

SKOUSEN FARMS | 469 PLATTED LOTS

EXCLUSIVE LISTING | NEC SKOUSEN FARMS ROAD & VAH KI INN ROAD, COOLIDGE
Pulte-Anthem



Monterra

Florence

ARIZONA
287

Walmart

SAFEWAY

CENTURY
Complete

OAKWOOD
HOMES

CENTURY
Complete

Subject

ARIZONA
87

Vah Ki Inn Rd

Coolidge

D·R·HORTON
America's Builder

kb
HOME

Kenworthy Rd

Skousen Rd

Heartland
P.A.D.

Ben Heglie
bheglie@landadvisors.com
480.874.4302

Ryan Semro
rsemro@landadvisors.com
480.874.4317

Bret Rinehart
brinehart@landadvisors.com
480.874.4306

480.483.8100

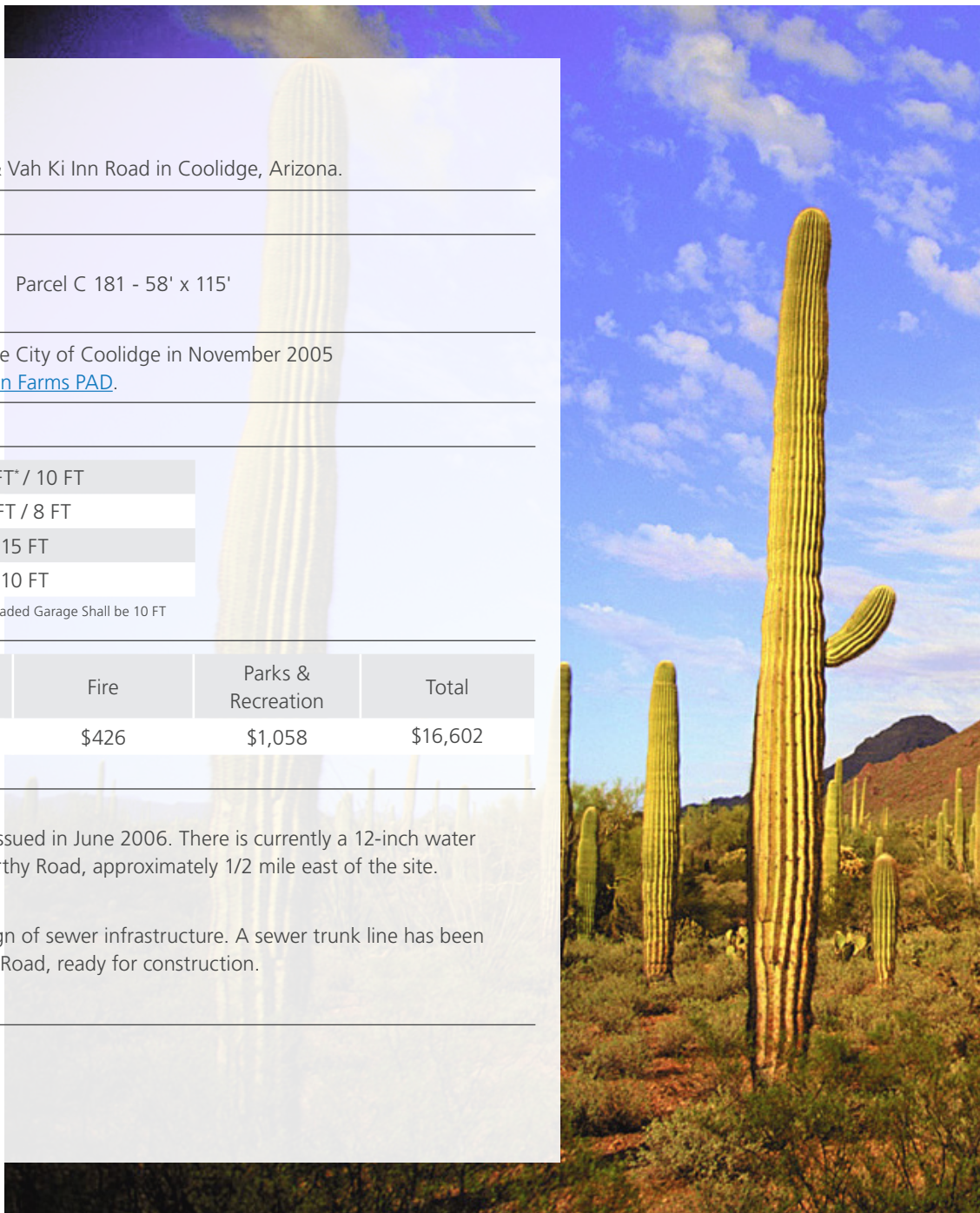
4900 N Scottsdale Road, Suite 3000
Scottsdale, AZ 85251
LandAdvisors.com

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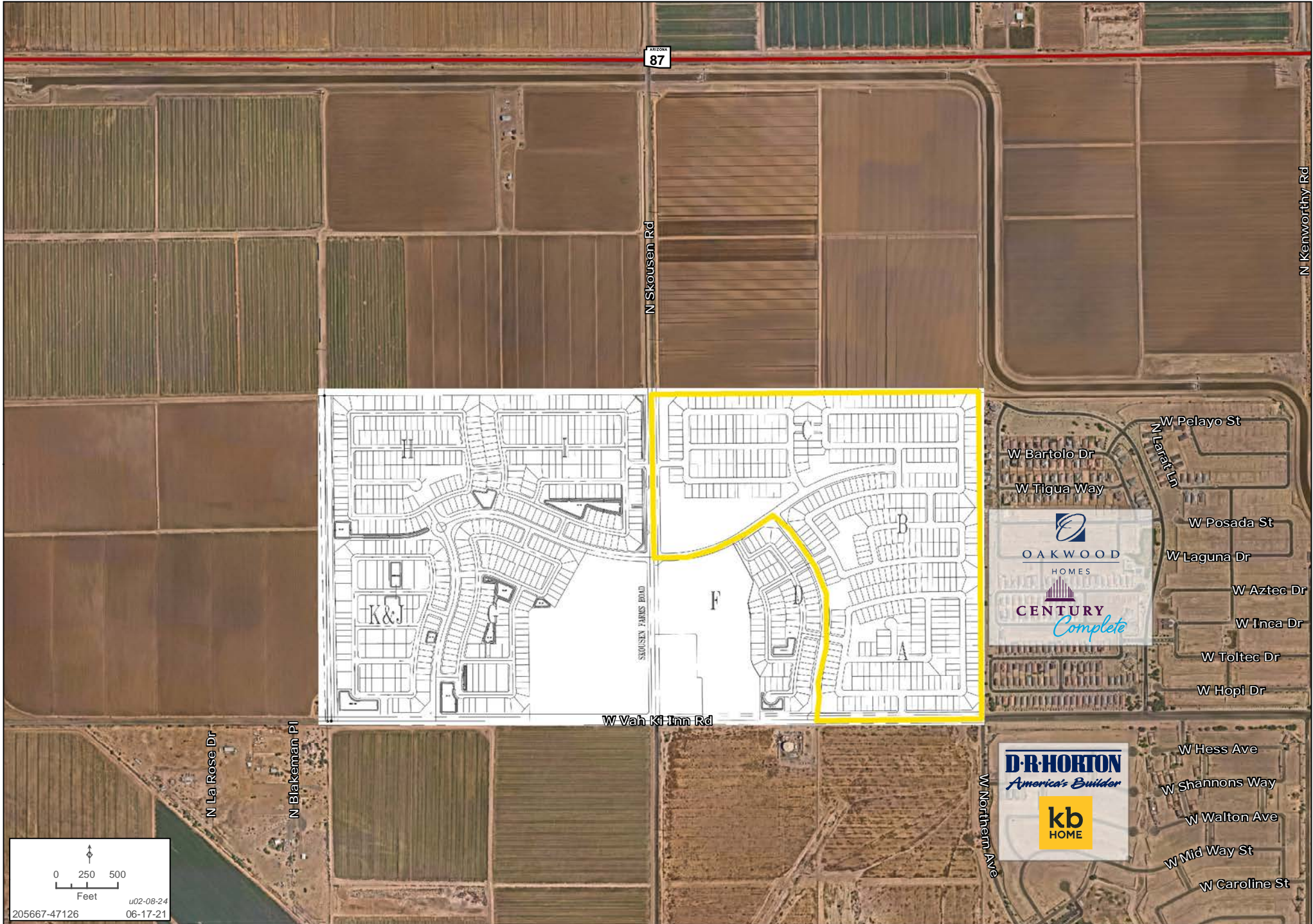
Executive Summary

LOCATION	The Property is located NE/NEC Skousen Farms Road & Vah Ki Inn Road in Coolidge, Arizona.					
PRICE	Submit					
LOTS	469 Platted Lots (all or part) Parcel A 153 - 48' x 115' Parcel B 135 - 48' x 115' Parcel C 181 - 58' x 115' Click to View Lotting Exhibit.					
ZONING	PAD - The amended PAD narrative was approved by the City of Coolidge in November 2005 with a gross density of 4.0 du/ac. Click to View Skousen Farms PAD.					
ENTITLEMENTS	Final Plat approval April 26 th , 2021 - Final Plat Link					
SETBACKS	Min. Front Setback		20 FT* / 10 FT			
	Min. Side Setback		5 FT / 8 FT			
	Min. Rear Setback		15 FT			
	Minimum Between Units		10 FT			
	*Min. Front Setback to Garage, Front Setback to Porch, Living Area, or Side-Loaded Garage Shall be 10 FT					
COOLIDGE IMPACT FEES (BUYER TO VERIFY)	Arizona Water	Wastewater & Reclaimed	Streets	Fire	Parks & Recreation	Total
	\$9,700*	\$2,183	\$3,235	\$426	\$1,058	\$16,602
	*Buyer to reimburse seller for Arizona Water fee at COE.					
UTILITIES	<p>Water - Arizona Water Company The Certificate of Assured Water Supply (CAWS) was issued in June 2006. There is currently a 12-inch water line near the intersection of Vah Ki Inn Road & Kenworthy Road, approximately 1/2 mile east of the site.</p> <p>Sewer - City of Coolidge A Sewer Master Plan was completed to aid in the design of sewer infrastructure. A sewer trunk line has been constructed and is currently available along Vah Ki Inn Road, ready for construction.</p> <p>Power - Arizona Public Service (APS)</p>					
SCHOOLS	<p>West Elementary School K-2 McCray Elementary School 3-5 Hohokam Middle School 6-8 Coolidge High School 9-12</p>					



DETAIL MAP | SKOUSEN FARMS

Ben Heglie | Ryan Semro | Bret Rinehart | 480.483.8100 | www.landadvisors.com



LOTING EXHIBIT



LOTING EXHIBIT FOR SKOUSEN FARMS



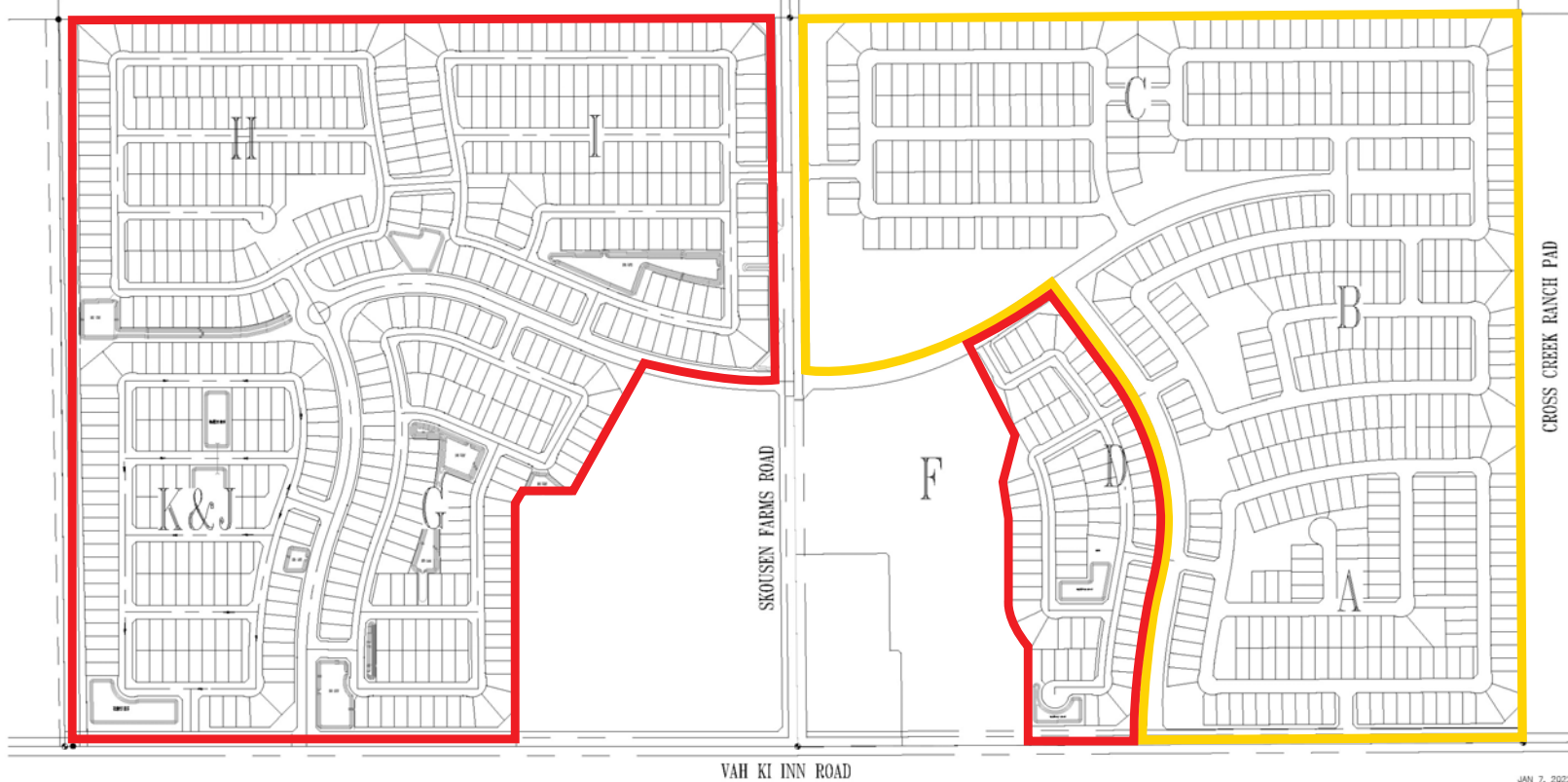
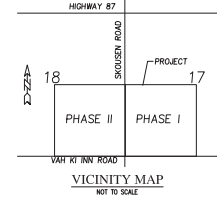
SCALE: 1" = 400'

SKOUSEN FARMS SITE DATA			
PLANNING AREA	LOT SIZE	ACREAGE	# OF LOTS DENSITY
SKOUSEN FARMS EAST			
UNIT I			
K	48'x115'	33.0	153 4.6
B	48'x115'	29.8	135 4.5
C	58'x115'	40.8	181 4.4
PARK			
		13.3	
UNIT II			
E	48'x115'	19.4	75 3.9
F	TBD	*19.2	TBD TBD
TOTALS			
		136.3	544 4.0
SKOUSEN FARMS WEST			
UNIT I			
K&J	48'x115'	32.0	127 3.9
G	48'x115'	30.8	131 4.2
UNIT II			
I	57'x115'	37.1	155 4.2
H	48'x115'	33.4	154 4.6
TOTALS			
		133.9	567 4.2
SKOUSEN FARMS OVERALL			
		*270.2	1111 4.1

*PA F NOT INCLUDED IN TOTALS

PHASE 1

FUTURE PHASE



3205 W. Ray Road
Chandler, AZ 85226
Phone: 480.705.5372
Fax: 480.705.5376
www.unitedeng.com



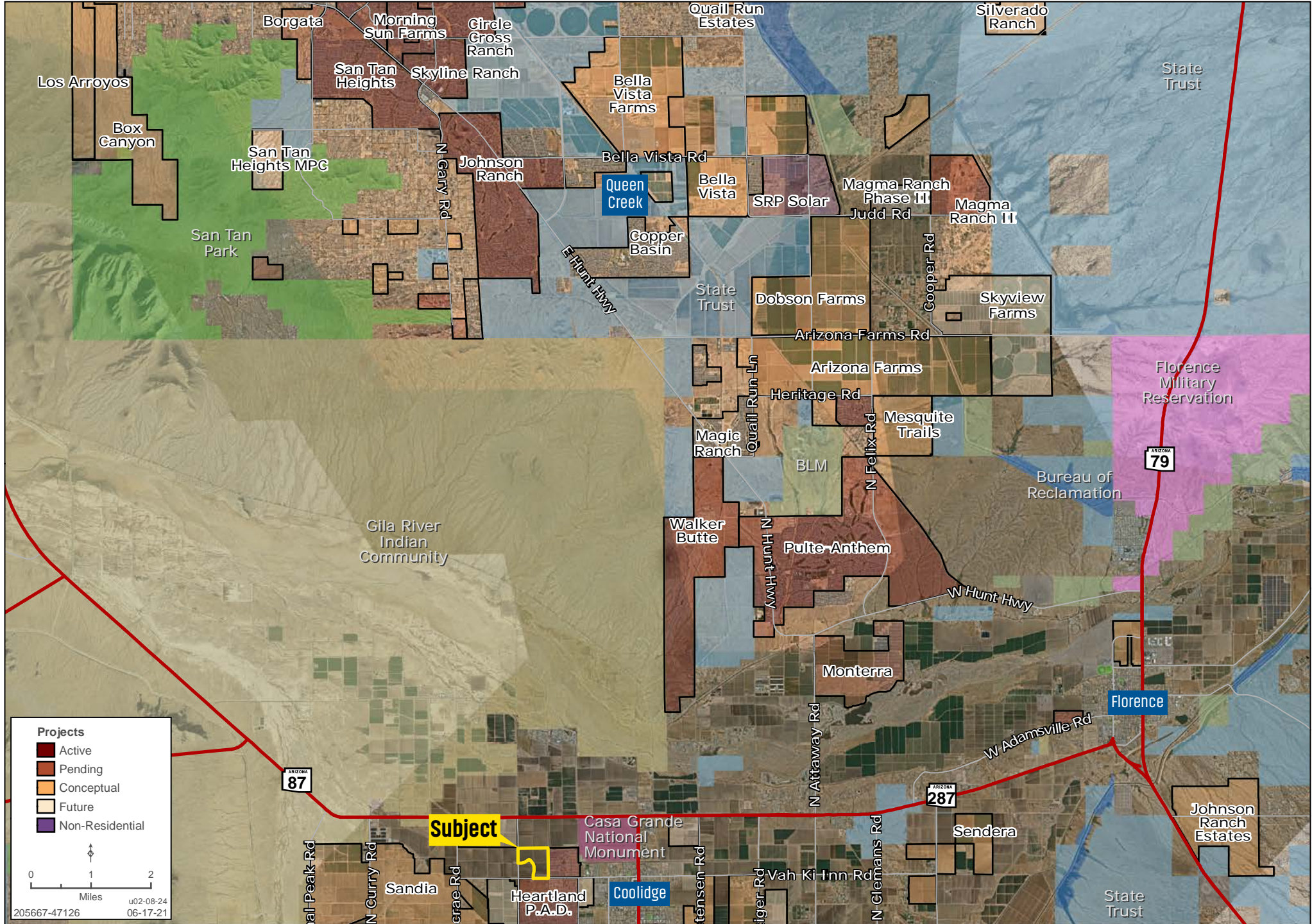
LOTING EXHIBIT

SKOUSEN FARMS
COOLIDGE, ARIZONA

JAN 7, 2022

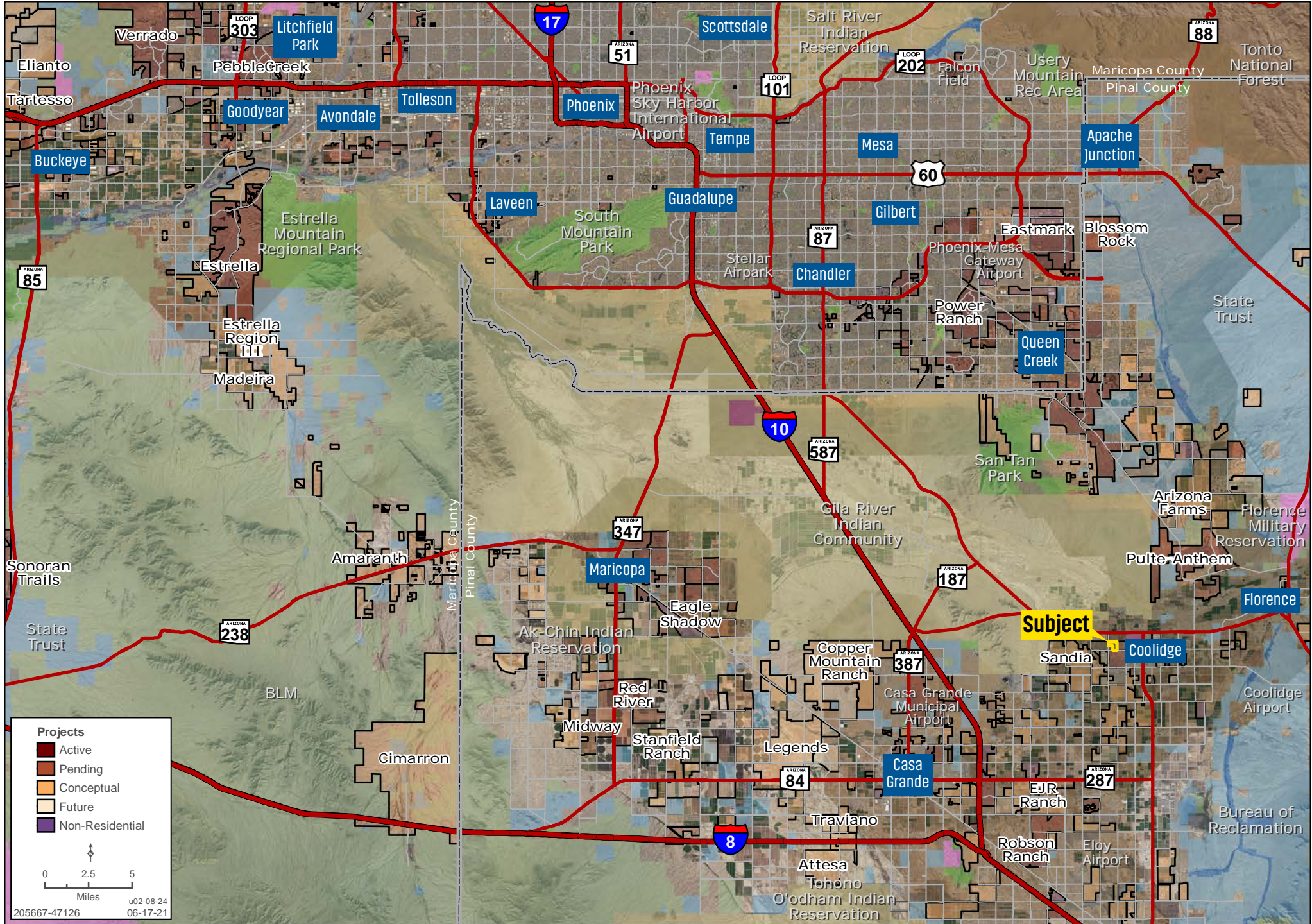
DEVELOPMENT MAP | SKOUSEN FARMS

Ben Heglie | Ryan Semro | Bret Rinehart | 480.483.8100 | www.landadvisors.com



REGIONAL MAP | SKOUSEN FARMS

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DRIVE TIME MAP | SKOUSEN FARMS

Ben Heglie | Ryan Semro | Bret Rinehart | 480.483.8100 | www.landadvisors.com



To: Chandler Heights Rd
 =34 mins
 =29 miles

Subject

Projects

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

0 1 2
Miles

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06-17-21
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