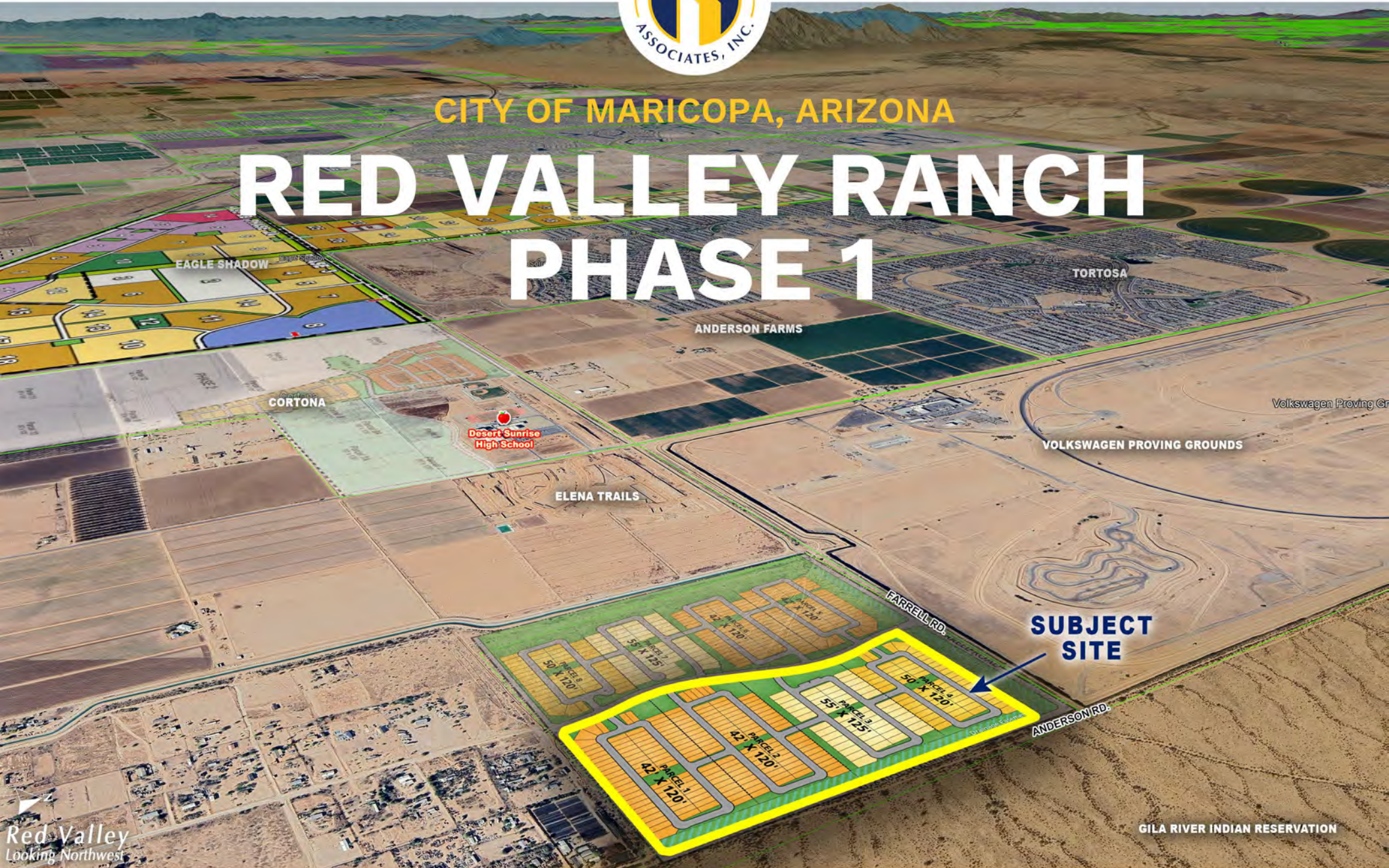




CITY OF MARICOPA, ARIZONA

# RED VALLEY RANCH PHASE 1



Red Valley  
Looking Northwest



PHONE 480.367.0700 / FAX 480.367.8341  
www.NathanLandAZ.com

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





CITY OF MARICOPA, ARIZONA

# RED VALLEY RANCH PHASE 1

## LOCATION

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

## SIZE AND PRICE

PARCEL	LOT COUNT	LOT SIZE	FRONT FEET	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'	3,486	\$2,300	\$96,600	\$8,017,800
2	87	42' x 120'	3,654	\$2,300	\$96,600	\$8,404,200
3	51	55' x 125'	2,805	\$2,050	\$112,750	\$5,750,250
4	65	50' x 120'	3,250	\$2,150	\$107,500	\$6,987,500
Total Phase 1	286	-	13,195	\$2,210	\$101,957	\$29,159,750

## TERMS

Cash

## PHASE 1 PLATS

Click [LINK](#) to view Phase 1 Final Plat, Lot Table and Improvement Plans



## SETBACKS

LOT WIDTH	SIDE YARD	FRONT YARD	REAR YARD
42'	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'	55% (1-Story) 50% (2-Story)
50'	
55'	

## DUE DILIGENCE

Click [LINK](#) to view due diligence list and access materials.

## FEES

- City of Maricopa Impact Fees:
    - Parks and Recreation: \$791
    - Police: \$613
    - Fire: \$946
    - Transportation: \$5,942
    - Library: \$248
- Total \$8,540*

- Global Utilities Hookup Fees:
  - Water & Sewer: \$3,084/Unit
  - Water Meter Fee: \$770 / lot (3/4" meter)

## 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



## CITY OF MARICOPA QUICK FACTS



### POPULATION

2024 population: **75,078**

Population growth since 2020: **27.57%**

Median age of: **35.7**



### 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**

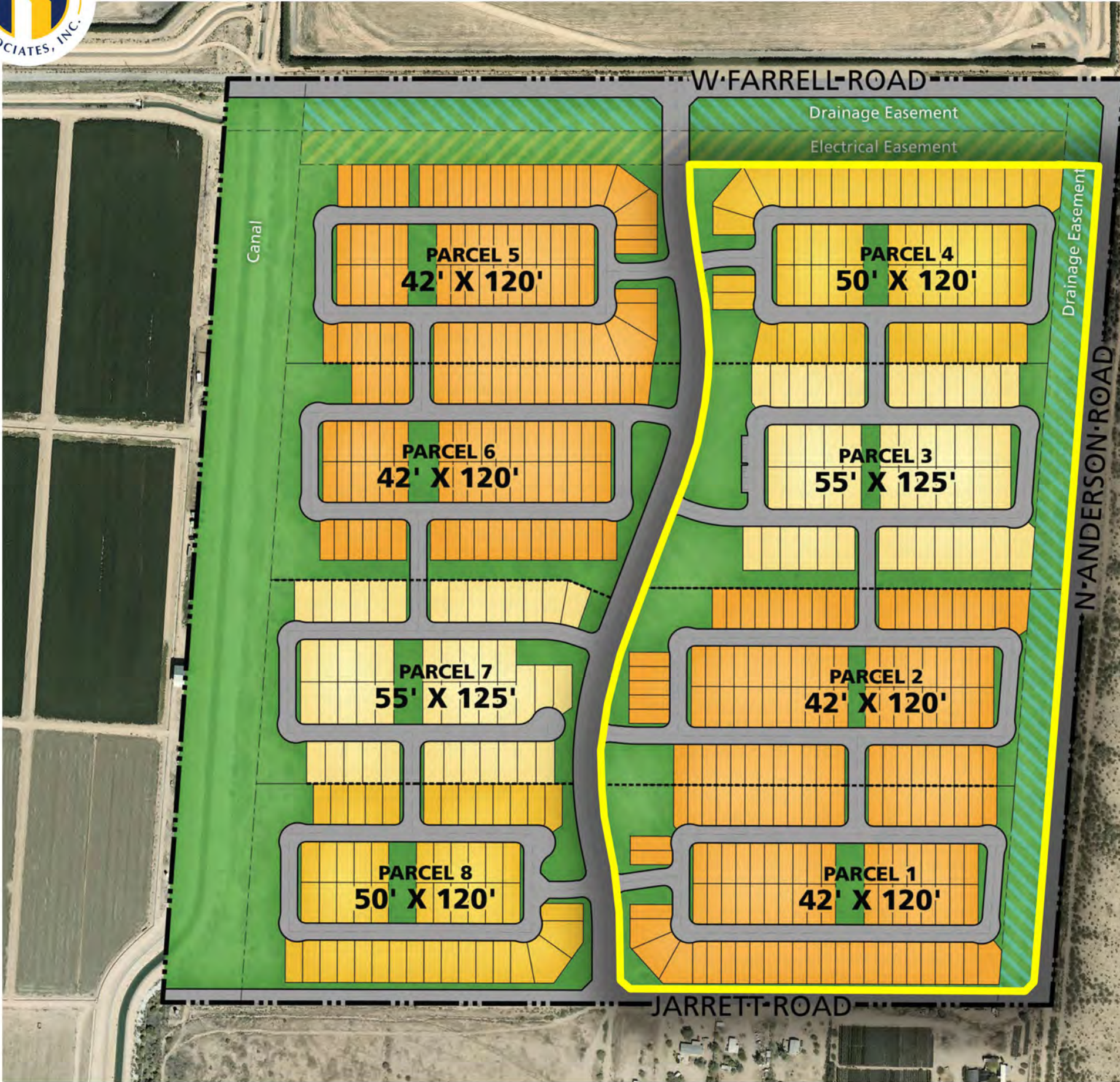




# Red Valley Ranch

## Conceptual Land Use Plan

Exhibit B

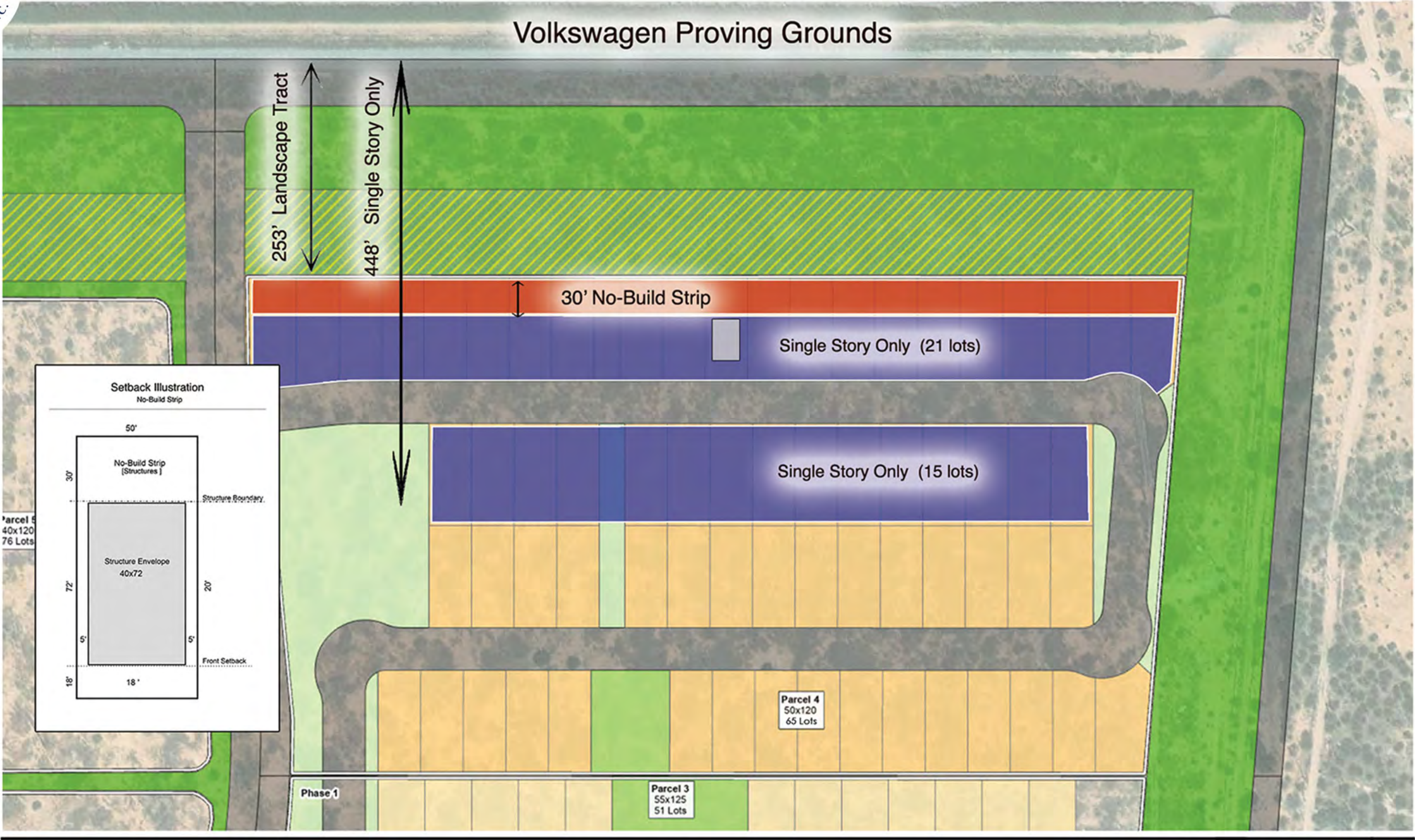


Phase 1			
Parcel	Product	Count	FrontFt
Parcel 1	42x120	83	3,486
Parcel 2	42x120	87	3,654
Parcel 3	55x125	51	2,805
Parcel 4	50x120	65	3,250
Total		286	13,195
Status:		Final Plat Approval - Feb 4, 2025 +/-	

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	







Red Valley Ranch  
VW Proving Grounds - Restrictive Covenant  
see Agreement Regarding Development Issues

September 11, 2024

CRESCENT BAY HOLDINGS





# RED VALLEY RANCH, PHASE 1 / CITY OF MARICOPA SUBMARKET





