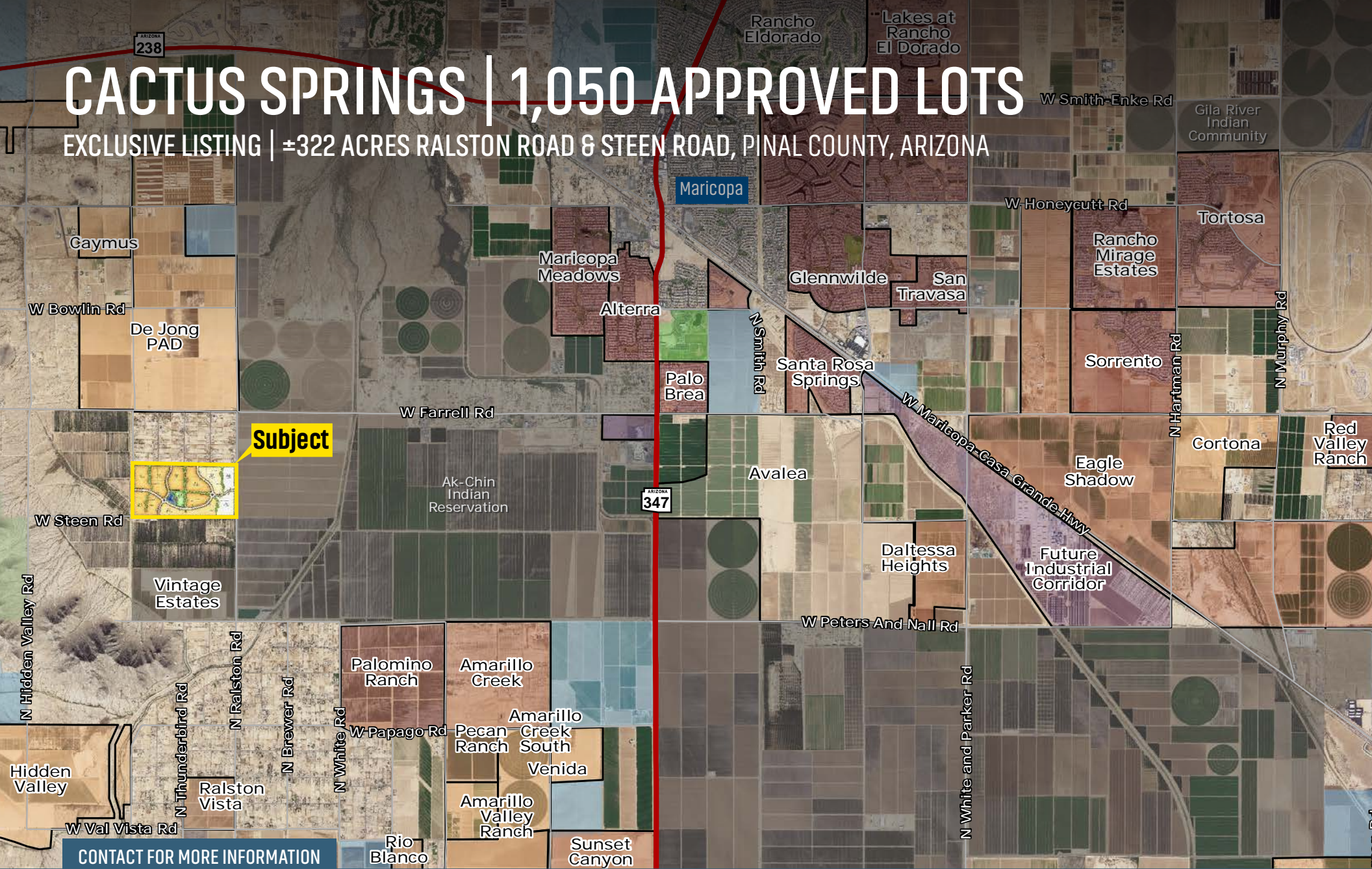


CACTUS SPRINGS | 1,050 APPROVED LOTS

EXCLUSIVE LISTING | ±322 ACRES RALSTON ROAD & STEEN ROAD, PINAL COUNTY, ARIZONA



CONTACT FOR MORE INFORMATION

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 **Land Advisors**
ORGANIZATION

480.483.8100 | landadvisors.com

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. AZPinal224376 - 04.19.2023

EXECUTIVE SUMMARY



LOCATION

The Property is located at the northwest corner of Ralston Road and Steen Road in Pinal County, Arizona.



PRICE

Price Submit - Seller will allow time for Final Plat.



SIZE

±322.82 Acres – Not to Exceed an Overall Density of 3.25 Du/ac



LOTS

1,050 Conceptual Lots

711 – 48' x 110'

134 – 53' x 115'

91 – 58' x 115'

72 – 63' x 120'

42 – 73' x 125'



ZONING

PAD - [Click to View the Cactus Springs PAD](#)



UTILITIES

Power - Electrical District 3

Water - Global Water Resources, Santa Cruz Water Company

Sewer - Global Water Resources, Santa Cruz Water Company

Gas - Southwest Gas Company



SCHOOLS

Maricopa Unified School District

> Saddleback Elementary School

> Maricopa Wells Middle School

> Maricopa High School

DEVELOPMENT STANDARDS



Building Height	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Minimum Distance Between Buildings	Buildable Area	Detached Building Minimum Distance to Main Building
30' Maximum	20' from Garage to Sidewalk, 10' to Liveable Area or Side Entry Garage	8' on One Side, 5' on One Side	25' to Rear Lot Line	10'	Not to Exceed 52% of the Lot, Including All Structures Except Swimming Pools	5'

IMPACT FEES (BUYER TO VERIFY)

Impact Fee Area	Parks	Public Safety	Streets	Total
Pinal County West	\$354	\$359	\$1,078	\$1,791

*Global Water Resources Fee Not Included

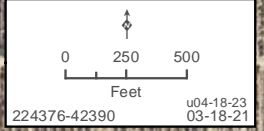


DETAIL MAP

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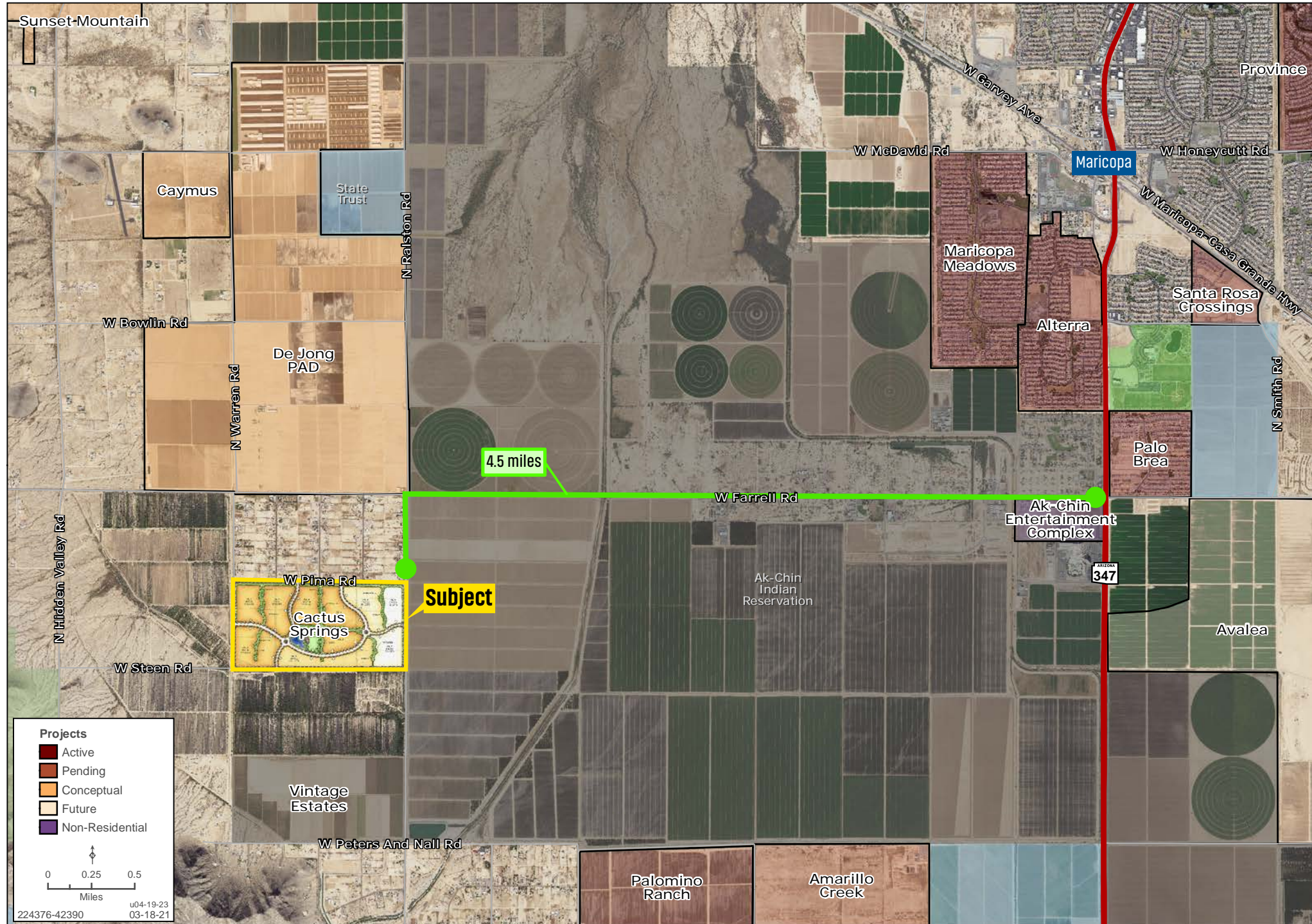


Ak-Chin
Indian
Community



AREA MAP

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BUILDERS MAP

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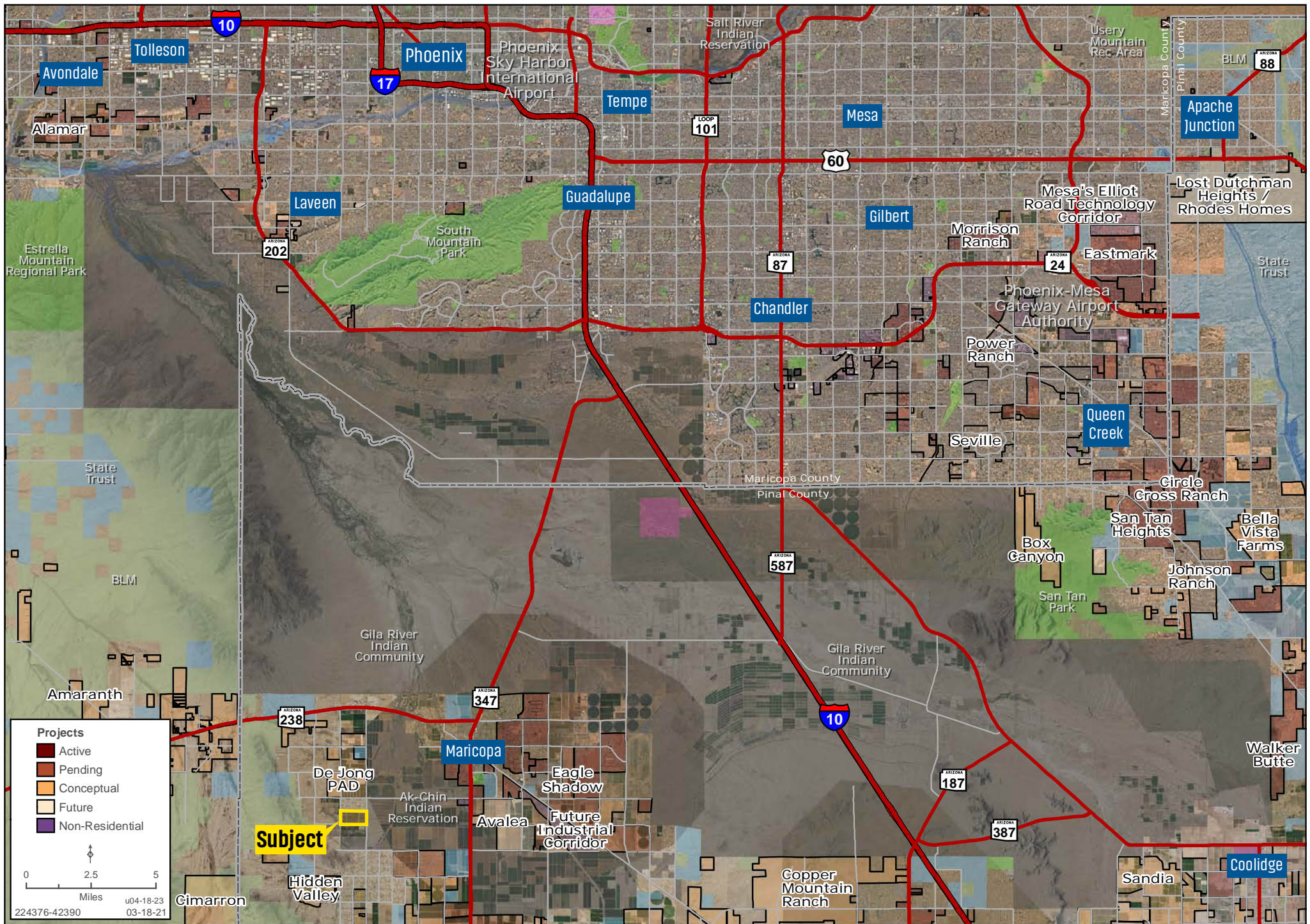
AMENITIES MAP

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REGIONAL MAP

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