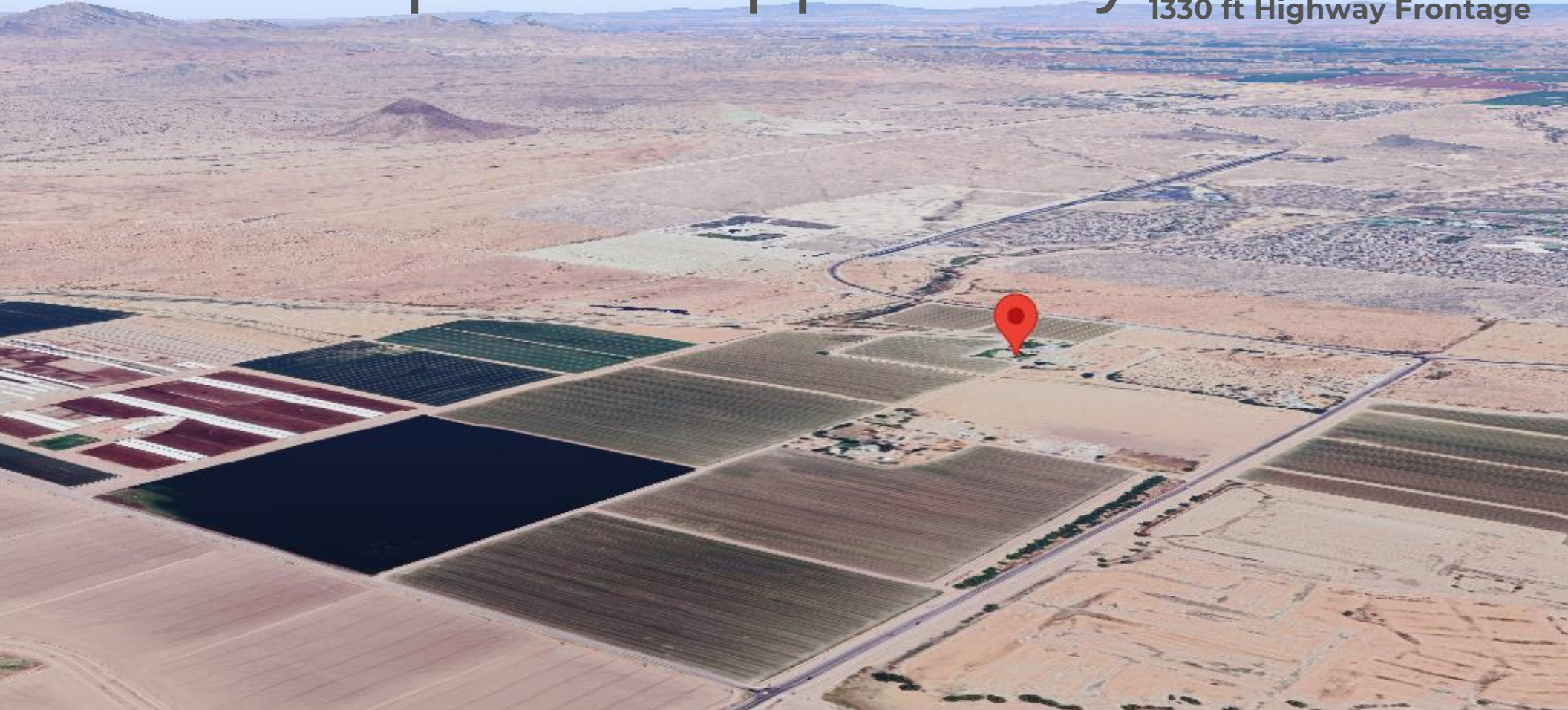


Redevelopment Opportunity

139.95 Total acres
±106 acres irrigated crop
1330 ft Highway Frontage



Felix Farm

18020 N Walker Butte Drive, Florence, AZ 85132

MHG Commercial

Your partner in commercial real estate

55 N Arizona Pl | Suite 104

Chandler, AZ 85225 | United States

mhgcommercial.com

powered by My Home Group



Chelsea Barraco

Commercial Realtor

518-888-4360

chelsea@mhgcommercial.com



Aaron Dutcher

Commercial Director

480-797-8369

aaron@mhgcommercial.com

Farm Features for Redevelopment

Looking to transform farmland into a thriving new venture? Here's what this property offers:

Utilities Ready to Go:

- Electricity, telephone, and natural gas services are readily available.
- Historically, domestic water needs have been met with wells and septic tanks.

Proximity to EPCOR Services:

- Adjacent to EPCOR's San Tan (formerly Johnson Utilities) service area.
- EPCOR's Rancho Sendaro Well #1 is directly north of the property, ensuring water access.

Convenient Infrastructure:

- A 115 kV transmission line runs along the North Side Canal, supporting energy needs.
- Farm fields come with durable concrete ditches, ready for modernization.

Minimal Flood Risk:

- The property benefits from low flood risks, with only 4% (5.3 acres) of Zone A flooding hazards along the Magma Wash.
- 96% of the property is free from mapped flood hazards, providing peace of mind.

Flexible Zoning for Development:

- The entire property falls under unincorporated Pinal County with General Rural (GR) zoning.
- Ideal for a mix of residential and agricultural uses on plots starting from 1.25 acres.
- Special Use Permit (SUP-003-06) is in place for potential additional structures.
- Pinal County's Comprehensive Plan designates the farm as Moderate Low Density Residential.
- The Town of Florence's General Plan allows for Low Density Residential (1-4 dwellings/acre) and Rural Ranchette Residential (1 dwelling/acre) development.

Property Details

APN	200-29-004, 200-29-005F, 200-30-005J and 200-29-006A
Total property size	139.95 Acres
Irrigated cropland	±106 Acres
Highway frontage	1330 FT
Pinal County	GR General Rule
Town of Florence	LDR Low Density Residential

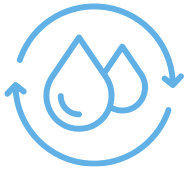
Price **\$6,997,500**





Cell tower improvements are not owned by property owner and involve a ground lease only.

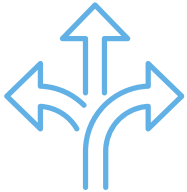
Water Resources for Redevelopment Consideration



Abundant Water Rights:

Located in the Pinal Active Management Area (AMA), with a section within the San Carlos Irrigation and Drainage District (SCIDD).

Possesses a surface water right to the Magma Wash for irrigation, coupled with a robust 1,000 gallons per minute (GPM) irrigation well.



Flexibility in Water Usage:

IGR 58-105616.0000 covers 59 irrigation acres beyond SCIDD's boundaries.

IGR 58-105617.0001 is allocated to 41 irrigation acres within SCIDD, particularly Parcel # 200-30-005J, allowing for up to 2 acre-feet (AF) of water delivery, with the option to serve both district and non-district lands.

SCIDD turnout #31 on the North Side Canal offers convenient water access for irrigation.



Enhanced Water Infrastructure:

Certificated Surface Water Right No. 3647 permits diverting water from the Magma Wash to the Felix Farm Reservoir, dating back to 7/20/1953.

The reservoir boasts a substantial 15.28 acre-feet storage capacity, accommodating 5 acre-feet per acre per annum for irrigation needs.



On-Site Water Sources:

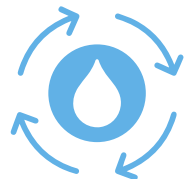
A domestic well and a non-exempt irrigation well (55-616927) are in operation, providing a steady 1,000 GPM with water available at 180 feet.

Adjacent property shares a 1/3rd ownership of the irrigation well, simplifying management and maintenance.



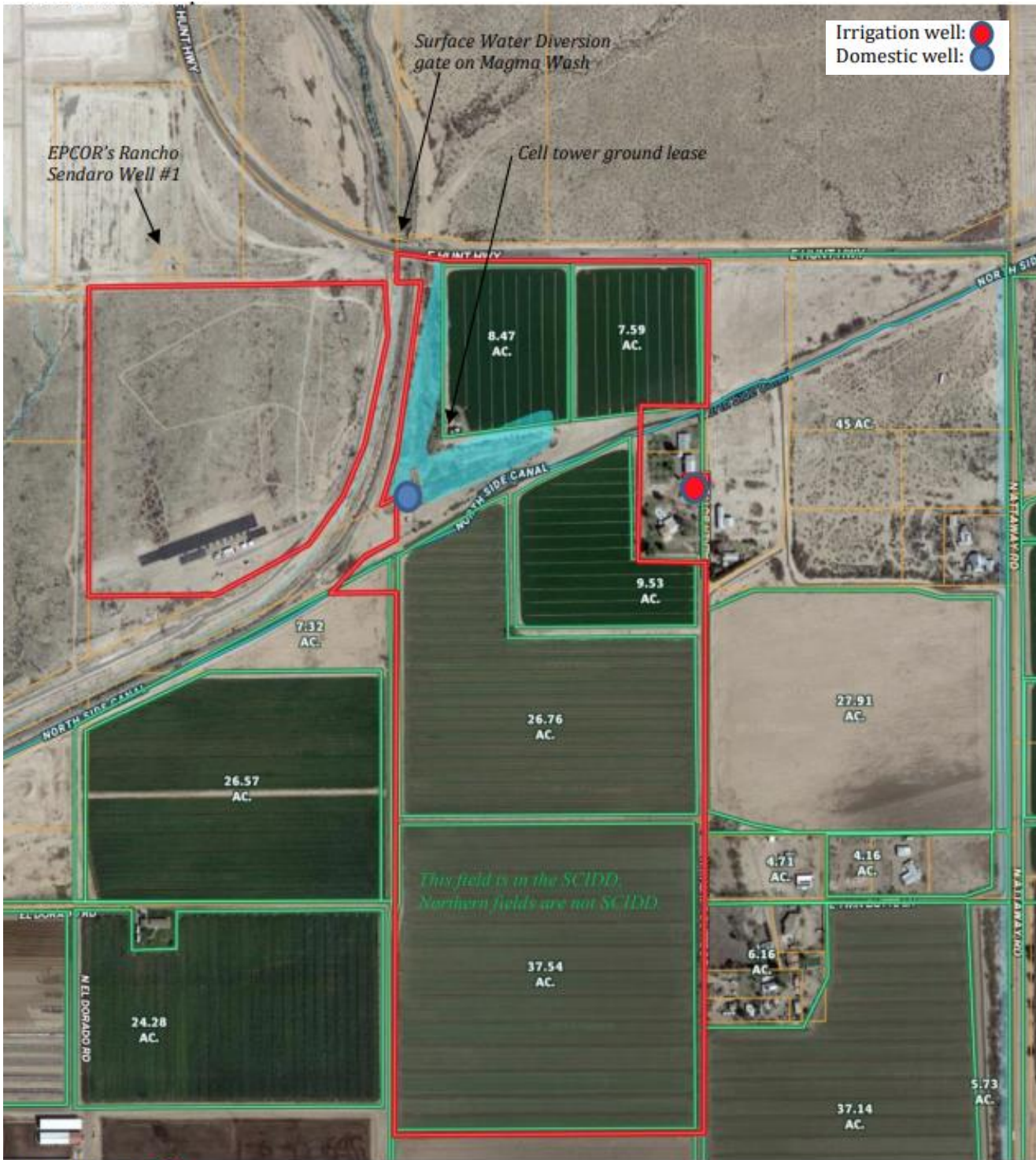
Legal Assurance:

Two adjudication filings, 39-36987 and 39-36988, solidify the property's water rights for irrigation use.



Impact on Redevelopment

This comprehensive water infrastructure potentially offers a strong foundation for diverse redevelopment plans, ensuring ample water supply for agricultural, residential, or commercial ventures.



Opportunity Awaits: Property Overview

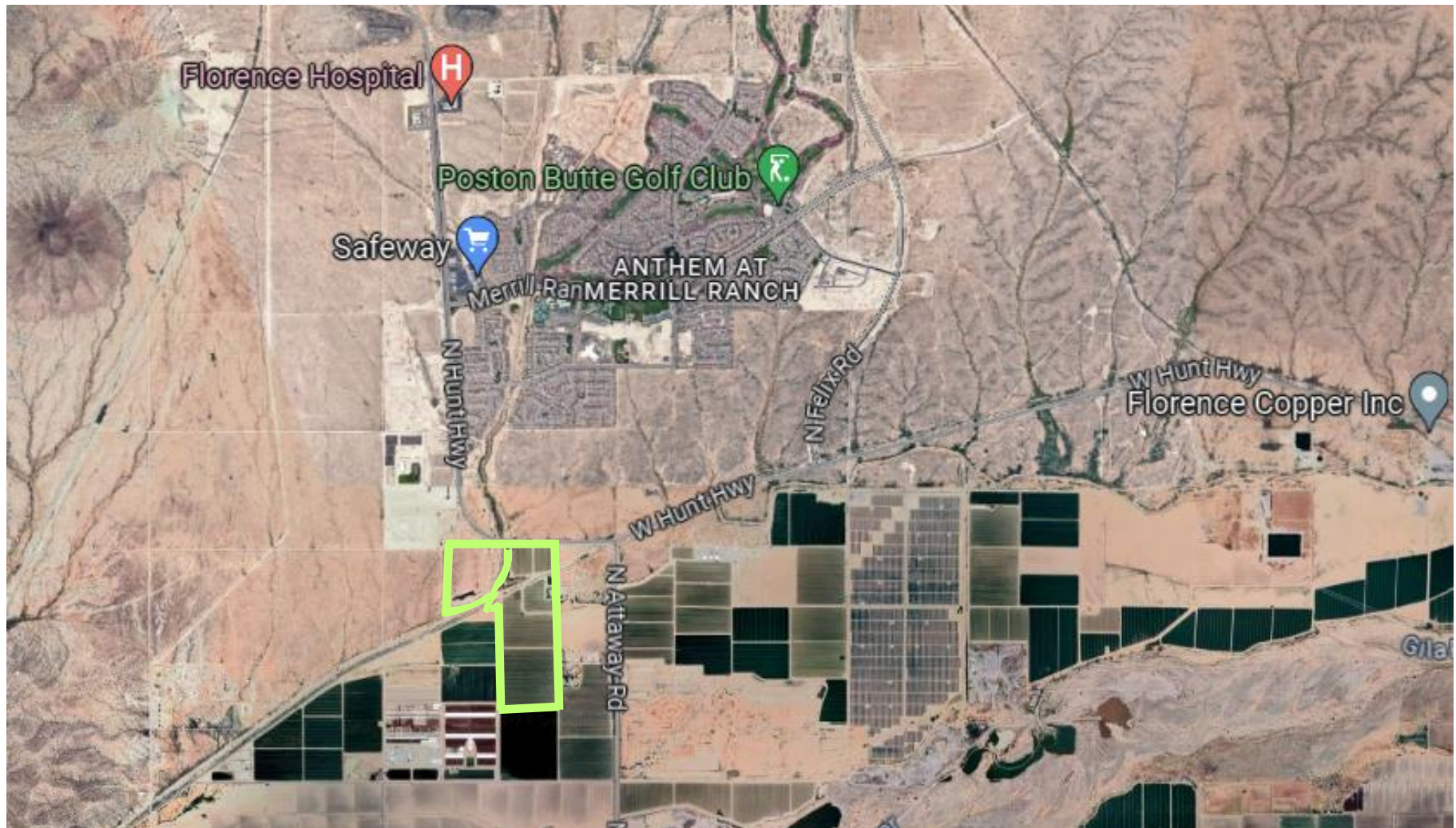
This farm boasts a strategic location with the Magma Wash running through its center, under the ownership of the Magma Flood Control District. This vital waterway provides the farm with a valuable certificated water right, allowing for irrigation when water flows through. The diverted water is stored in the Felix Farm Reservoir, ensuring efficient agricultural use.

On the western side of the Magma Wash sits a 31.979-acre parcel, historically utilized for a model airplane facility, as per the recent survey data (33.37 tax roll acres). The eastern section of the farm spans 106.58 acres and enjoys frontage along Hunt Highway.

While the tax plat maps indicate contiguous ownership, the North Side Canal of the SCIDD divides the farm. To the north of the canal lie the Felix Farm Tank and two irrigated fields, while two additional farm fields are situated south of the canal but outside of SCIDD boundaries.

Conveniently, Walker Butte Road runs along the eastern boundary, enhancing accessibility. Notably, the farm's most southern field falls within the SCIDD, ensuring reliable access to its water resources.

With elevations ranging from 1,430' to 1,450', the farm presents gently sloping terrain primarily towards the south and west. Some fields are thoughtfully benched for optimal land use.



Discover the legacy of Felix Farm, cherished by generations since the late 1800s, and witness its rich history of fruitful irrigation. This expansive property boasts a tapestry of certificated surface water rights, complemented by the reliable flow from a dedicated irrigation well and SCIDD rights.

Situated on the cusp of progress, Felix Farm finds itself at the heart of burgeoning development plans. The strategic alignment includes the widening of Hunt Highway to seamlessly connect with Attaway Road, a mere quarter mile to the east. Furthermore, the anticipated North-South Highway, slated just approximately two miles to the east, promises to enhance connectivity and accessibility.

Envision the possibilities as major homebuilders weave their magic in the neighboring Anthem at Merrill Ranch master planned community, just a stone's throw away. With the rhythm of progress palpably close, Felix Farm beckons with an irresistible invitation for visionary redevelopment.

About MHG Commercial:

MHG Commercial is the commercial arm of powerhouse brokerage My Home Group. MHG Commercial is like the mischievous child in the classroom of commercial real estate in Arizona – always causing a stir and making things happen. With its team of dynamic and daring professionals, it takes on the toughest real estate challenges and comes out on top every time. Whether it's leasing a retail space, managing a multi-family residential building, or finding the perfect location for a new business, MHG Commercial is always up for the task.

And with its commitment to making real estate fun, it's like a breath of fresh air in the otherwise stodgy world of commercial real estate. So if you're looking for a real estate partner who isn't afraid to get a little wild and crazy, look no further than MHG Commercial!



Chelsea Barraco

Commercial Realtor
518-888-4360
chelsea@mhgcommercial.com



Aaron Dutcher

Commercial Director
480-797-8369
aaron@mhgcommercial.com



Disclaimer

The information and content contained in this Offering Memorandum ("OM") is proprietary and strictly confidential. It is intended to be reviewed only by the party in receipt and should not be made available to any other person or entity without the written consent of MHG Commercial Real Estate brokered by My Home Group ("MHG"). This OM has been prepared to provide a summary to prospective buyers and to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MHG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any buyer/tenant, or any buyer/tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this OM has been obtained from sources we believe to be reliable; however, MHG has not verified, and will not verify, any of the information contained herein, nor has MHG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Buyers/tenants must verify all of the information and bears all risk for any inaccuracies. All prospective buyers/tenants must take appropriate measures to verify all of the information set forth herein.

By accepting the terms of this Disclaimer you agree to release MHG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase/lease of this property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS.