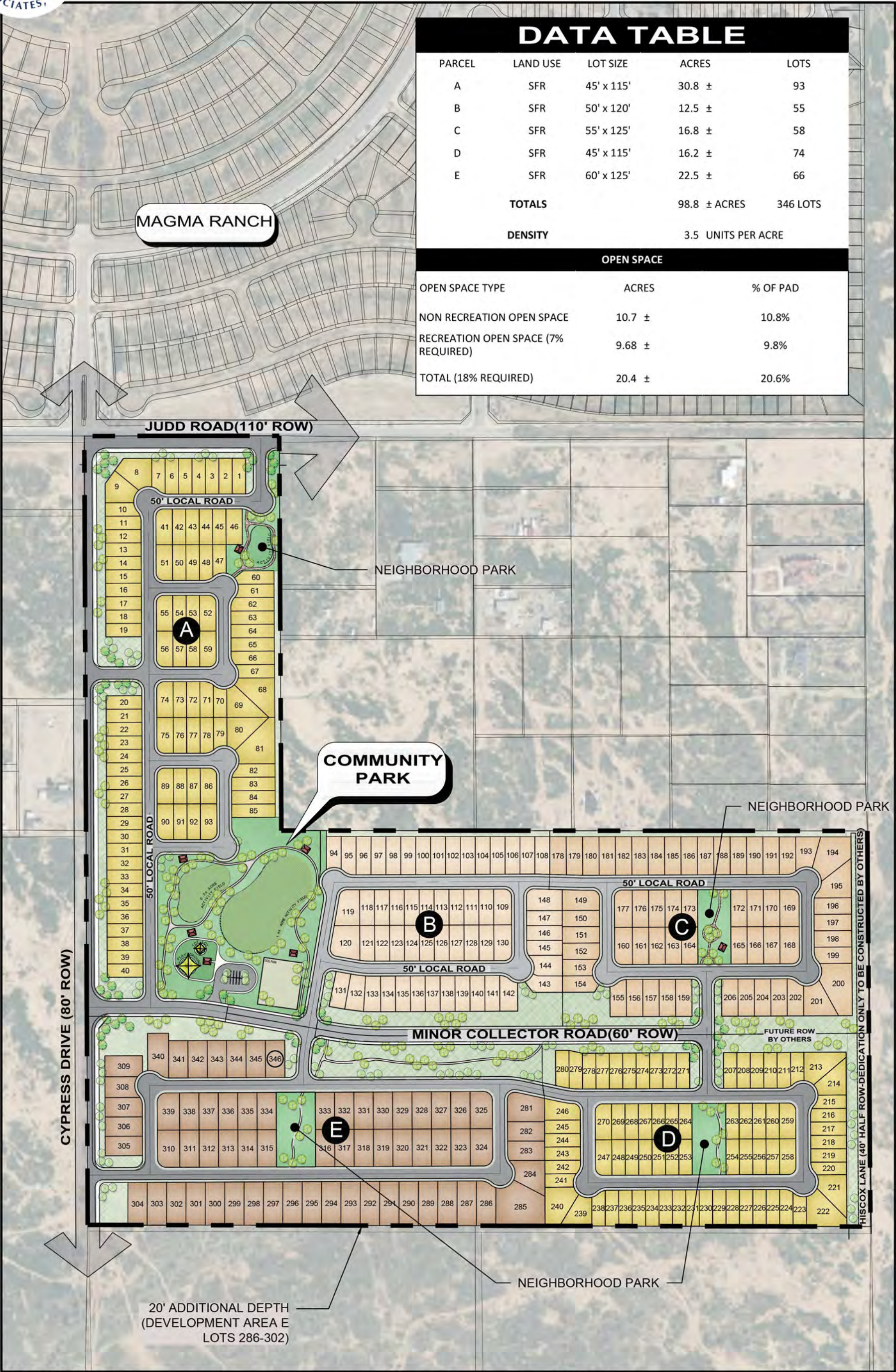
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DATA TABLE				
PARCEL	LAND USE	LOT SIZE	ACRES	LOTS
A	SFR	45' x 115'	30.8 ±	93
B	SFR	50' x 120'	12.5 ±	55
C	SFR	55' x 125'	16.8 ±	58
D	SFR	45' x 115'	16.2 ±	74
E	SFR	60' x 125'	22.5 ±	66
TOTALS			98.8 ± ACRES	346 LOTS
DENSITY			3.5 UNITS PER ACRE	
OPEN SPACE				
OPEN SPACE TYPE		ACRES	% OF PAD	
NON RECREATION OPEN SPACE		10.7 ±	10.8%	
RECREATION OPEN SPACE (7% REQUIRED)		9.68 ±	9.8%	
TOTAL (18% REQUIRED)		20.4 ±	20.6%	

EXHIBIT E
CONCEPTUAL DEVELOPMENT PLAN

