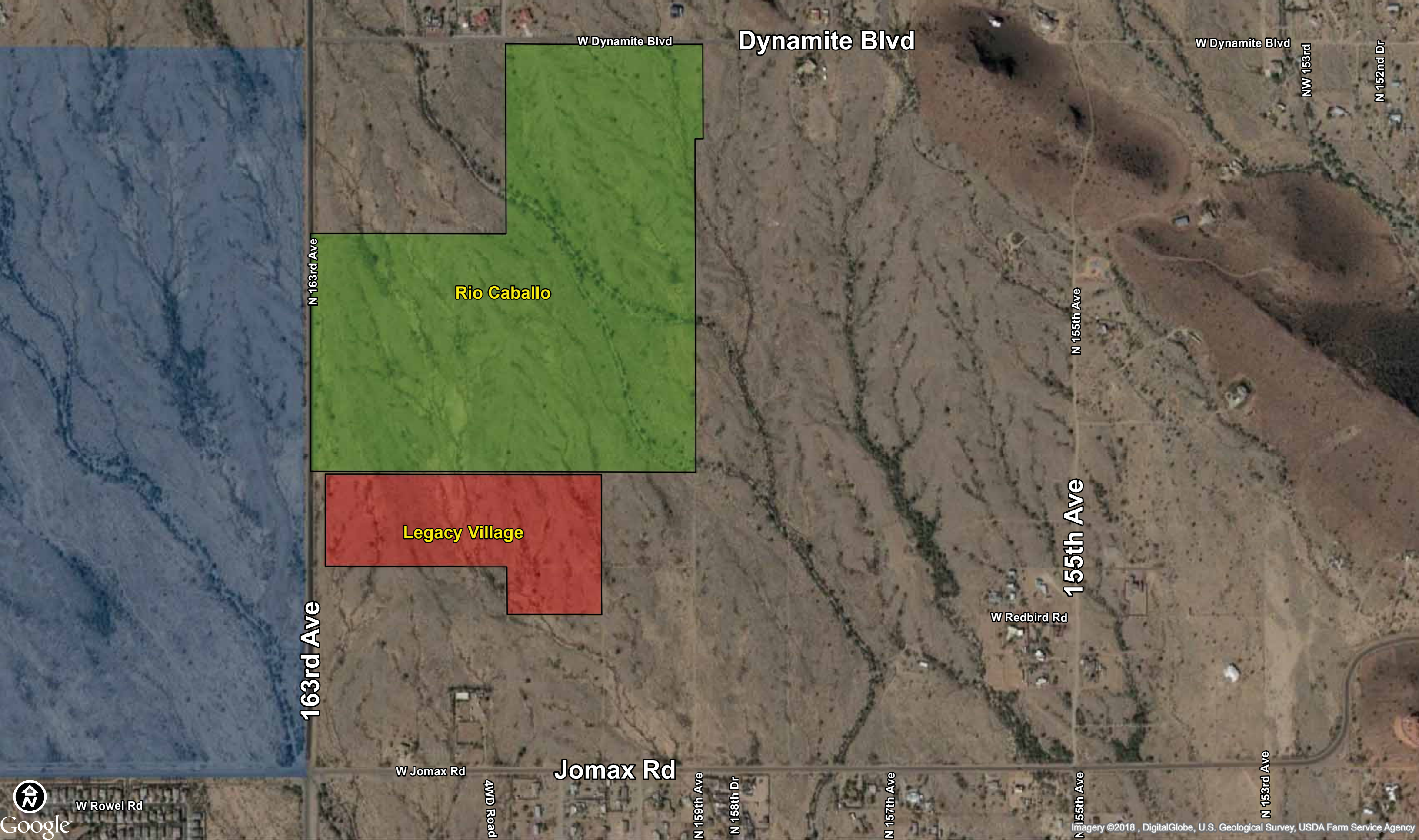


LEGACY VILLAGE & RIO CABALLO
RESIDENTIAL DEVELOPMENT OPPORTUNITY
163rd AVE & JOMAX RD | SURPRISE, ARIZONA

LOCATION	Sites are located north of the northeast corner of 163 rd Ave & Jomax Rd, Surprise, Arizona
NUMBER OF ACRES	±178 Combined Total as follows: Legacy Village ±35.724 Gross / 28.31 Net Rio Caballo ±141 Gross
CONCEPTUAL USE	573 Single Family Lots 3.22 DUA as follows: <ul style="list-style-type: none">• 292 Lots 48' x 115• 281 Lots 53' x 120'
APPROVED ZONING	PAD / City of Surprise
SUGGESTED PRICE	Contact Brokers for Current Pricing
SUGGESTED TERMS	Cash. 60-day Feasibility Period with a close of escrow upon all Final Engineering approvals for Rio Caballo and updated Engineering approvals for Legacy Village . Terms available to qualified Homebuilder.
UTILITIES	Water City of Surprise Sewer City of Surprise Electric Arizona Public Service
CONTACT	Grant D. Helgeson, Don McCaul Westland Properties Group
COMMENTS	2016 Annual taxes are estimated at \$5,500 for all Legacy Village and \$13,492 for Rio Caballo . Site is part of SPA II with Sewer & Waste Water credits in place for all lots. Both sites have excellent access from Loop 303 and Grand Ave / US60.

See attached Conceptual Site Plan from Norris Design

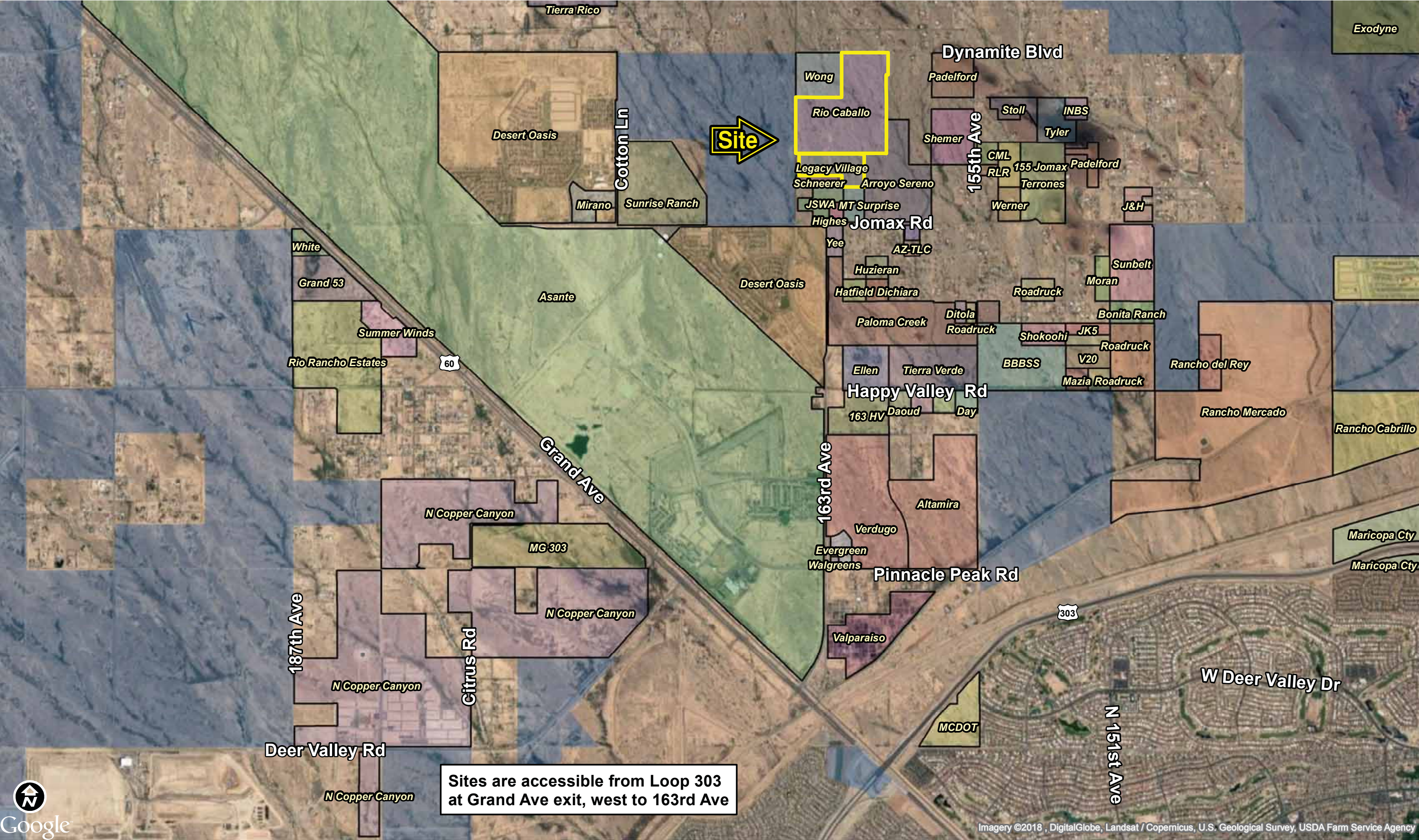


LEGACY VILLAGE | ±35.724 ACRES | ZONED PAD
RIO CABALLO | ±141 ACRES | ZONED PAD
163rd AVE & JOMAX RD AREA
SURPRISE, ARIZONA

Grant D Helgeson, Designated Broker - Direct: (480) 675-5149

Don McCaul, Broker - Direct: (480) 675-5144

WPG | WESTLAND PROPERTIES GROUP
 8141 E Indian Bend Rd, Ste 103 Scottsdale AZ 85250
 Tel: (480) 443-8570 / Fax: (480) 443-3736
 www.westland-properties.com



Sites are accessible from Loop 303 at Grand Ave exit, west to 163rd Ave

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CONTACT INFORMATION

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grant@westland-properties.com



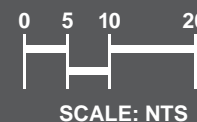
LOT SUMMARY

Gross Area: +/- 178/AC
Total Lots: 573
48'x115': 292
53'x120': 281
Gross Density: 3.22 DU/AC

VICINITY MAP



NORTH



SCALE: NTS