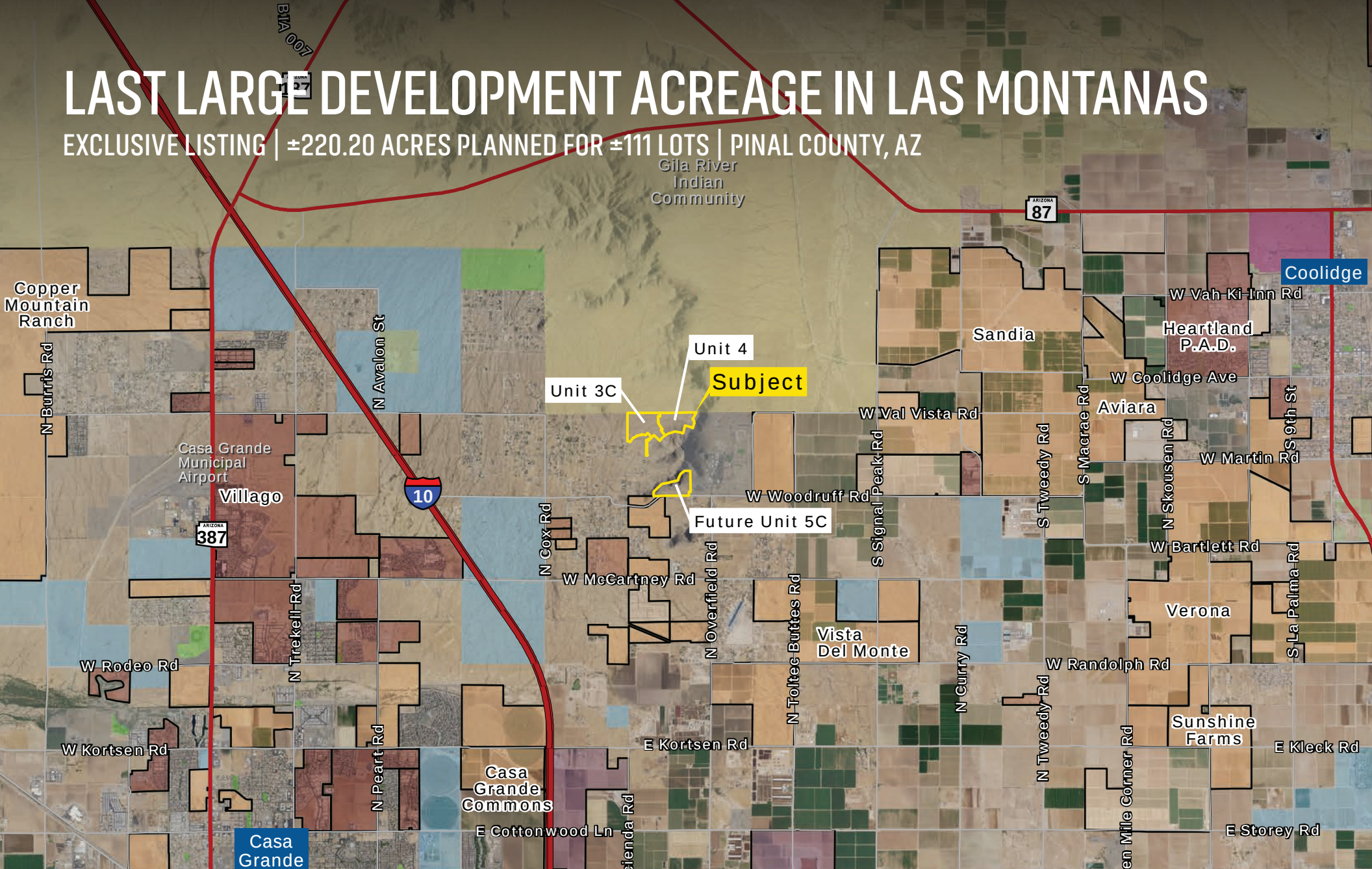


# LAST LARGE DEVELOPMENT ACREAGE IN LAS MONTANAS

EXCLUSIVE LISTING | ±220.20 ACRES PLANNED FOR ±111 LOTS | PINAL COUNTY, AZ



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ORGANIZATION

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. The information contained within is subject to change without notice. AZPL73072 - April 21, 2022 1:52 PM.

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# EXECUTIVE SUMMARY



|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| LOCATION                         | The Property is located south of the southwest corner of Overfield Road & Val Vista Road in Pinal County, Arizona.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| SIZE                             | <b>Unit 3C &amp; Unit 4:</b> ±134.91 Acres Planned for ±82 Lots<br><b>Future Unit 5C:</b> ±85.29 Acres Planned for ±29 Lots                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| PRICE                            | Submit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| PARCELS                          | 509-58-009B, 509-58-009C, 509-58-010A (portion)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| ZONING                           | Pinal County General Rural                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| UTILITIES                        | All utilities exist within Las Montanas except sewer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| COMMENTS                         | <ul style="list-style-type: none"><li>• The last and best large developable parcels in Las Montanas luxury home subdivision.</li><li>• The highest elevations, best desert, best views, nestled up to the Gila River Indian Community boundary.</li><li>• Property is part of the Las Montanas subdivision.</li></ul> <a href="#">Please click here to view the Document Vault.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| BALANCE OF ENTITLEMENTS REQUIRED | <p><b>Pre-Application Meeting Conducted: February 22, 2022</b></p> <p><b>Tentative Plat Submittal Requirements:</b></p> <ul style="list-style-type: none"><li>• Estimated at \$60,000 to \$80,000 (at 4-6 months from 1st Formal Submittal to Commission)</li><li>• 2000 Traffic Study Update - \$10,000</li><li>• 2001 Master Drainage Report/Plan Update - \$16-20,000</li><li>• Civil Engineering Drawings Update - \$50,000</li><li>• Topo Map Completed in 1999 and an Overlay was done in 2001.</li></ul> <p><b>Final Plat/Construction Drawing Submittal Requirements:</b></p> <ul style="list-style-type: none"><li>• Estimated at \$300,000+ (at 3-4 months from 1st Formal Submittal to Approval).</li></ul> <ul style="list-style-type: none"><li>• Biological Evaluation Report completed by SWCA in February 2001.</li><li>• Certificate of Assured Water Supply dated August 16, 2010.</li><li>• AZ Game and Fish Review Completed September 14, 2021.</li><li>• Acceptance into the Central AZ Groundwater Replenishment District November 7, 2000.</li><li>• Civil Design CD's would be at \$3,000 per lot.</li></ul> |  |

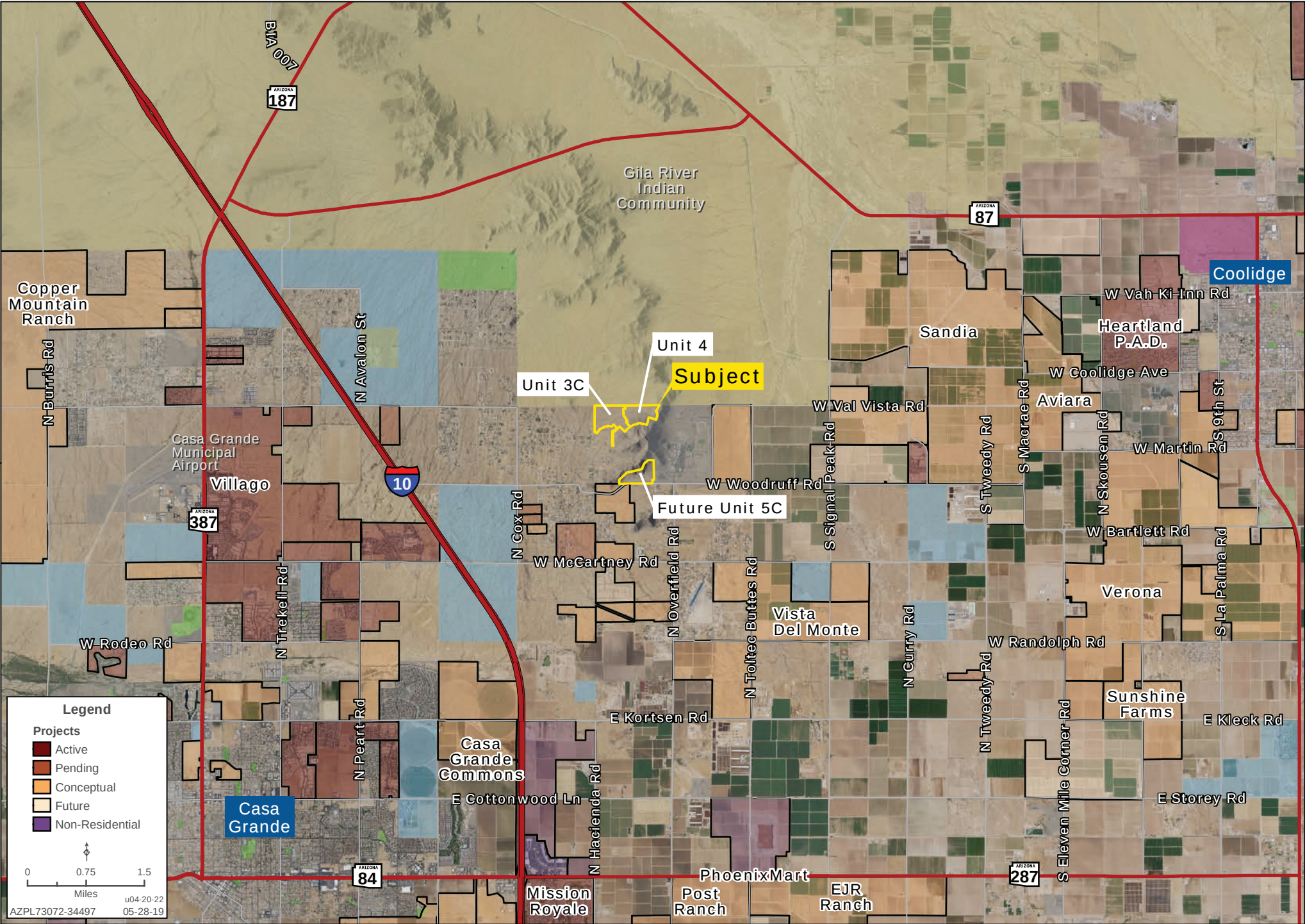
# REGIONAL MAP

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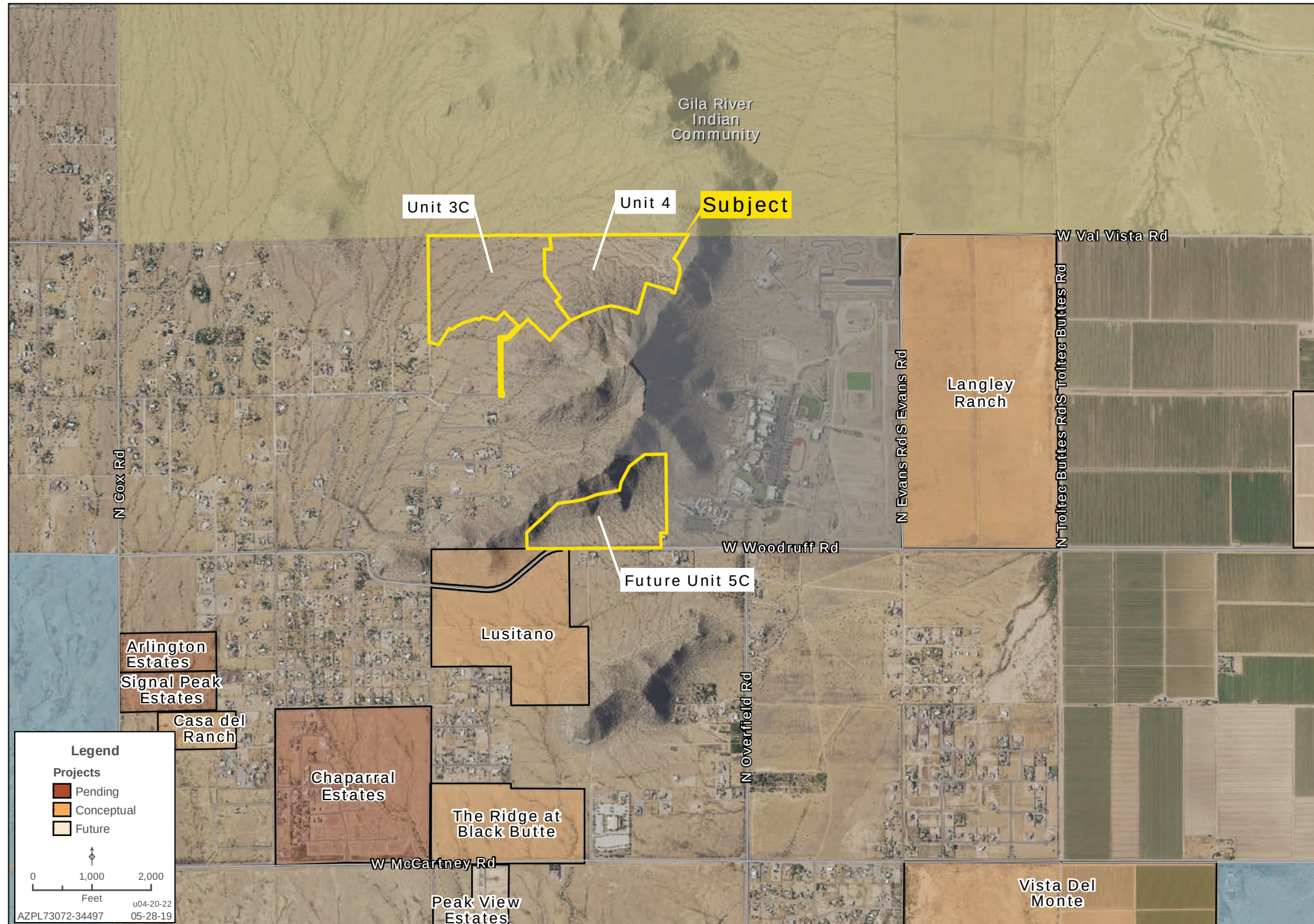
# DEVELOPMENT MAP

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# AREA MAP

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DETAIL MAP

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