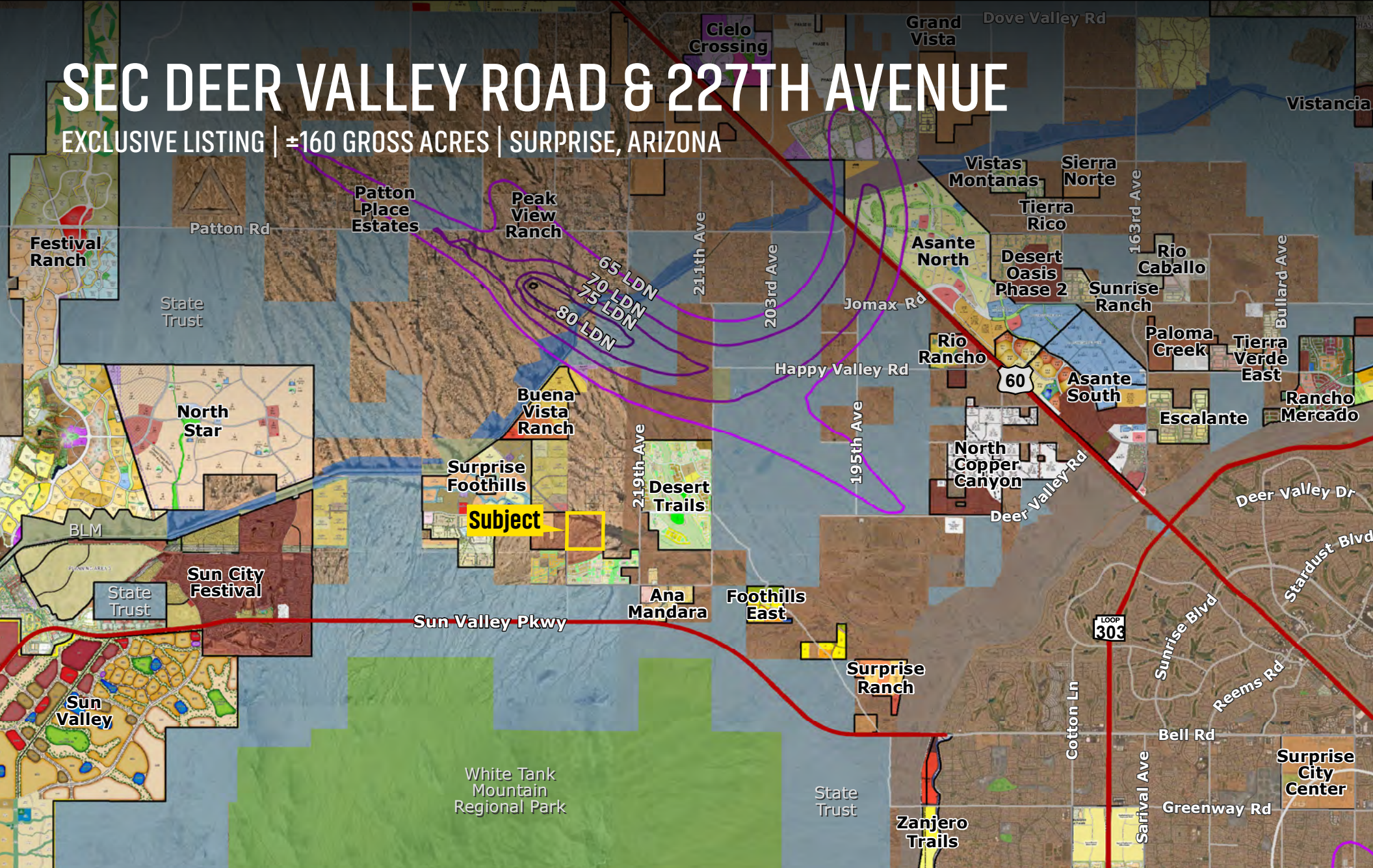


SEC DEER VALLEY ROAD & 227TH AVENUE

EXCLUSIVE LISTING | ±160 GROSS ACRES | SURPRISE, ARIZONA



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*A licensed Real Estate Broker in the State of Arizona owns less than 10% of the property being offered.

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EXECUTIVE SUMMARY



LOCATION	The Property is located at the southeast corner of Deer Valley Road & 227th Avenue in Surprise, Arizona
SIZE	±160 Gross Acres (±140.6 Net Acres) The southern most ±19.4 Net Acres are impacted by transmission line easements.
PRICE	Submit (Subject to Final Plat Approval)
ZONING	PAD - Seller will be processing an amendment to the existing PAD to R-2. Buyer to take over said PAD amendment process & costs upon the expiration of the feasibility period.
PARCELS	503-80-007D, 503-80-007E, 503-80-007F, 503-80-007G, 503-80-007H, 503-80-007J

UTILITIES	Power - Arizona Public Service (APS) Gas - Southwest Gas Company Water - City of Surprise Sewer - City of Surprise
SCHOOLS	Wickenburg Unified School District Festival Foothills Elementary School (K-8) Open enrollment allows for K-12 students to attend Dysart Unified School District - generally located ±10 miles to the southwest
TAXES	\$75.36 (2023)
COMMENTS	Property is within territory in the vicinity of a military airport.

SPA 3 IMPACT FEES (BUYER TO VERIFY)									
Water Resources	Water System*	Sewer**	Streets	Police	Fire	Parks & Rec.	General Government	TOTAL	
\$2,279			\$0	\$385	\$789	\$1,845	\$235	\$5,533	Due at Permit Issuance
	\$7,400	\$7,500						\$14,900	Due at Final Plat Approval

*Water System Fee will increase annually per the Engineering News Record 20-City Construction Cost Index.

**Sewer Service to the Property will require one of two solutions: 1) The purchase of "excess" EDU Capacity Credits from the developer of North Copper Canyon (Increases annually at prime +2%) 2) Construction of a expansion of the existing SPA 3 WWTP.



R-2 ZONING & DEVELOPMENT STANDARDS



RESIDENTIAL MEDIUM DENSITY (R-2)

A. Purpose. The Residential Medium Density (R-2) zoning district allows for a variety of housing opportunities including detached and attached buildings that single-family dwellings, two-family dwellings, and three-family dwellings together with schools, parks, and public services necessary for an urban and suburban residential environment. While the district primarily accommodates residential uses, nonresidential uses that help to support, and are compatible with, residential neighborhoods may also be allowed when compatible with adjoining neighborhoods.

B. Applicability. The (R-2) zoning district reflects the Suburban Development Type and is allowed in the Neighborhood Character area in accordance with the General Plan with a maximum of three (3) dwelling units per lot of record. Minimum lot area is four thousand square feet per dwelling unit (4,000 sf/du), except lots in Column 1 and B are permitted one dwelling unit (1 du) as shown in Table 106-2d below.

C. Development Standards. Table 106-2d below identifies the required development standards for the Residential Medium Density (R-2) zoning district.

TABLE 106-2D – RESIDENTIAL MEDIUM DENSITY (R-2) ZONING DISTRICT

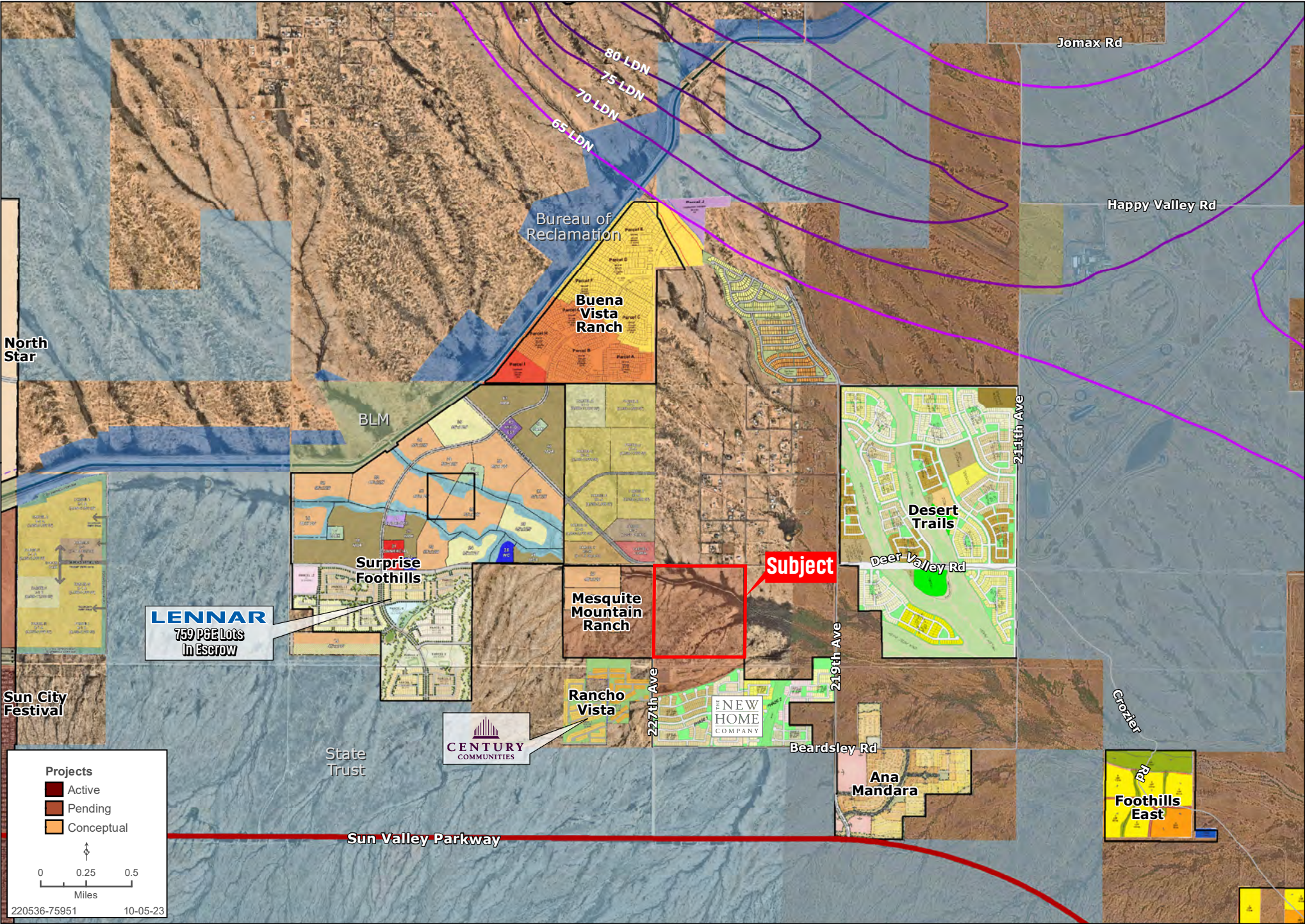
Lot Categories	A ⁴	B ⁴	C	D
General Plan Compatibility	Urban	Urban	Suburban	Suburban
Lot Area (sf)	3,500 - 4,949	4,950 - 7,999	8,000 - 11,999	>12,000
Min. Lot Width (sf)	40	45	70	80
Min. Front Setback¹ (ft)	10	12	12	15
Max. Front Setback (ft)	25	25	25	30
Min. Rear Setback¹ (ft)	10	15	20	20
Min. Side Setback¹ (ft)	5 & 7 ²	5 & 8 ²	5 & 10	10
Min. Street Side Setback¹ (ft)	10	10	10	10
Max. Bldg. Height (ft)	35	35	35	35
Open Space (% of Gross Area of Residential Development)³	25%	20%	20%	20%

Notes:

- 1 Garage face and embellishments shall be setback a minimum of twenty feet (20') measured from any opposing property line, except rear alley loaded garages, which shall be setback nine feet (9') from alley edge line.
- 2 May be reduced to 0' setback for Single-family dwellings as attached building and separated by a common wall along the property line. End units must maintain the larger setback.
- 3 The City requires open space on a subdivision or development site basis rather than on a lot-by-lot basis. Subdivisions with more than one lot category will provide the higher percentage of open space.
- 4 Residential projects shall contain no more than fifty percent (50%) of lots less than forty-eight feet (48') wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.

DETAIL MAP

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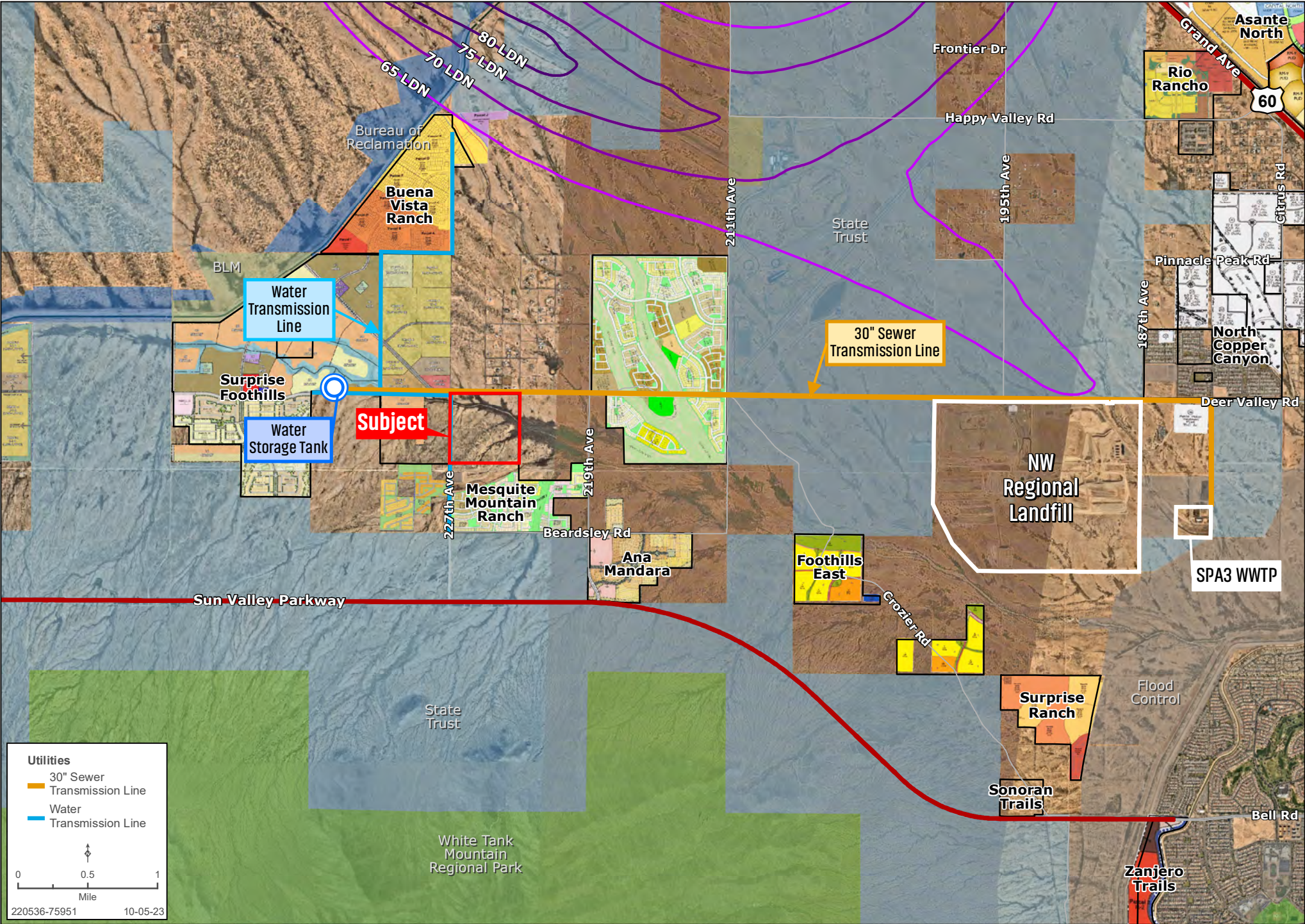


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UTILITIES MAP

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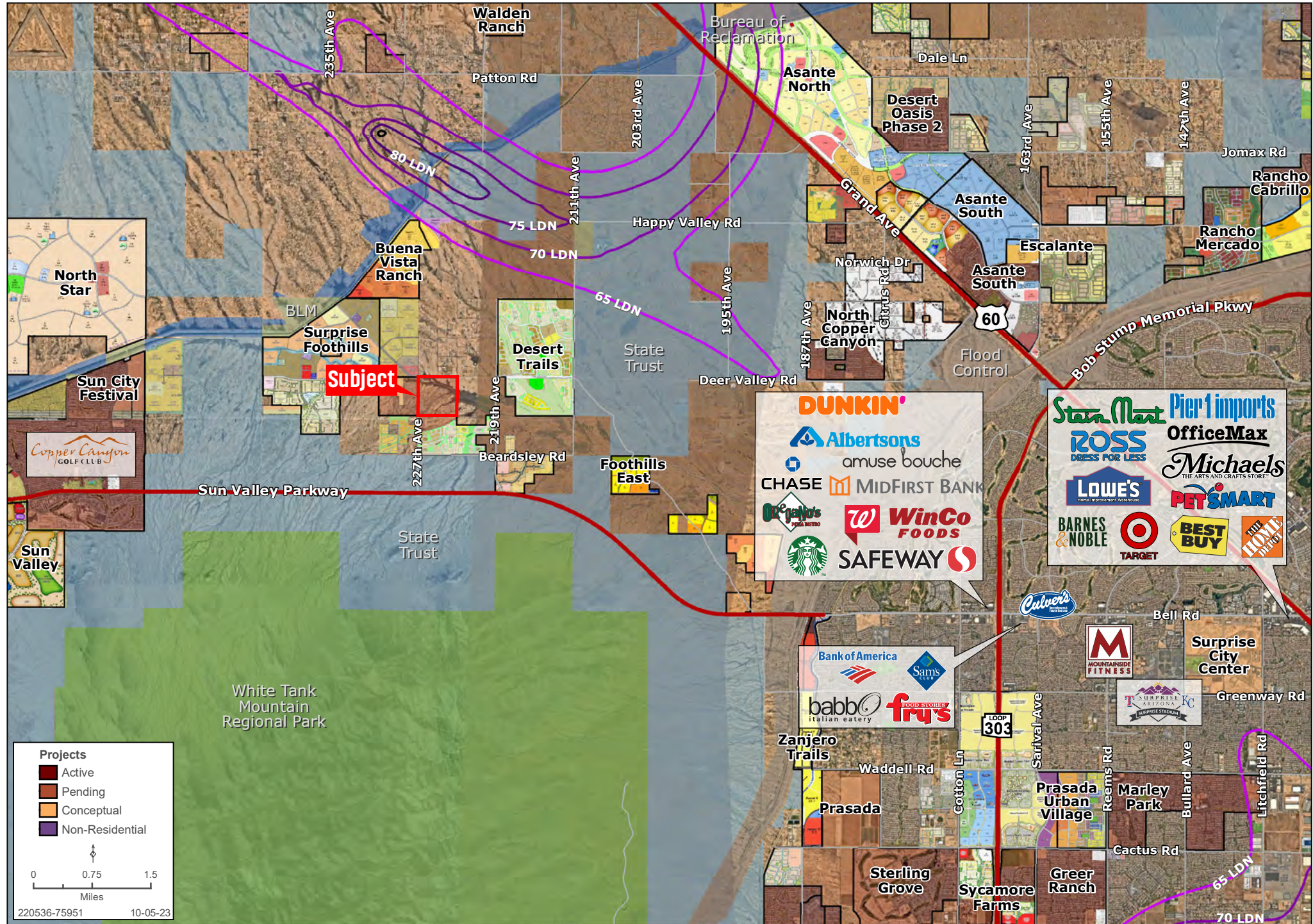


SURROUNDING EMPLOYMENT MAP

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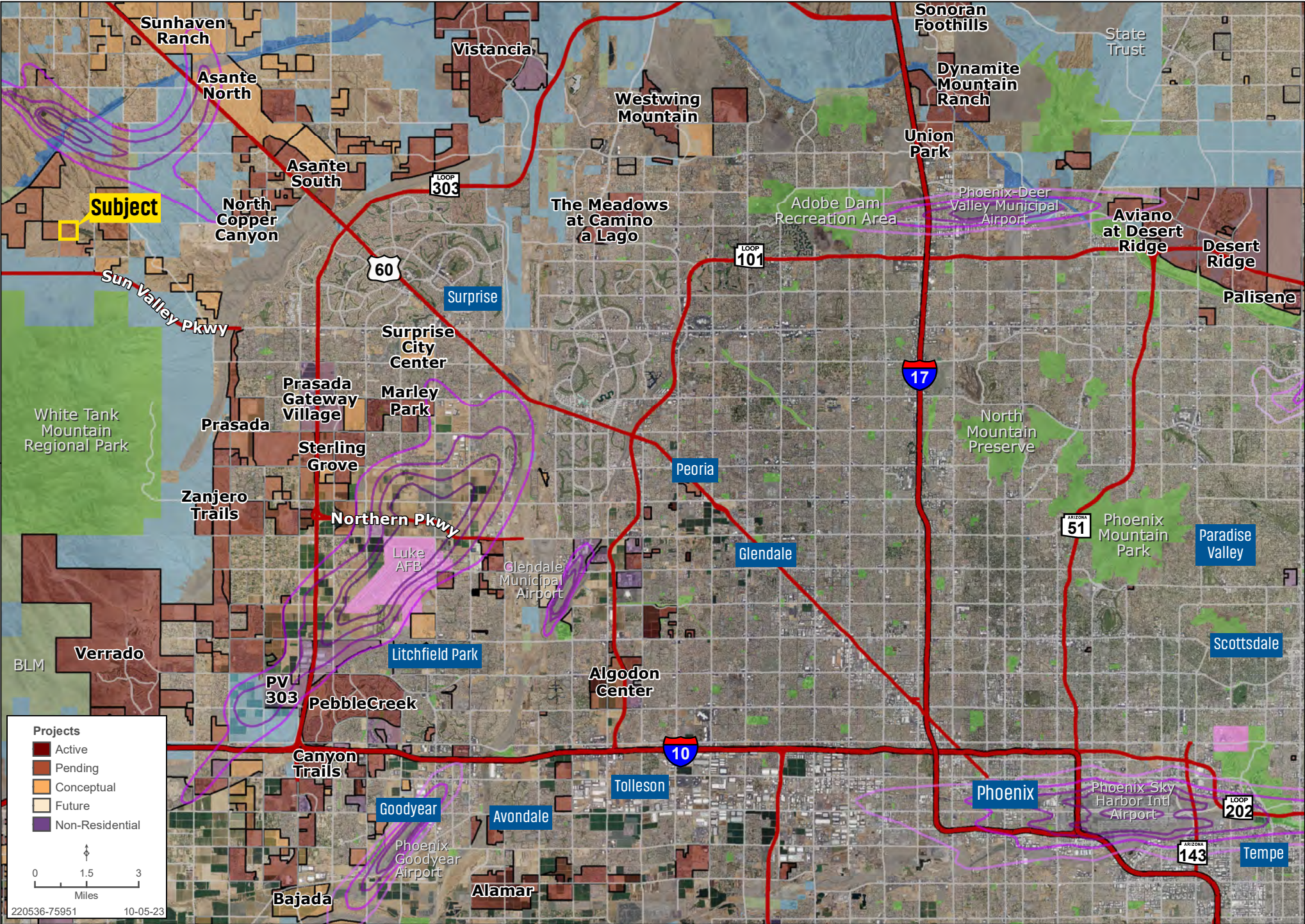


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REGIONAL MAP

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