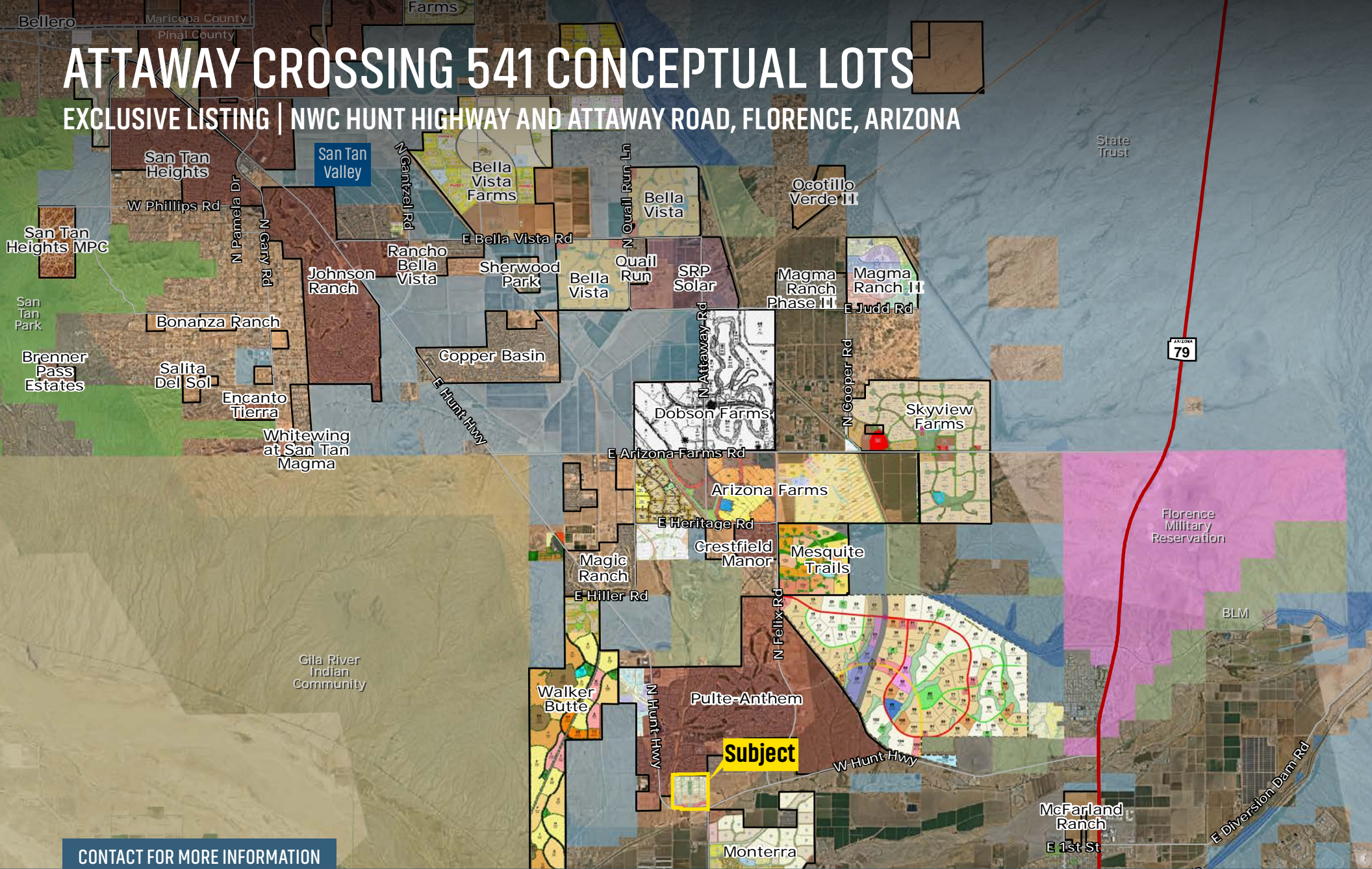


ATTAWAY CROSSING 541 CONCEPTUAL LOTS

EXCLUSIVE LISTING | NWC HUNT HIGHWAY AND ATTAWAY ROAD, FLORENCE, ARIZONA



CONTACT FOR MORE INFORMATION

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SUMMARY



LOCATION

NWC of Hunt Highway and Attaway Road in Florence, Arizona



PRICE

Submit



SIZE

±147 Residential Acres – 541 Conceptual Lots
 393 – 45' x 115' Conceptual Lots
 148 – 50' x 115' Conceptual Lots



ZONING

PUD – [Click to view Attaway Crossing Planned Unit Development](#)



DEVELOPMENT STANDARDS

Front Setbacks	15' to livable/20' to face of garage
Side Setbacks	5' each side/ 10' total
Street Side Setbacks	10' from ROW
Rear Setbacks	12'
Min. Lot Area	4,500
Min. Lot Width	45'
Min. Lot Depth	100'
Max. Height	30'
Min. Distance Between Buildings	10'



UTILITIES

Water – EPCOR
Sewer – EPCOR
Power – Arizona Public Service (APS)
Gas – Southwest Gas Corporation



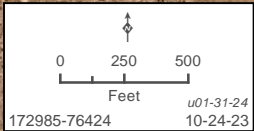
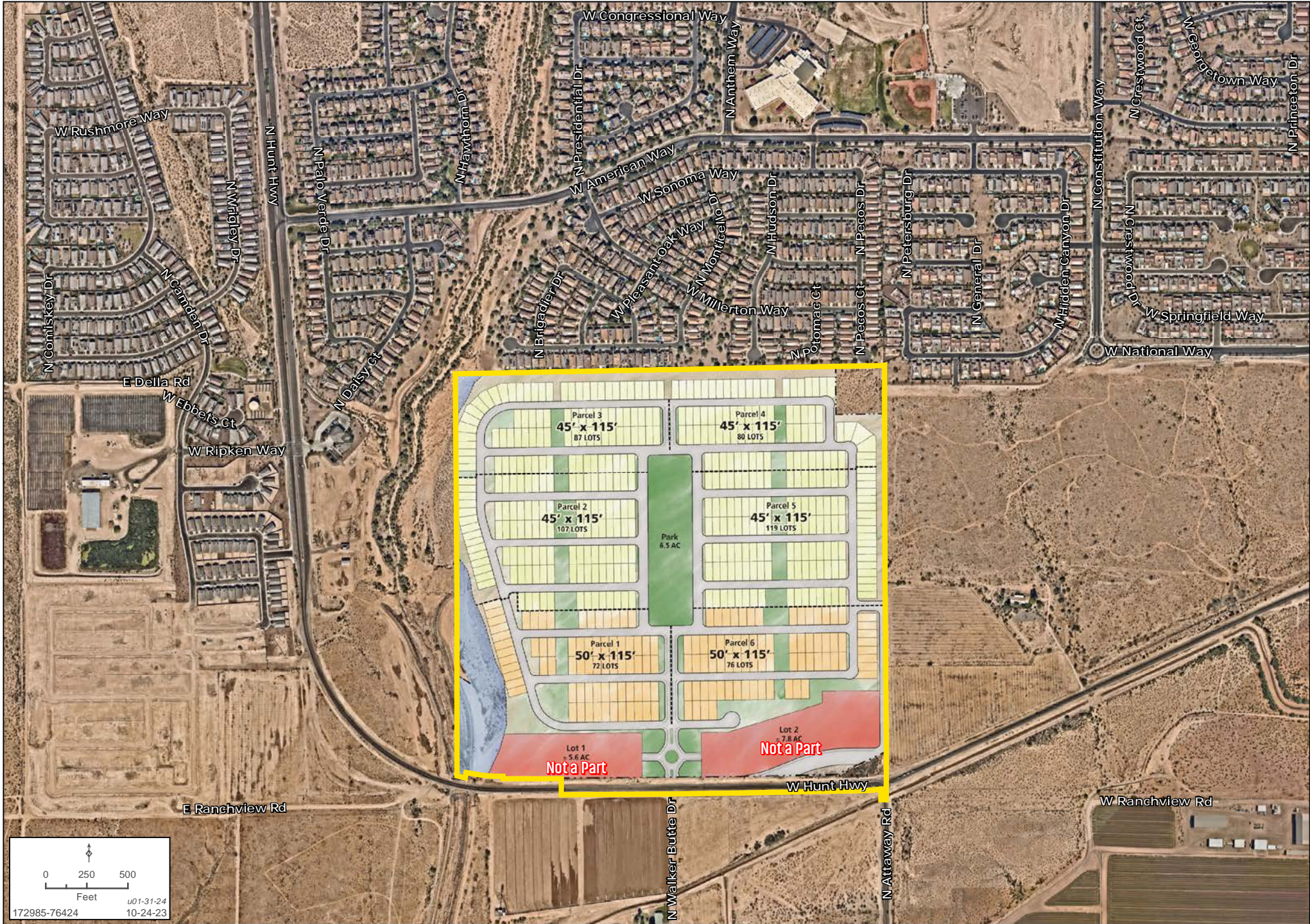
SCHOOLS

Florence Unified School District



SITE PLAN MAP

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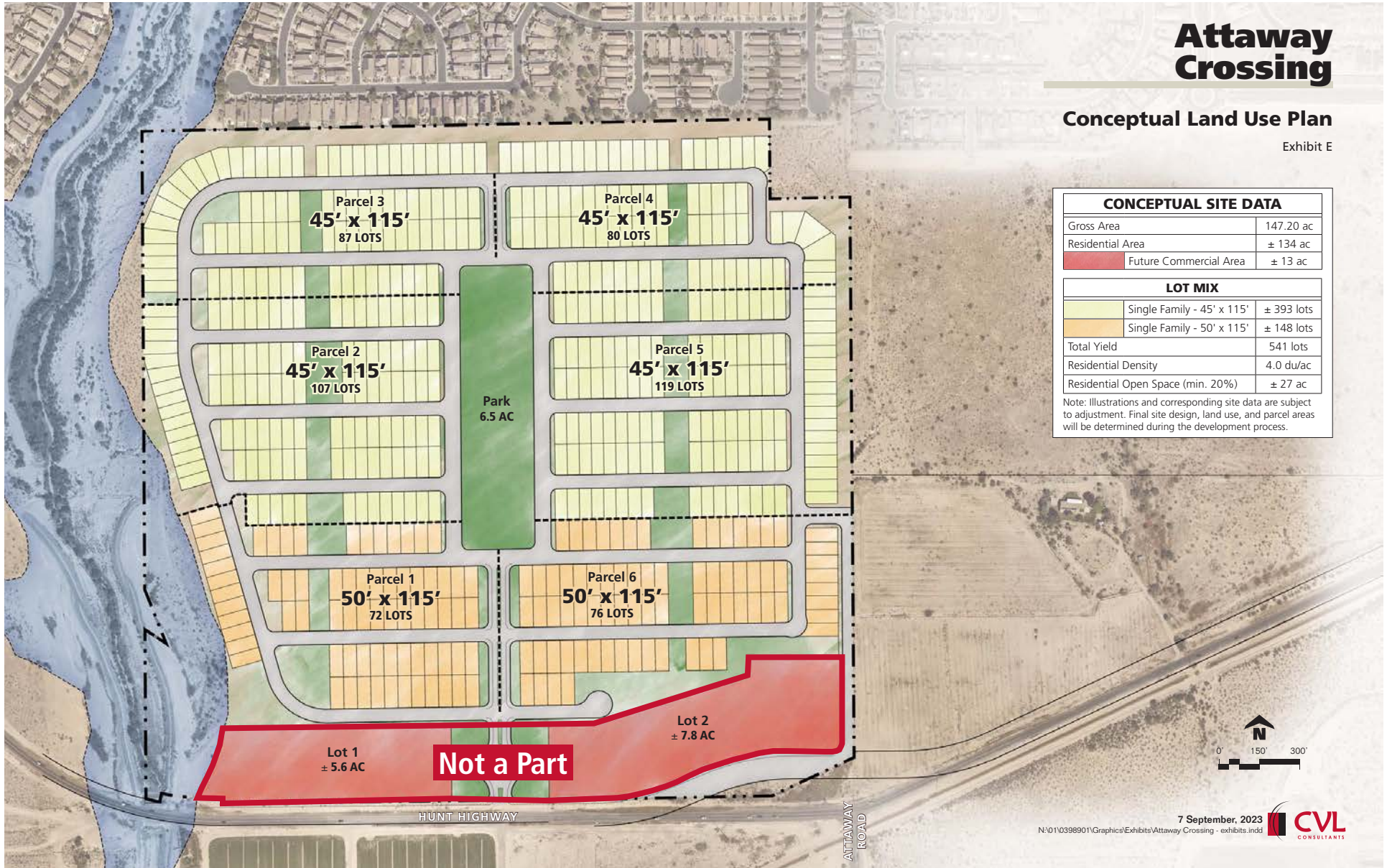


CONCEPTUAL SITE PLAN

Attaway Crossing

Conceptual Land Use Plan

Exhibit E



CONCEPTUAL SITE DATA	
Gross Area	147.20 ac
Residential Area	± 134 ac
Future Commercial Area	± 13 ac
LOT MIX	
Single Family - 45' x 115'	± 393 lots
Single Family - 50' x 115'	± 148 lots
Total Yield	541 lots
Residential Density	4.0 du/ac
Residential Open Space (min. 20%)	± 27 ac

Note: Illustrations and corresponding site data are subject to adjustment. Final site design, land use, and parcel areas will be determined during the development process.



7 September, 2023
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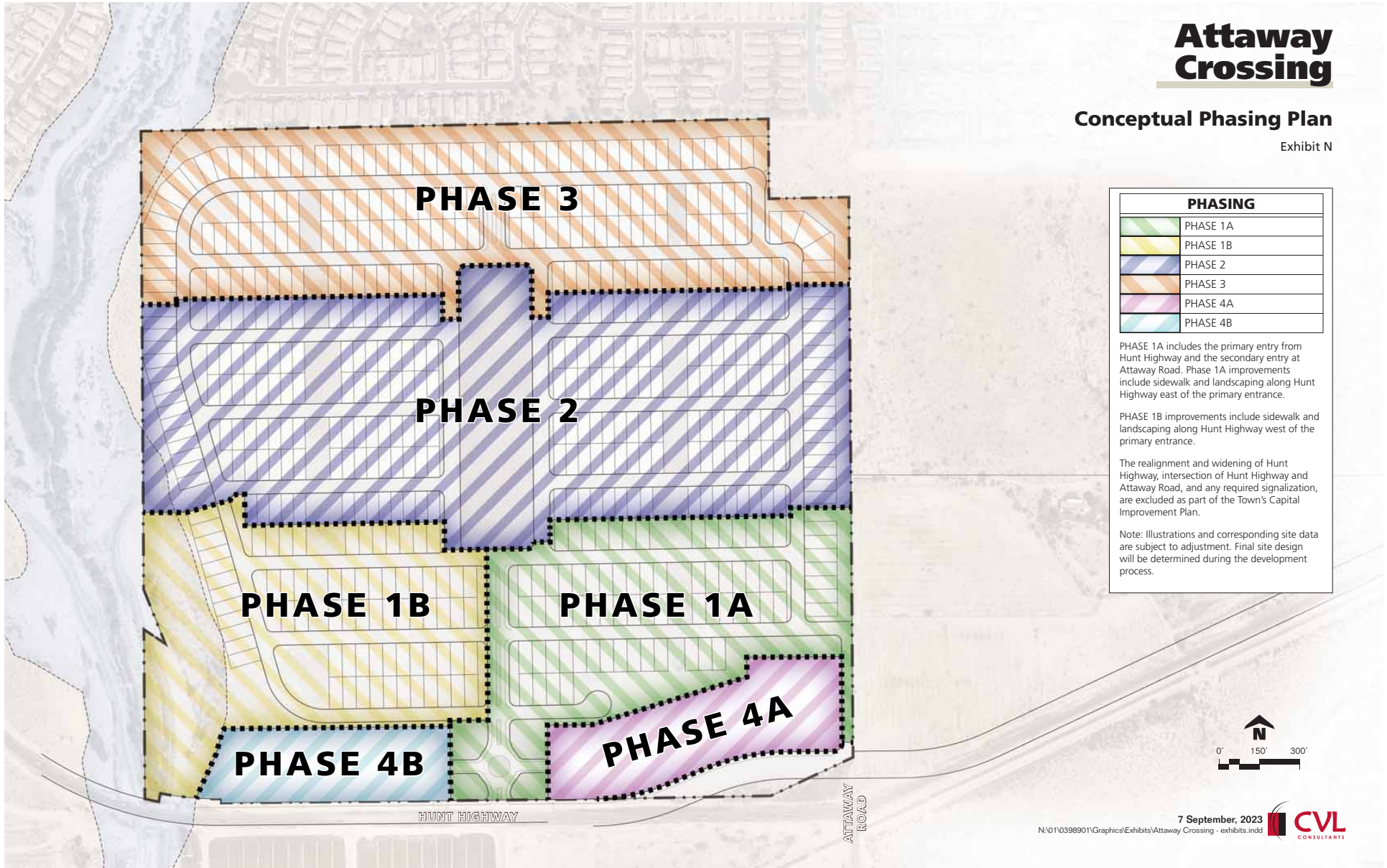


CONCEPTUAL PHASING PLAN

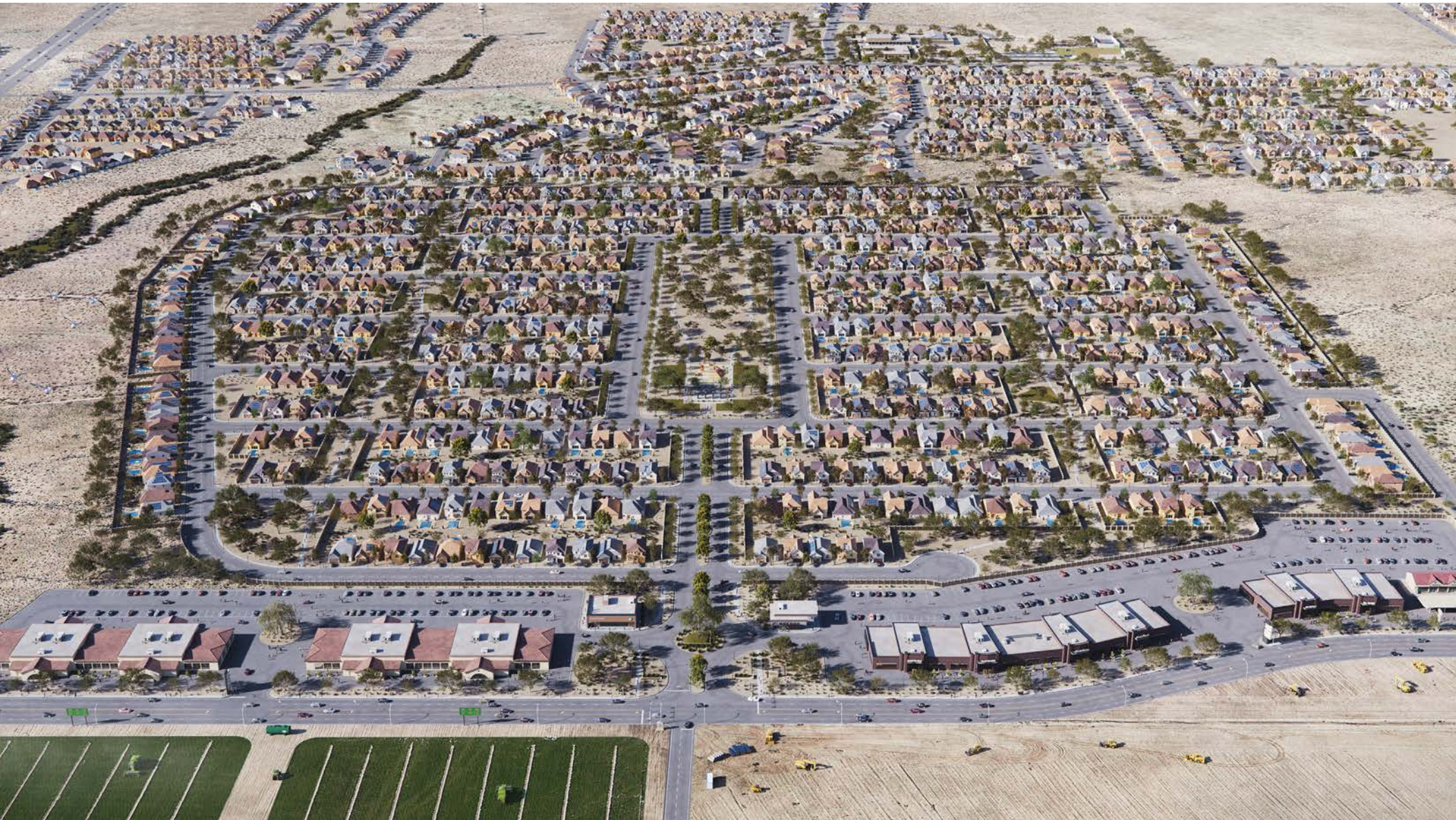
Attaway Crossing

Conceptual Phasing Plan

Exhibit N

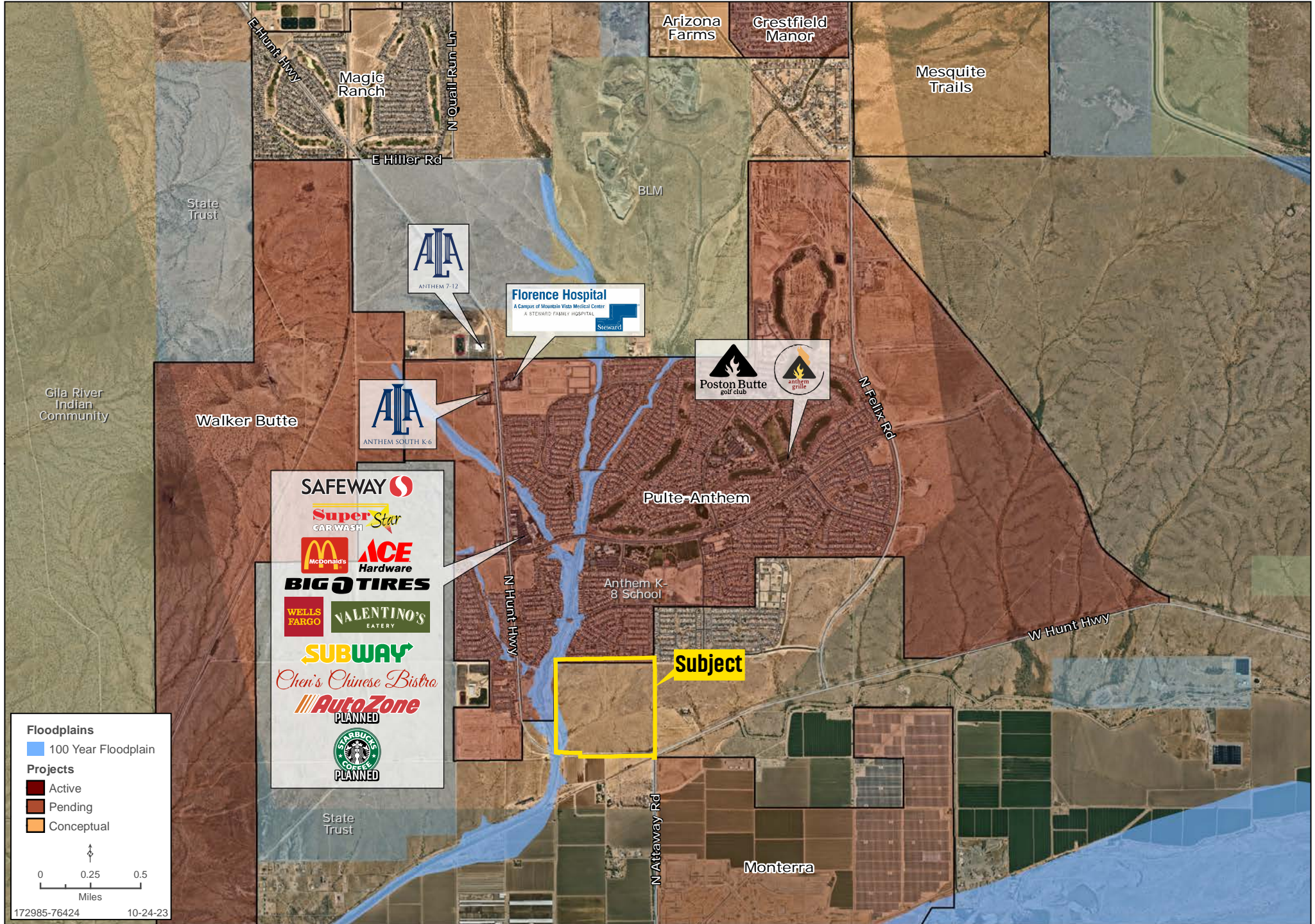


ATTAWAY CROSSING RENDERING



AREA MAP

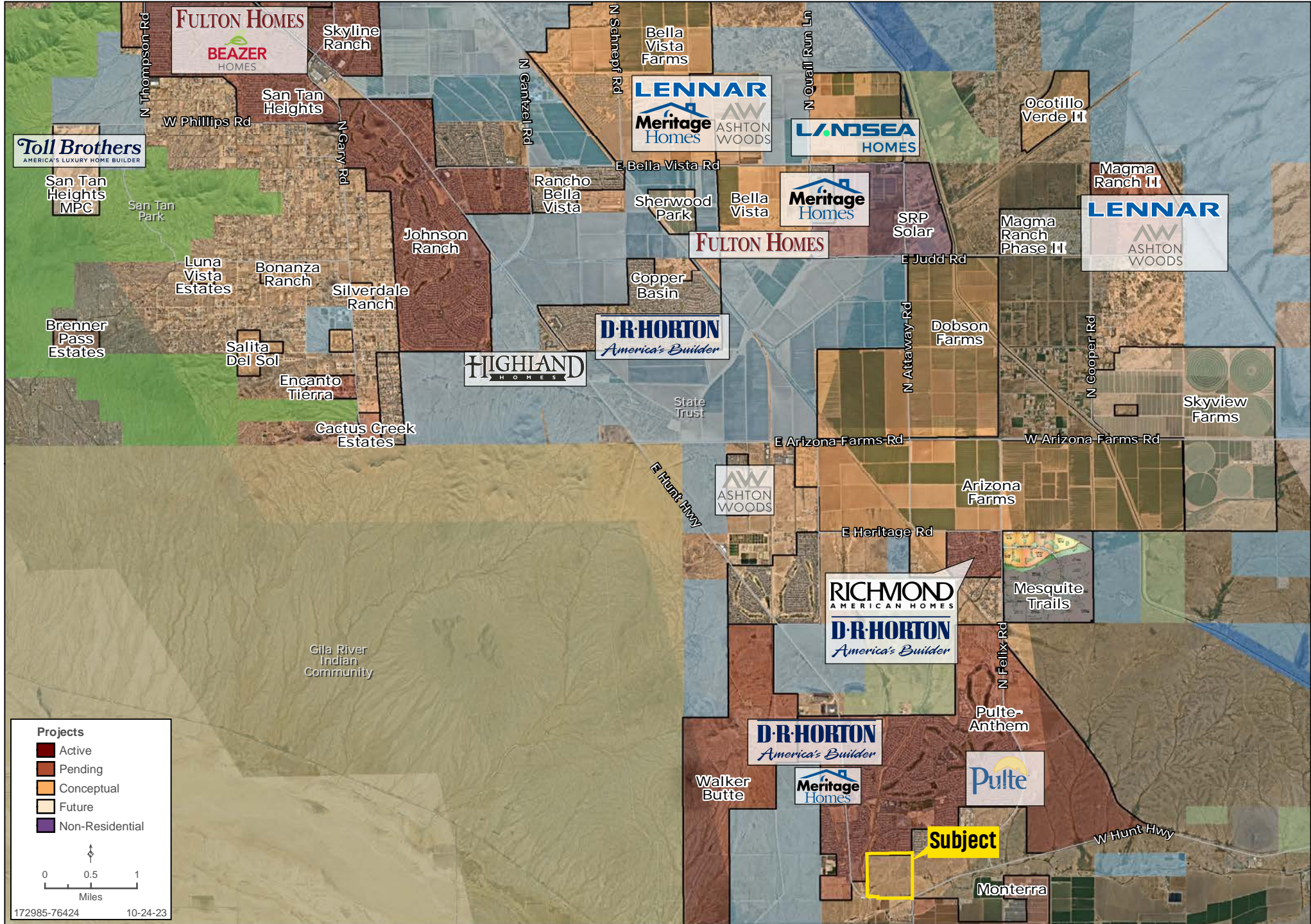
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BUILDERS MAP

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REGIONAL MAP

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ENTRY MONUMENT ELEVATIONS

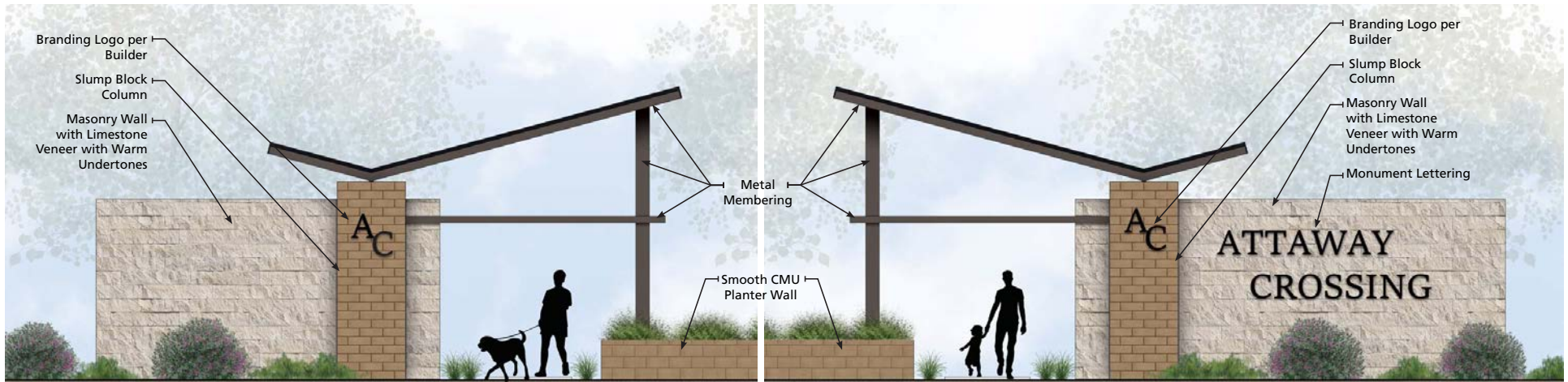
Attaway Crossing

Entry Monument Elevations

Exhibit J



PRIMARY ENTRY ELEVATION



LEFT ENTRY MONUMENT STRUCTURE

RIGHT ENTRY MONUMENT STRUCTURE

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NO.	REVISION	DATE

HUNT HIGHWAY EXHIBIT
ATTAWAY CROSSING
 A PORTION OF LAND LOCATED IN SECTION 25, TOWNSHIP 04S, RANGE 08E
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA
 FLORENCE, ARIZONA

CVL Contact: ALEX CARAVEO
 CVL Project #: 01-0398901

SHEET
01 OF 01

