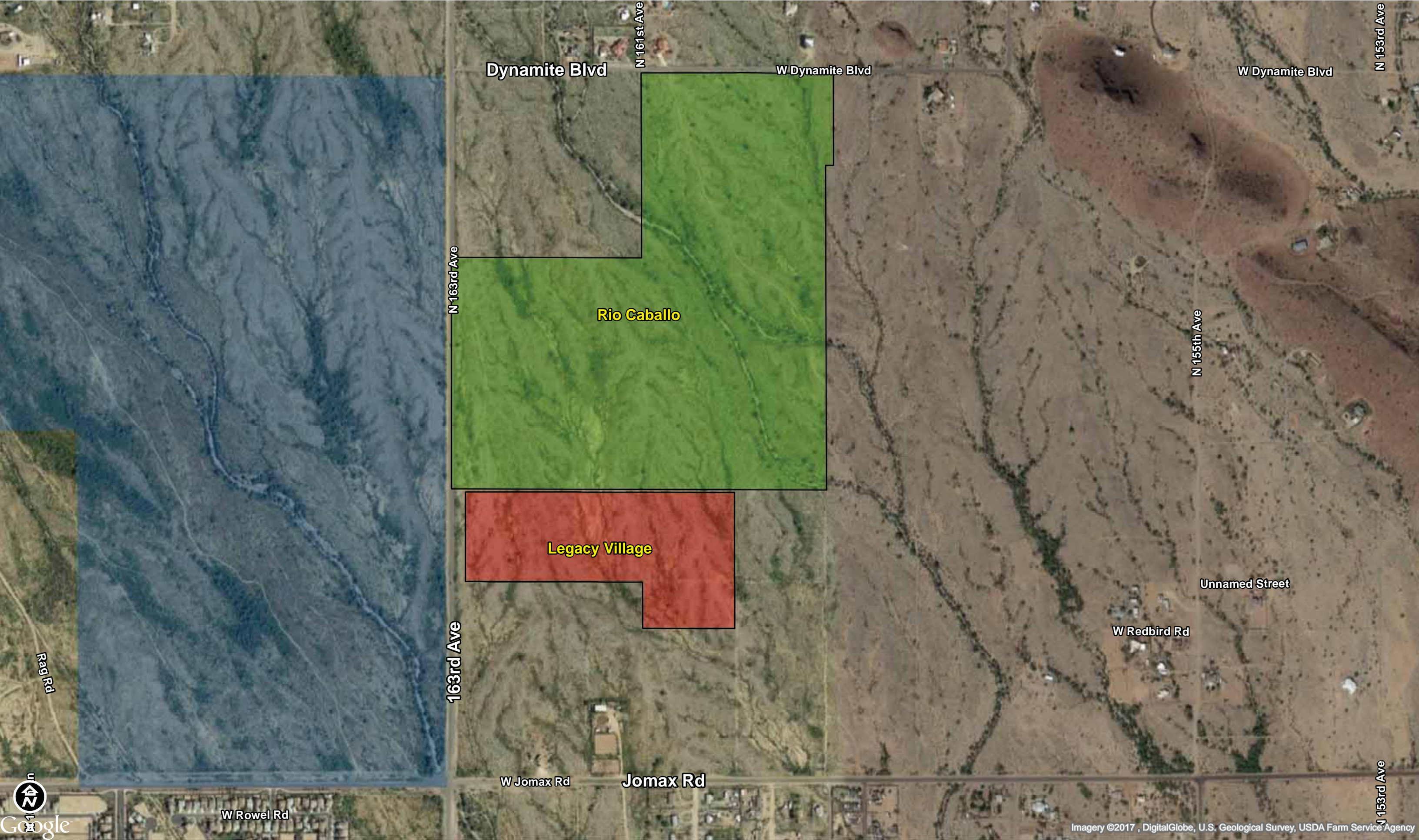


**LEGACY VILLAGE & RIO CABALLO
RESIDENTIAL DEVELOPMENT OPPORTUNITY
163rd AVE & JOMAX RD | SURPRISE, ARIZONA**

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 Buyer obtaining all Final Engineered approvals for Rio Caballo and updated Engineering approvals for Legacy Village at Buyer's Expense . Terms available to qualified Homebuilder / Developer.
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



Dynamite Blvd

W Dynamite Blvd

W Dynamite Blvd

N 161st Ave

N 153rd Ave

N 163rd Ave

Rio Caballo

N 155th Ave

Legacy Village

Unnamed Street

W Redbird Rd

Rag Rd

163rd Ave

N 153rd Ave

W Jomax Rd

Jomax Rd

W Rowel Rd



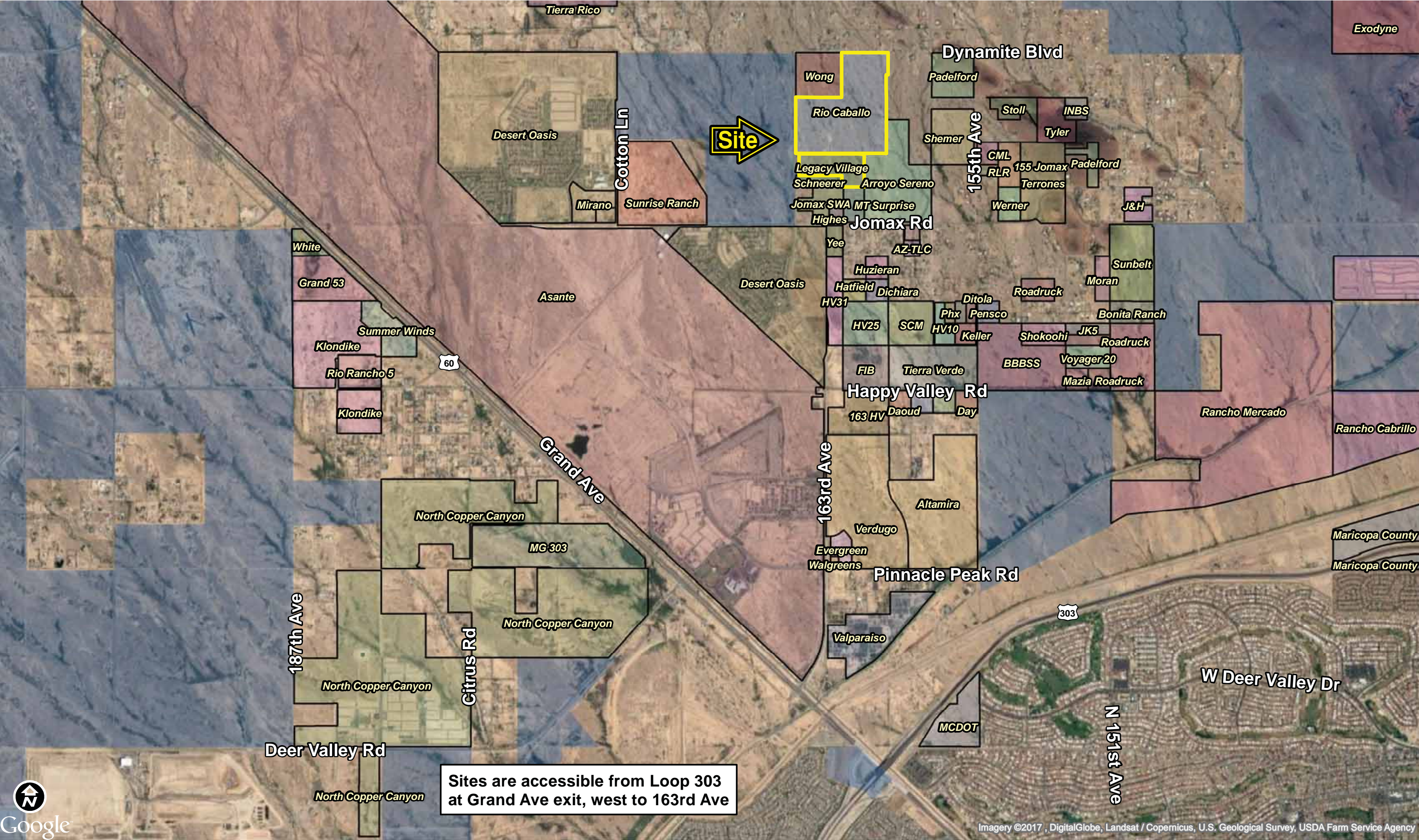
Imagery ©2017, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

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

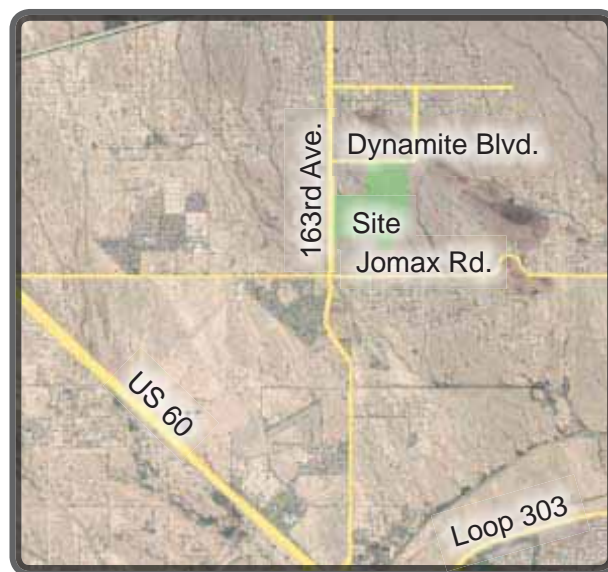
Broker: Grant D. Helgson
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Scottsdale, AZ 85250
480.443.8570 (tel)
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grant@westland-properties.com



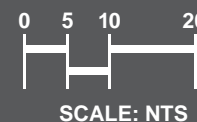
LOT SUMMARY

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

VICINITY MAP



NORTH



SCALE: NTS