



# EXECUTIVE SUMMARY



LOCATION

Property is located west of the southwest corner of Milligan Road & Lamb Road in Pinal County, Arizona.



SIZE

±158 Acres, zoned by Pinal County for 458 residential units, engineering complete for water, sewer (Arizona City Sanitation District), electrical, streets, and Certificate of Assured Water Supply issued as Phillips Country Estates.



PRICE

\$6,000 per acre



PARCELS

511-44-093K, 511-44-093L, 511-44-093J, 511-44-093H



ZONING

MH, Manufactured Home Zone



UTILITIES

Grandfathered groundwater rights lay in the Santa Cruz Basin.

[Click here to view the Groundwater Rights.](#)



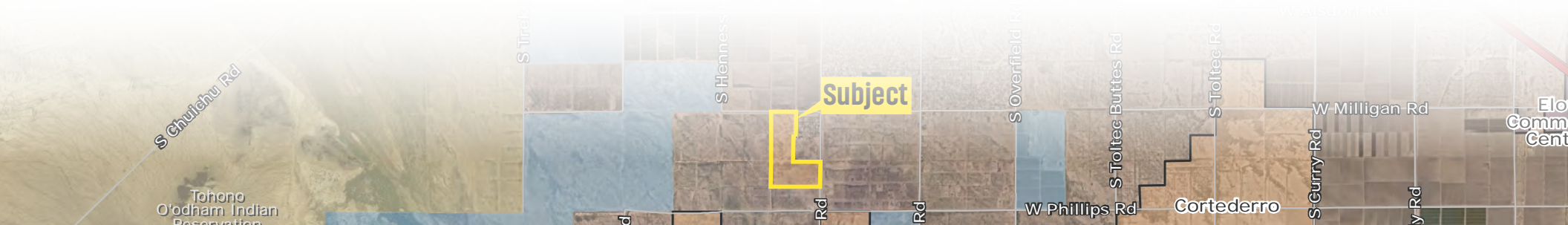
SUNLAND WATER COMPANY

Sunland Water Company ("Sunland") is operated by Triton Utilities. The ±158 acres that are part of this sale are zoned in Pinal County for ±458 residential units; engineering and utility designs are complete. This parcel has already been issued a Certificate of Assured Water Supply.



WATER TARIFF SCHEDULE

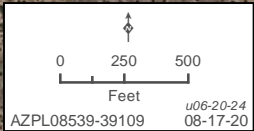
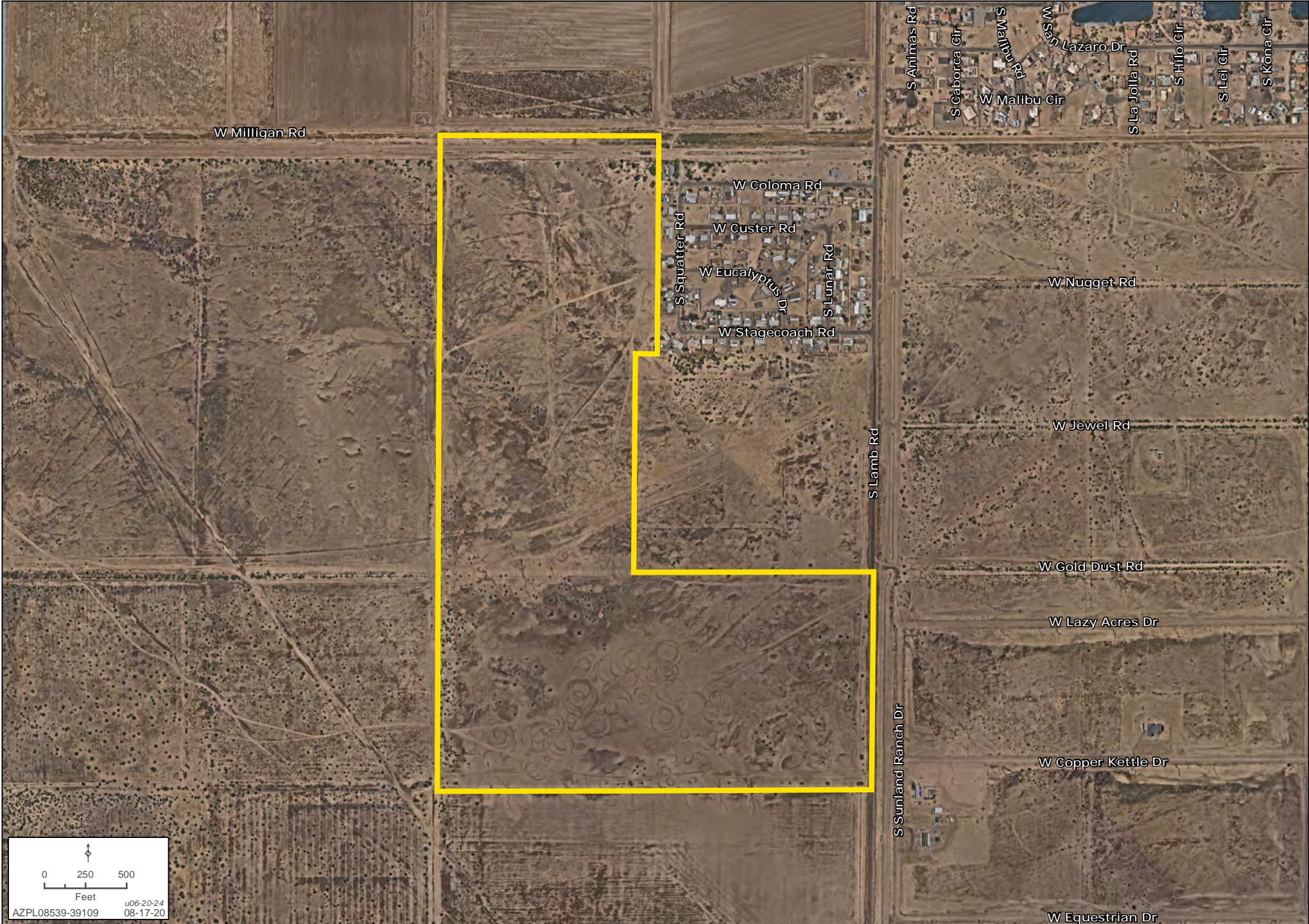
[Click here to view the Sunland Water Company Water Tariff Schedule](#)



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. This package is subject to change, prior sale or complete withdrawal.

# DETAIL

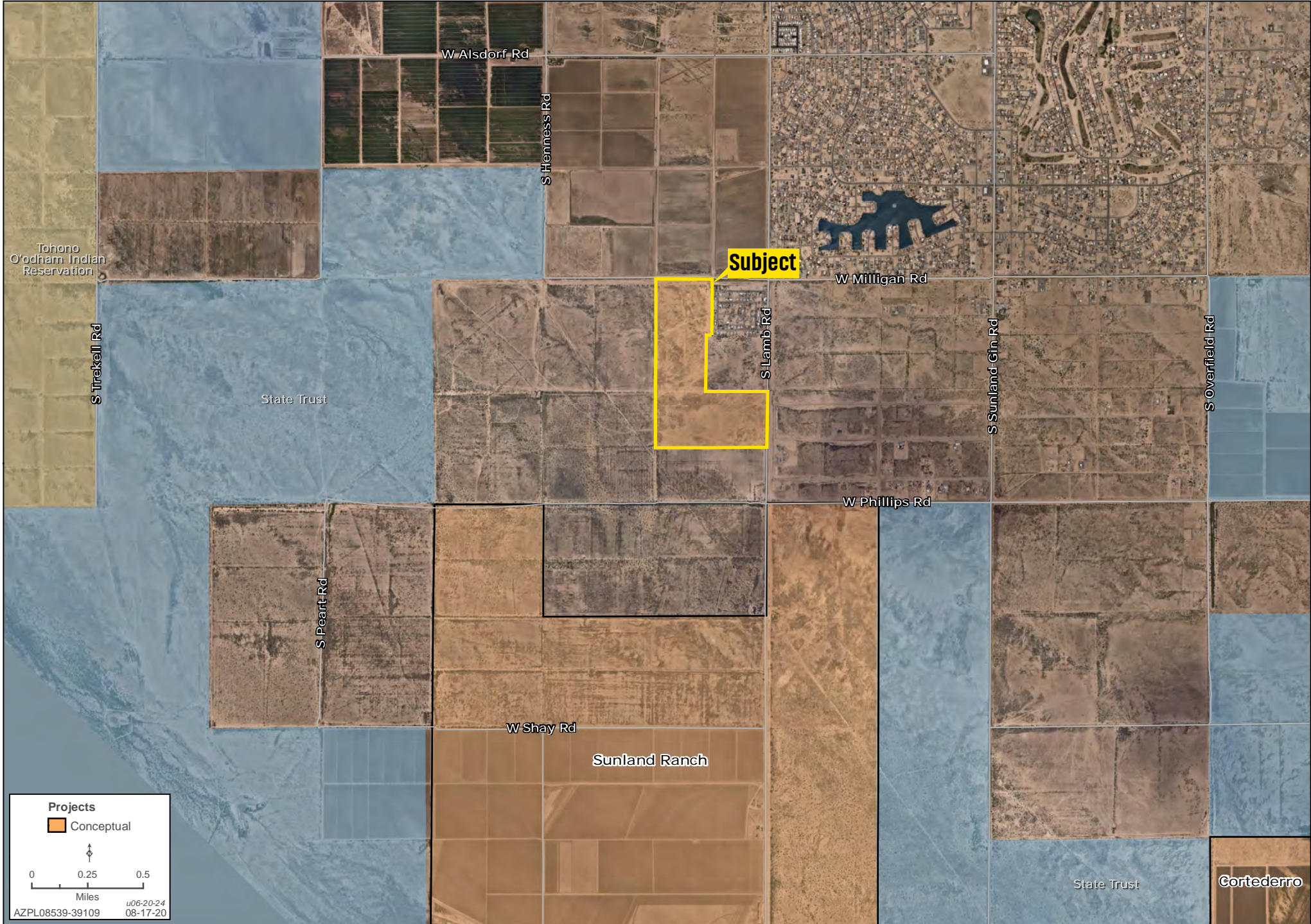
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0 250 500  
Feet  
u06-20-24  
08-17-20  
AZPL08539-39109

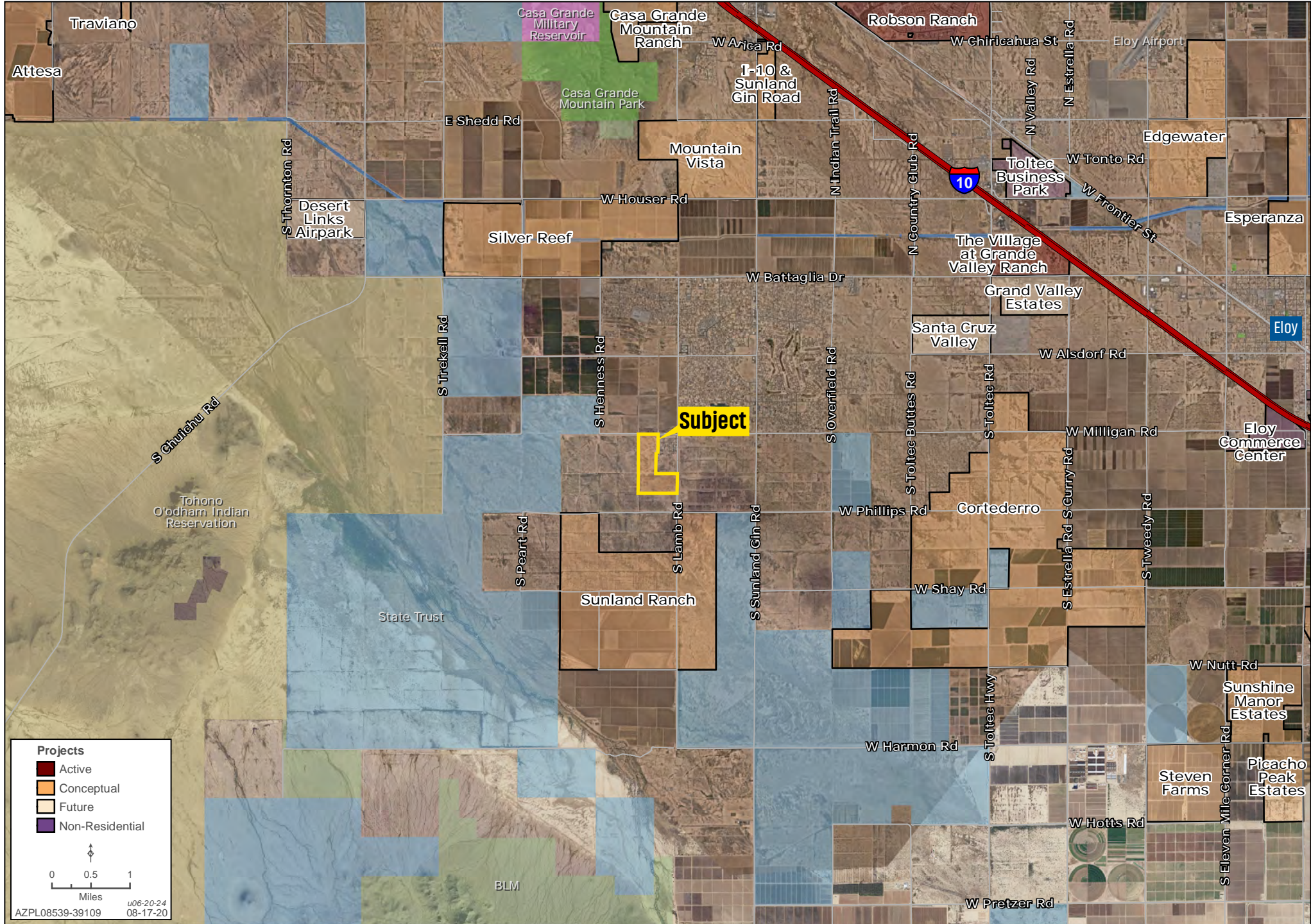
# AREA

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# DEVELOPMENT

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# REGIONAL

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- Projects**
- Active
  - Pending
  - Conceptual
  - Future
  - Non-Residential

0 2.5 5  
Miles  
u06-20-24  
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# SURROUNDING EMPLOYMENT

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**Projects**

- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 0.5 1 Miles

u06-20-24  
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Tohono O'odham Indian Reservation



**Subject**

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