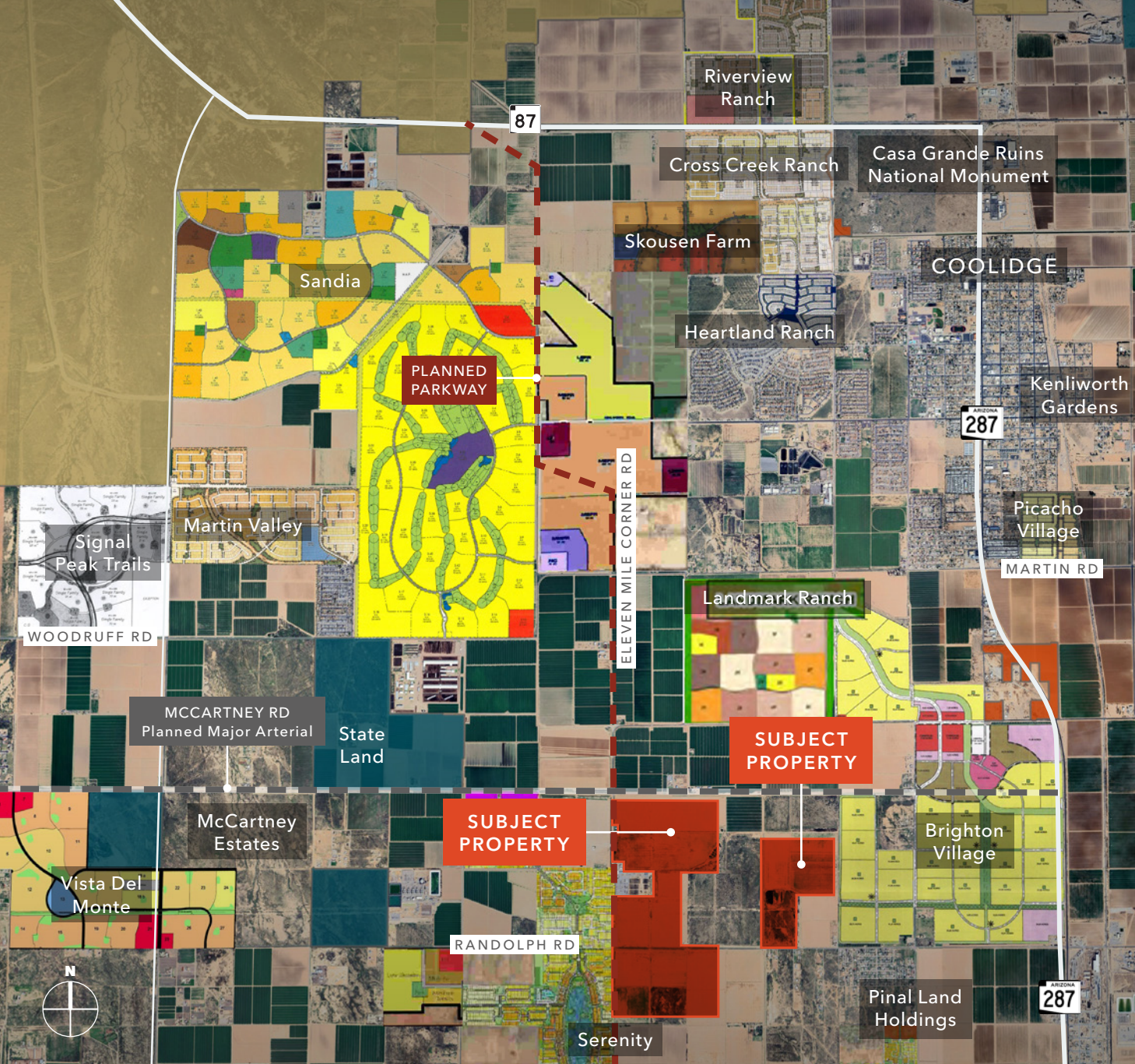


±793 ACRES FOR SALE

ELEVEN MILE CORNER RD & RANDOLPH RD NEC/SEC, COOLIDGE, AZ





PROPERTY HIGHLIGHTS

APNs: 401-21-018C, 019B, 401-22-013A
401-24-004B, 010B, C, D, 402-21-018D

Zoning: PAD - Coolidge

CAWS for 1,468 lots is on 358 acres

Water: within service area of AZ
Water Co.

Sewer: within service area of Coolidge

Cert. of Assured Water Supply

- Subdivision's total projected demand is 865 acre-feet per year for 1,468 lots.
- Groundwater allowance is 497 acre-feet per year

Possible candidate for more water via
"AG to Urban" bill

One of the only large properties
available

Price: \$16,653,000 (\$21,000/AC)

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This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



*Powerline & Substation
Access, 115 KV powerline &
ED2 substation along the west
side of the property*

115 KV powerline along property

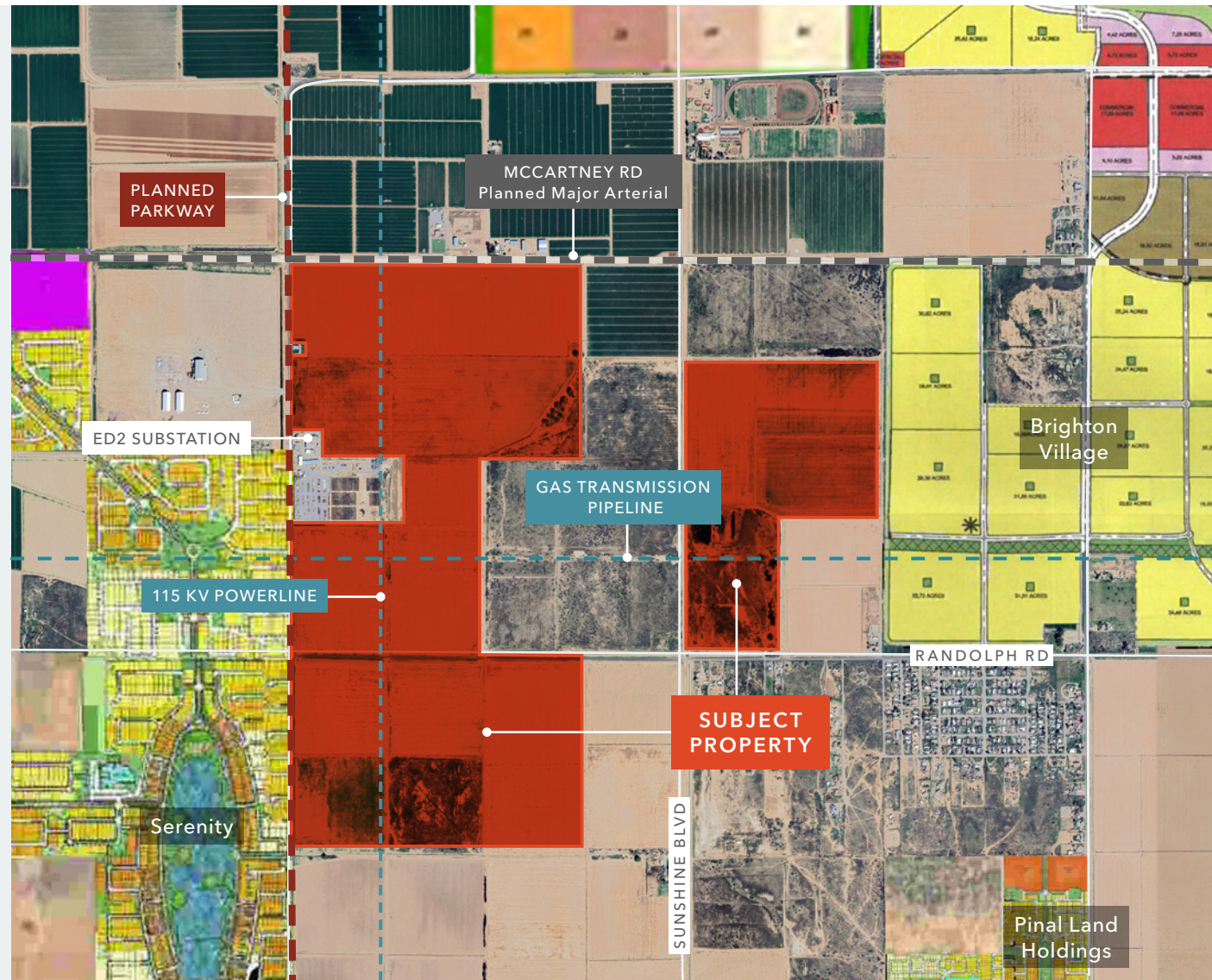
Powerline runs ¼ mile east of 11 Mile
Corner Rd

Extends the full length of the property north
to south

ED2 substation along the west side of
the property

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WATER LINE MAP



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