

SANTA CRUZ RANCH ±288 ACRES

NWC ANDERSON ROAD & MILLER ROAD, PINAL COUNTY, ARIZONA

Maricopa

Rancho
Mirage
Estates

Tortosa

Sorrento

LOCATION Property is located at the northwest corner of Anderson Road & Miller Road, Pinal County, Arizona

SIZE ±288 Acres

PRICE \$15,000/Acre

TAXES \$10,926.96 (2018)

PARCEL 502-23-0010

WATER Click here to view [Groundwater Rights](#)

SOILS Click here to view the [Soil Report](#)

ENTITLEMENTS

Approved CLOMAR

Approved Tentative Plat (expired)

Approved Development Agreement

Click here to view:

- [Approved Santa Cruz Ranches MPS PAD](#)
- [Conceptual Lotting Plan \(Units 4 & 5\)](#)

UTILITIES

Power – Electrical District 3

Water / Sewer – Global Water Resources

Gas – Southwest Gas

Maricopa-Casa Grande Hwy

Anderson Rd

Miller Rd

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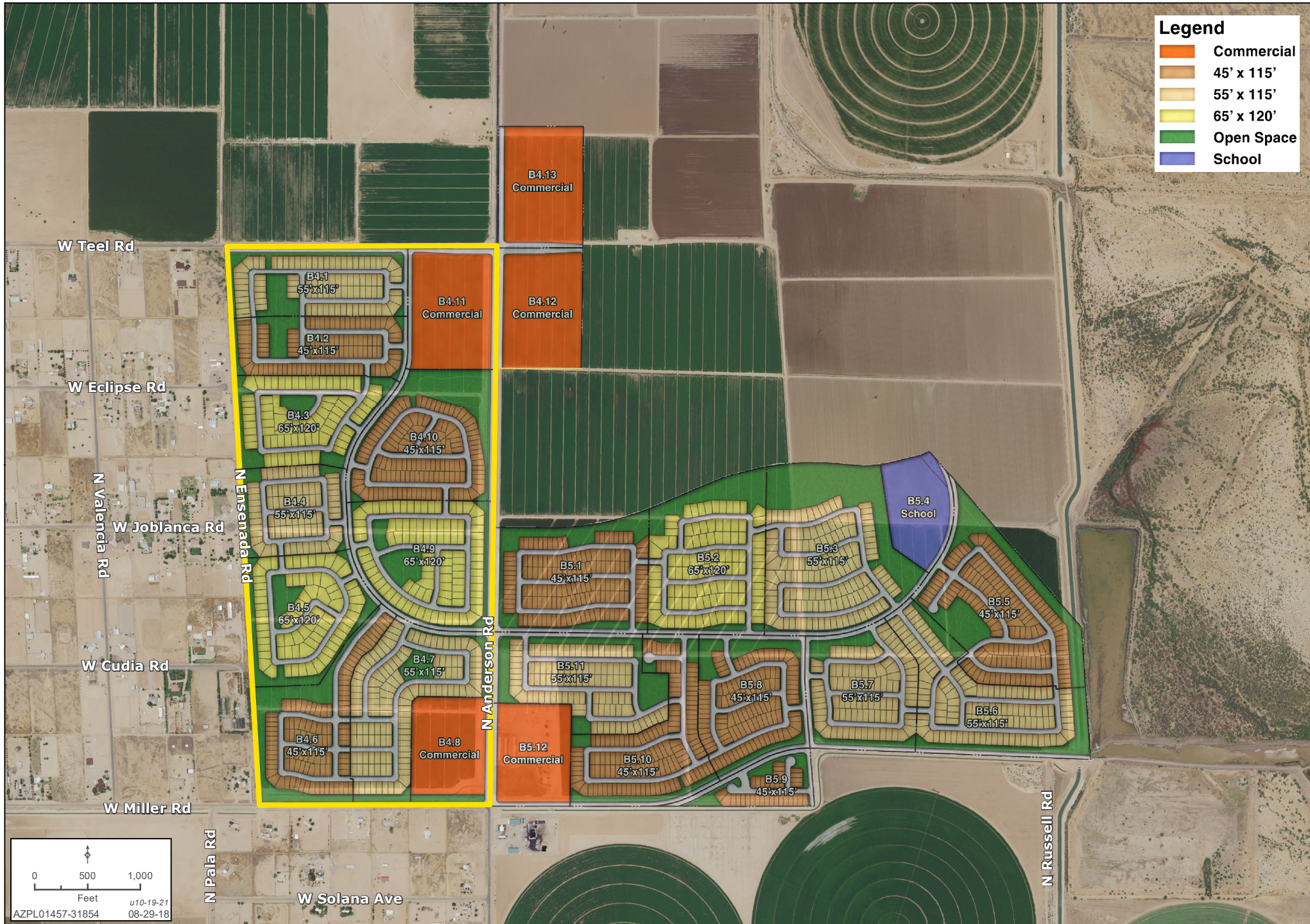
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ORGANIZATION

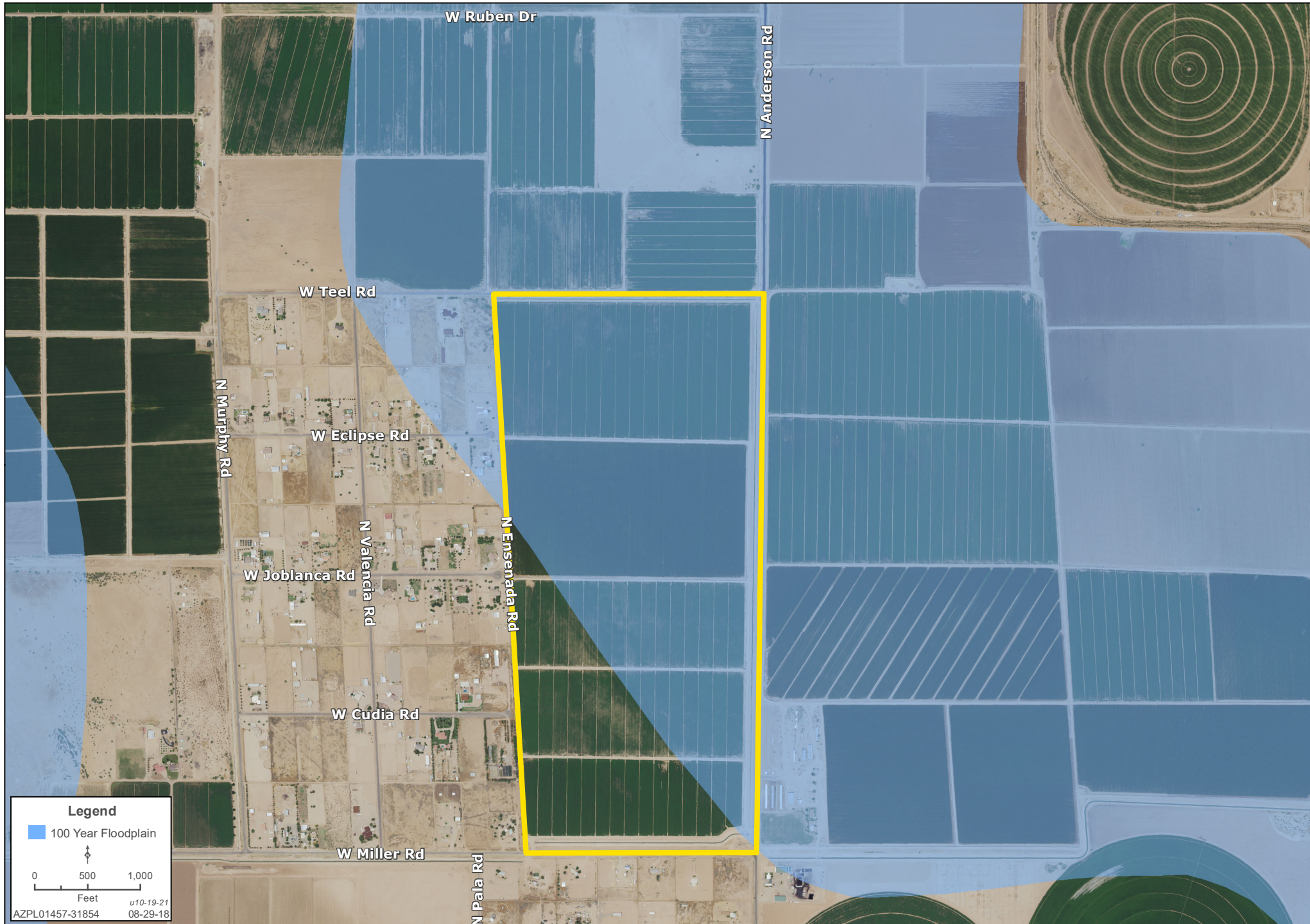
PROPERTY DETAIL MAP

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FLOODPLAIN MAP

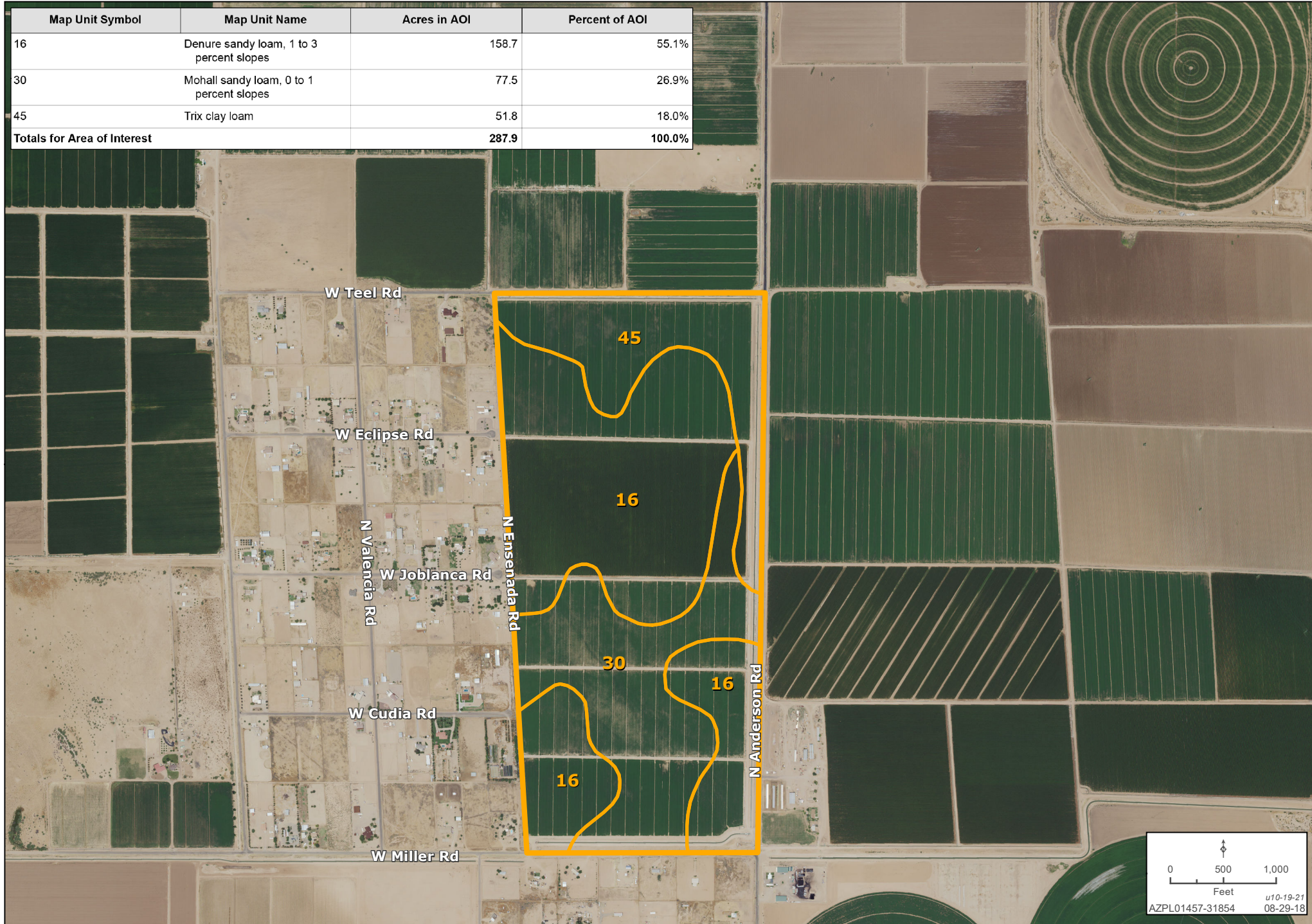
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SOILS MAP

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Denure sandy loam, 1 to 3 percent slopes	158.7	55.1%
30	Mohall sandy loam, 0 to 1 percent slopes	77.5	26.9%
45	Trix clay loam	51.8	18.0%
Totals for Area of Interest		287.9	100.0%



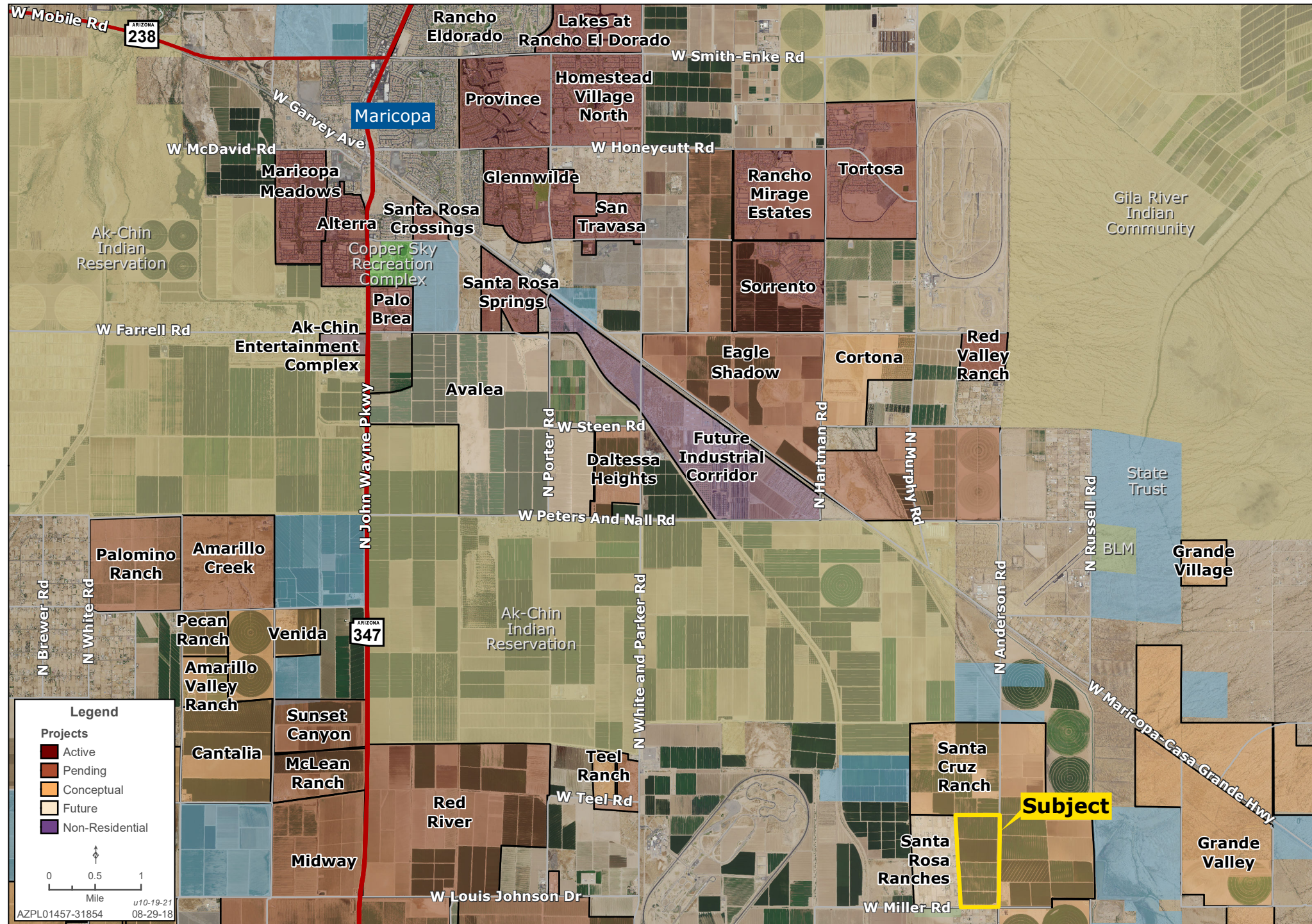
WELLS MAP

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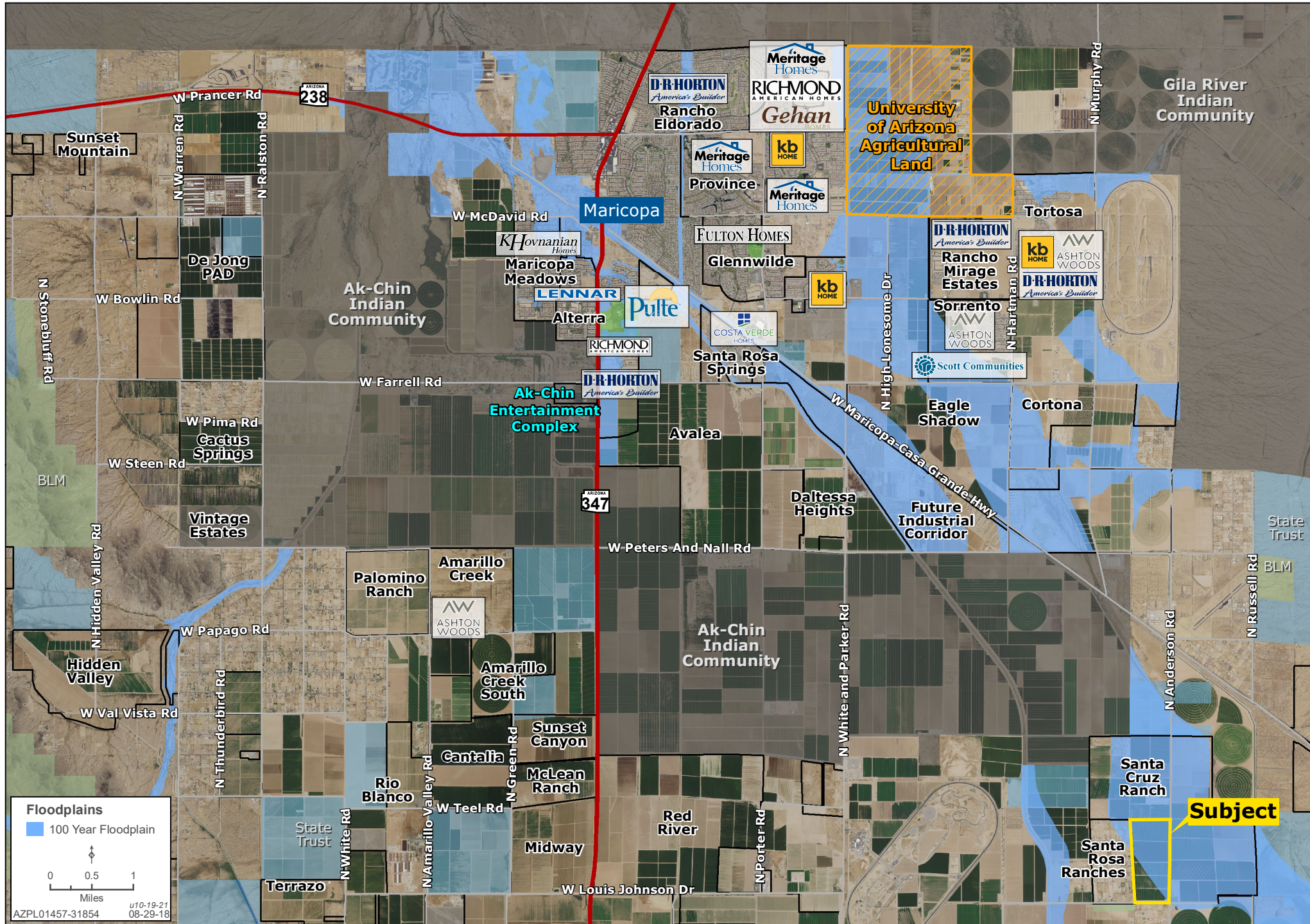
SURROUNDING AREA MAP

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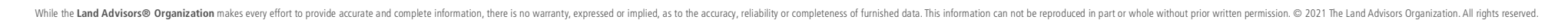


BUILDER MAP

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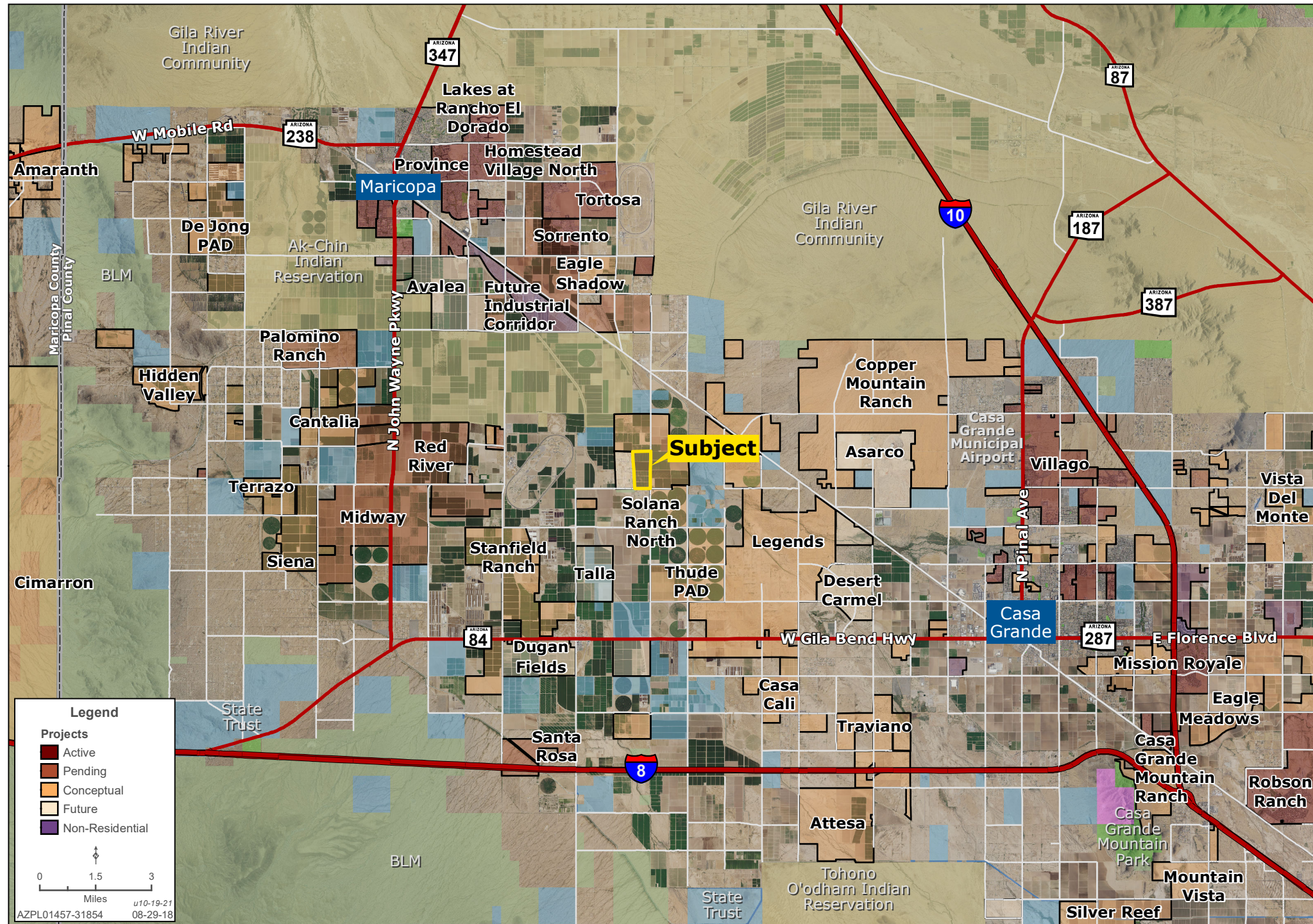


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REGIONAL MAP

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PINAL COUNTY | 2Q24 MARKET INSIGHTS

PINAL MARKET INSIGHTS

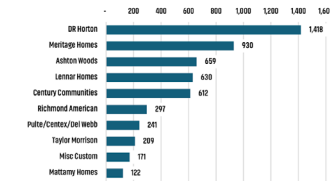
PINAL COUNTY
MARKET REPORT
2Q24

PINAL MARKET INSIGHTS

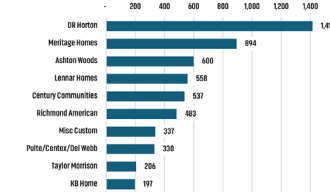
PINAL COUNTY
MARKET REPORT
2Q24

PINAL COUNTY HOUSING TRENDS¹

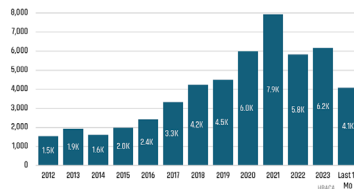
12 Month Homebuilder Ranking by Permits



12 Month Homebuilder Ranking by Closings



Single Family Permits



ANNUALIZED NEW HOME PERMITS



ANNUALIZED NEW HOME CLOSINGS



MEDIAN NEW HOME PRICE

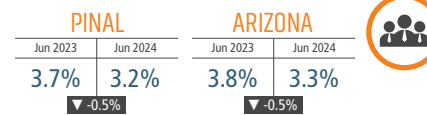


Pinale County Land Transactions Annual Volume



ECONOMIC TRENDS³

UNEMPLOYMENT RATE



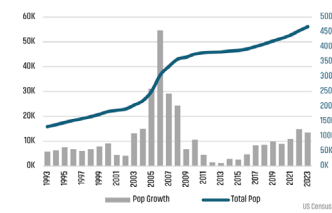
TOTAL NONFARM EMPLOYMENT



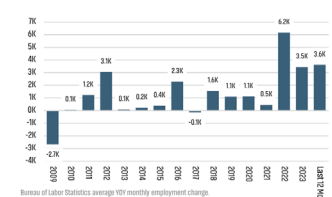
EMPLOYMENT CHANGE



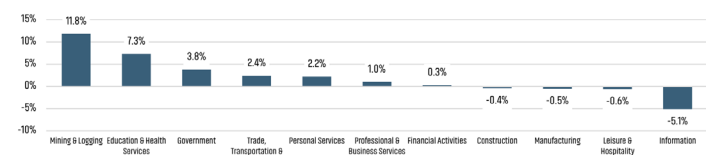
Population Growth & Total Population



Change in Employment



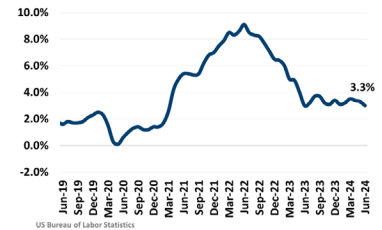
YOY Change in Employment By Sector



30 Year Fixed Mortgage Rate



US Inflation Rate



MLS RESALE STATISTICS²

ANNUALIZED SF CLOSED SALES



MEDIAN SALE PRICE



AVG DAYS ON MARKET



MONTHS OF INVENTORY



Sources: (1) Home Builders Association of Central Arizona (2) The CoreLogic Report

Sources: (3) Arizona Office of Economic Opportunity
*Seasonally Adjusted

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. AZPL01457 - August 6, 2024 2:06 PM.



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