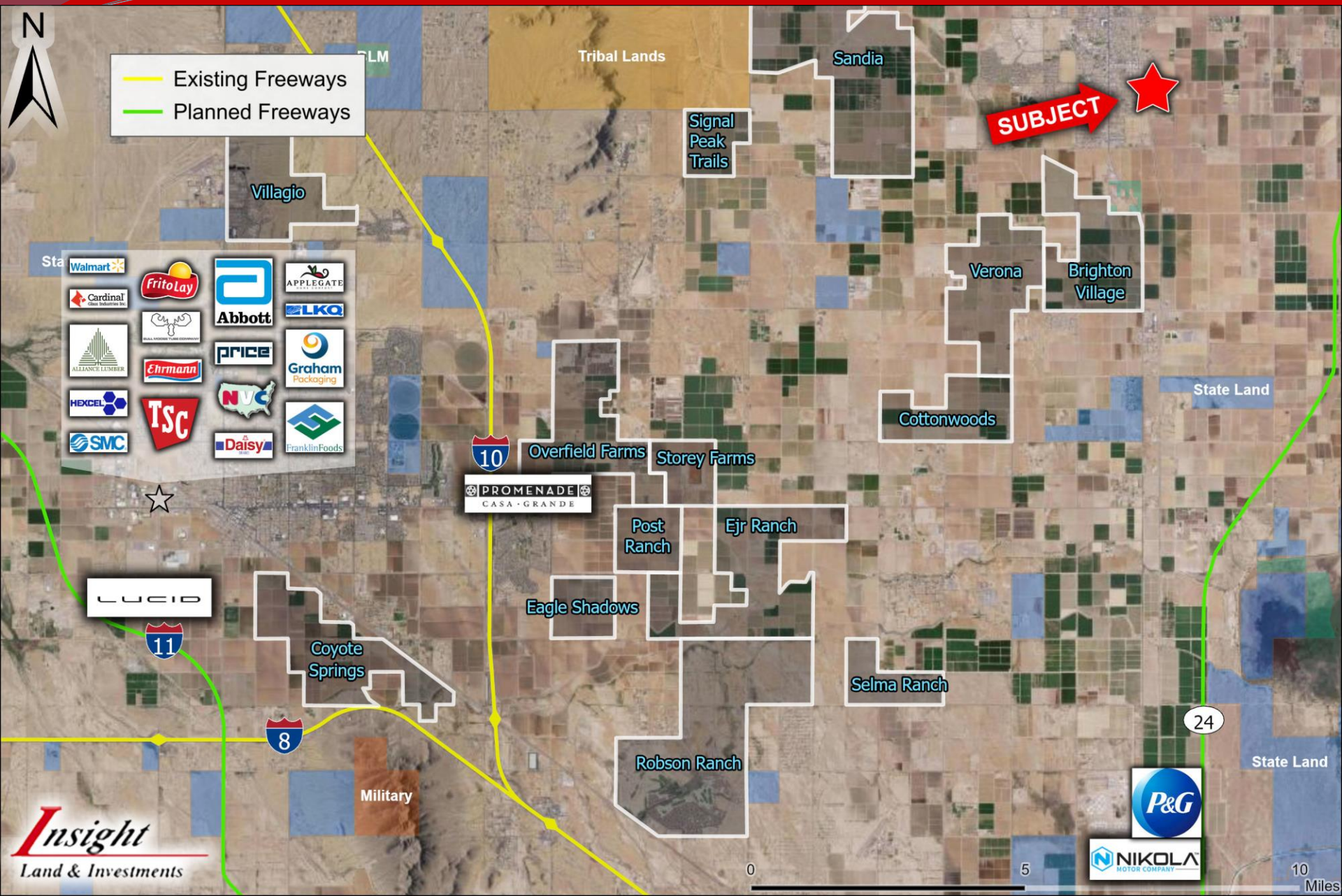




- ☐ **Location:** West of SWC of Coolidge Avenue and Christensen Road, Coolidge, AZ
- ☐ **APN:** 205-12-009G, 009H, 009J
- ☐ **Size:** 29 Acres Total
- ☐ **Zoning:** R-4 – 24.7 acres (240 units)
Commercial Office – 4.1 acres
- ☐ **Utilities:**
 - ☐ Water: Arizona Water Company
 - ☐ Sewer: City of Coolidge
 - ☐ Electric: APS
- ☐ **Terms:** Cash
- ☐ **Price:** Submit
- ☐ **Comments:** Property has R-4 zoning to allow for up to 240 units on approximately 24 Acres. Seller will give time to get site plan and building permits in place. Property is within the Opportunity Zone.

EXCLUSIVELY LISTED







DETACHED SINGLE LEVEL MULTI-FAMILY - SUMMARY

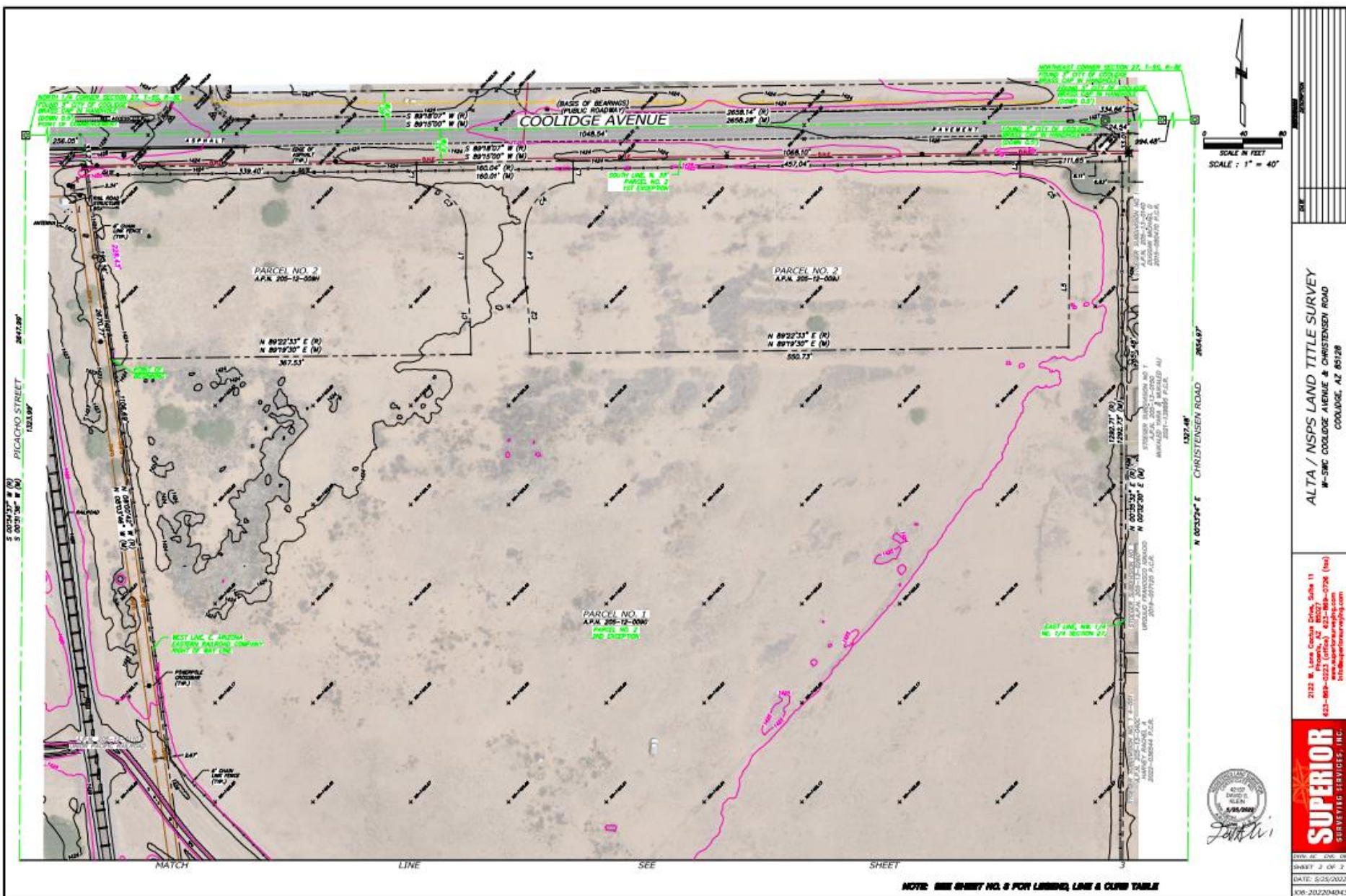
APN: 20512009G	LEGEND
GROSS SITE AREA: 24.7 ACRES	
NET (BUILDABLE) SITE AREA: 22.2 ACRES	
UNITS: 240 (10.8 DU/ACRE - NET)	1 BEDROOM UNIT
- 1 BEDROOM UNITS: 56 (23.3%)	
- 2 BEDROOM UNITS: 147 (61.3%)	2 BEDROOM UNIT
- 3 BEDROOM UNITS: 37 (15.4%)	
PARKING SPACES REQUIRED: 504	3 BEDROOM UNIT
- 2.0 PER 1BR = 112	
- 2.0 PER 2BR = 294	
- 2.0 PER 3BR = 74	
- 1.7 TO UNITS (GUEST) = 24	
PARKING SPACE PROVIDED: 574 (2.59 / UNIT)	
- 500 SURFACE PARKING SPACES	
(MIN: 240 COVERED SPACES)	
- ACCESSIBLE: 6 SPACES	
LOCATIONS TO BE DETERMINED	
MAY BE COVERED/UNCOVERED	
GROSS LOT COVERAGE: AREA = 1,074,309 SQ. FT.	
- PAVING: 222,147 SQ. FT. = 20.7%	
- BUILDING: 247,224 SQ. FT. = 23.0%	
- USABLE OPEN SPACE: 195,777 SQ. FT. = 18.2%	
- OTHER O.S.: 310,895 SQ. FT. = 29.0%	
- PRIVATE REAR YARDS: 82,800 SQ. FT. = 7.7%	



VILLAGE AT COOLIDGE CONCEPTUAL LAND PLAN - 3.0

EAST OF SEC COOLIDGE AVE. & MAIN ST. - COOLIDGE, AZ

MARCH 23, 2022



ALTA / NSPS LAND TITLE SURVEY
W-SWC COOLIDGE AVENUE & CHRISTENSEN ROAD
COOLIDGE, AZ 85128

2022 W. Lane Capital Drive, Suite 11
Phoenix, AZ 85027
602-999-0200 (Fax) 602-999-0706 (Tel)
www.superiorlandtitle.com
info@superiorlandtitle.com

SUPERIOR
SURVEYING SERVICES, INC.

DATE: 5/25/2022
SHEET: 3 OF 3
JOB: 202204043

NOTE: SEE SHEET NO. 3 FOR LINES, LINE & CURVE TABLE



7.0 UTILITIES

A summary of the wet and dry utility needs, current locations and extension requirements to service Picacho Village are as follows:

Water – Domestic water service will be provided by Arizona Water Company.

An 8" PVC water line currently exists at the Coolidge Avenue/Main Street intersection approximately one-quarter mile west of the project. This line is sufficiently sized to accommodate the water demand for the project. A 12" extension of this line within Coolidge Avenue to the project boundary and along the entire project frontage will need to be installed in conjunction with the project.

Wastewater – An 8" sanitary sewer line is currently located approximately 200' north of Coolidge Avenue. This line is expected to have capacity to serve the Picacho Village development.

Electrical Service – Electricity will be provided to the project by Arizona Public Service (APS). Currently APS has overhead and underground distribution facilities on the north, west and east side of the Picacho Village property. These facilities have the capacity to serve the anticipated power needs of the project and will be extended to the site in conjunction with the required roadway improvements.

Telephone – Telecommunication service will be provided by Qwest Communications. Currently, Qwest has overhead and underground facilities within and adjacent to Coolidge Avenue. These facilities have the capacity to serve the telecommunications need for the project.

Gas – Natural gas service will be provided by Southwest Gas. Southwest Gas currently has a gas main line within portions of Coolidge Avenue adjacent to the property. The line is confirmed to have capacity to serve the project.

Cable – Cox Communications currently has underground facilities within Coolidge Avenue adjacent to the property. These facilities will be extended to provide cable service to all lots within the project.