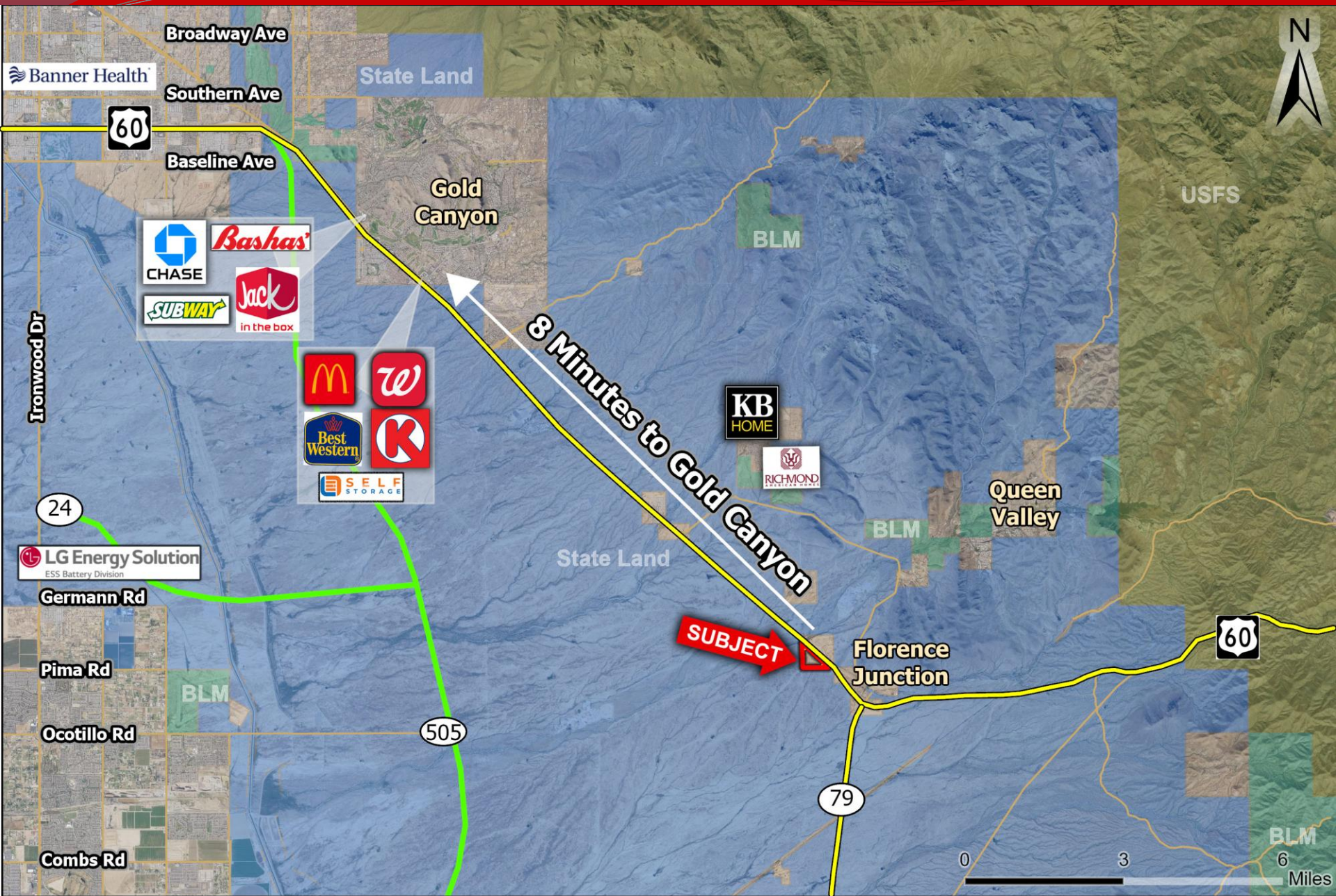




- ❑ **Location:** W of SWC of US60 and Highway 79, Pinal County, AZ
- ❑ **APN:** 104-30-007B
- ❑ **Zoning:** PM/RVP - Pinal County
  - ❑ Approved for up to 570 Spaces, Plan shows 489
- ❑ **Size:** +/- 53 Acres
- ❑ **Price:** \$6,140/space or \$3,500,000
- ❑ **Comments:** Subject is located west of the US60 and Highway 79 intersection. This property sits just south of the Superstition Mountains. Groceries, dining and healthcare offices are just 8 minutes away in Gold Canyon. Project has been approved by Pinal County as "Neon Ranch." Seller has extensive engineering materials, documents, and reports available through recent entitlements. The last opportunity to build a park in the East Valley!

**EXCLUSIVELY LISTED**

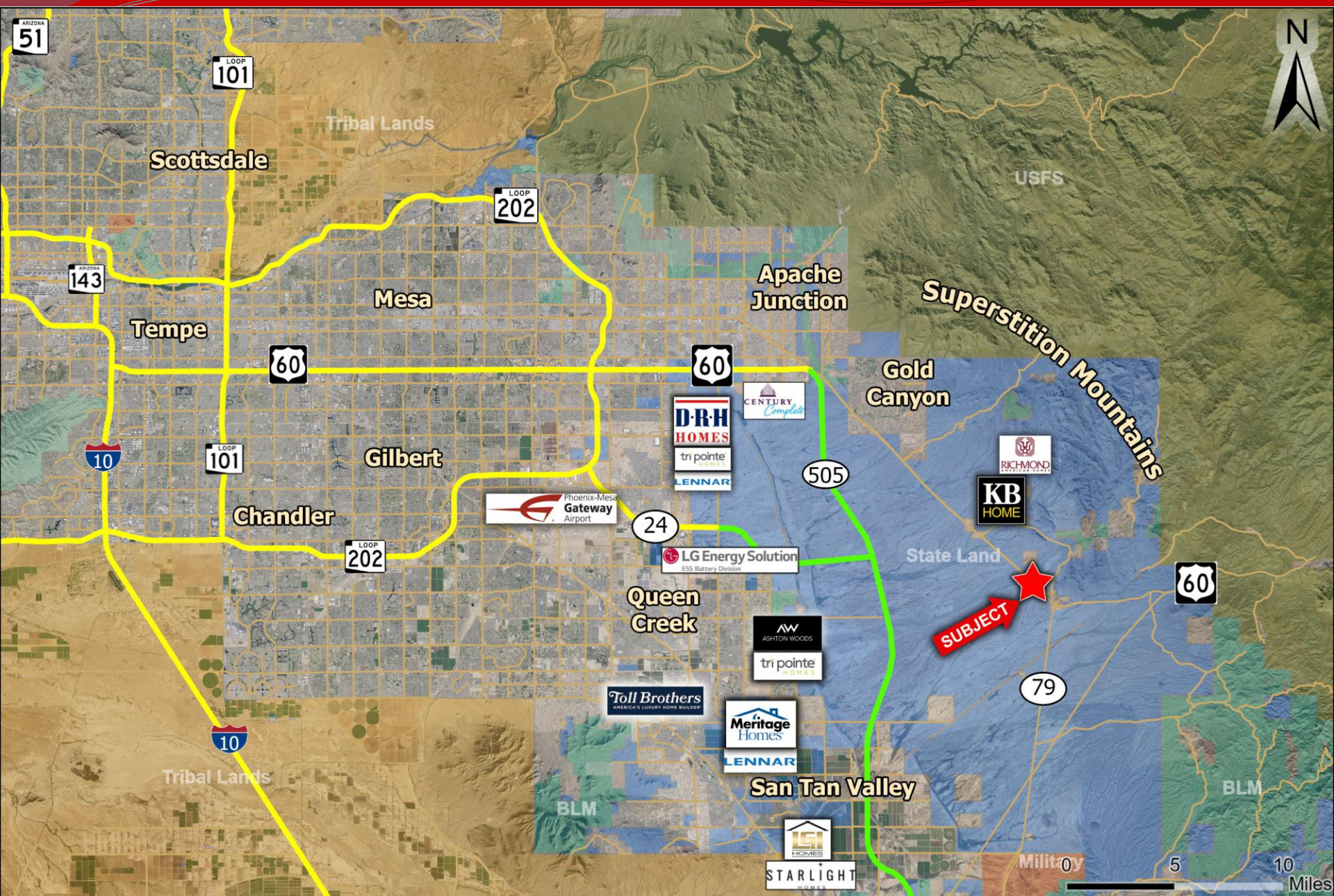
















## SITE DATA

DATA TABLE		
LOT SIZE	LOT TOTAL	LOT MIX
35' x 50'	44	9%
40' x 50'	445	91%
TOTAL	489	100%
GROSS AREA (AC.)	52.17	
GROSS DENSITY (DU/AC.)	9.37	

## KEYNOTES

- ① ENTRY MONUMENT
- ② MAIN ENTRANCE
- ③ EXIT ONLY
- ④ SEATING NODE
- ⑤ DOG PARK
- ⑥ PUTTING COURSE WITH SHADE STRUCTURES
- ⑦ PICKLEBALL COURTS
- ⑧ RESTROOM / SNACK BAR
- ⑨ FOOD TRUCK PLAZA
- ⑩ HORSESHOE COURTS
- ⑪ CORNHOLE COURTS
- ⑫ SHUFFLE BOARD COURTS
- ⑬ BOCCIE BALL COURTS
- ⑭ AMPHITHEATRE
- ⑮ FIREPIT LOUNGE
- ⑯ POOL
- ⑰ SPA
- ⑱ CLUB HOUSE
- ⑲ SERVICE AREA / LOADING
- ⑳ OUTDOOR PLAZA
- ㉑ DROP OFF
- ㉒ SRP PROPERTY
- ㉓ WATER CAMPUS
- ㉔ WASTEWATER CAMPUS

