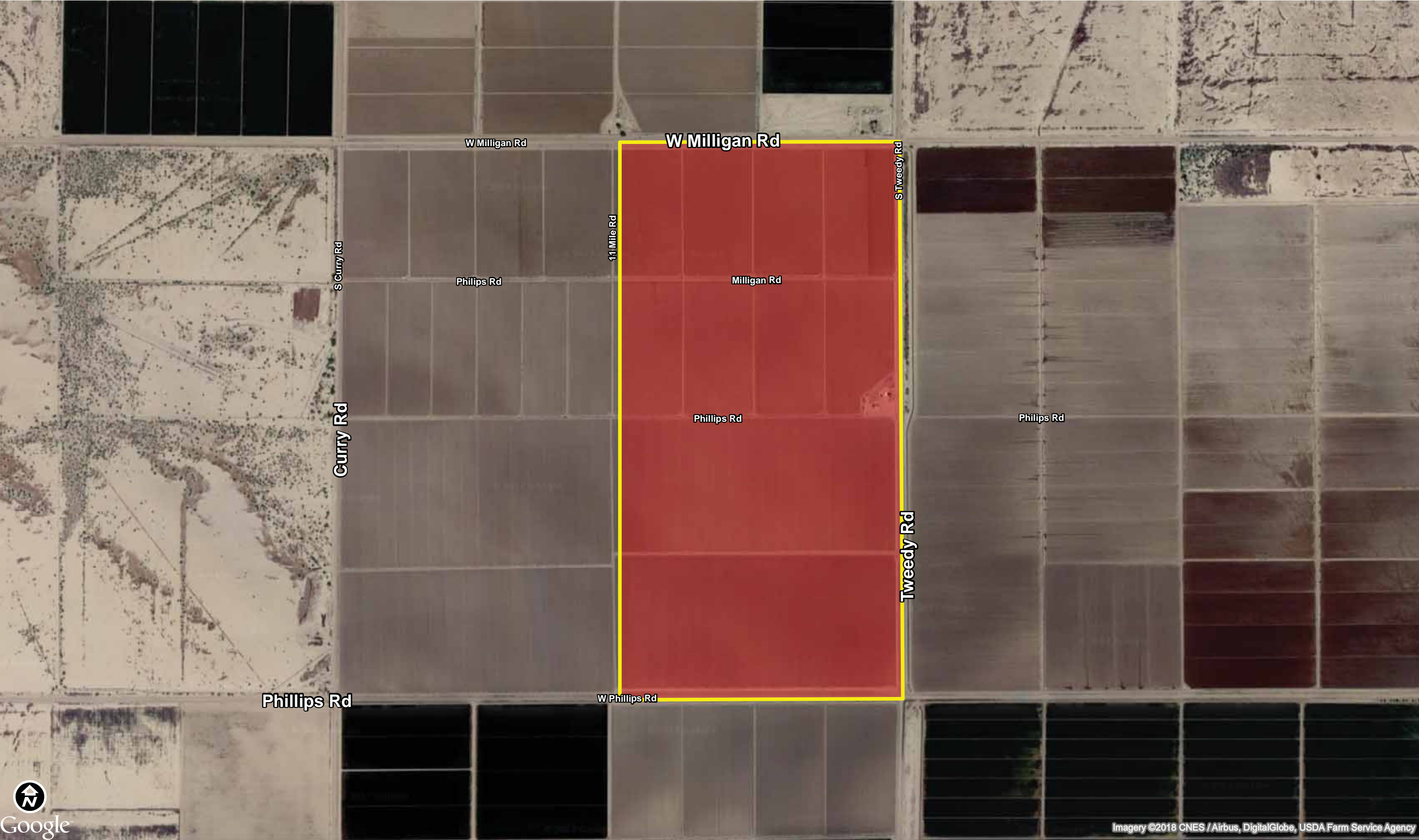


**TIERRA DEL SOL**  
**FARM LAND / INVESTMENT PROPERTY**  
**PHILLIPS RD & TWEEDY RD | ELOY, ARIZONA**

<b>LOCATION</b>	Site is located at the northwest corner of Phillips Rd & Tweedy Rd, Eloy, Arizona
<b>NUMBER OF ACRES</b>	325.935 Gross   313.2 Net
<b>CURRENT USE</b>	Farm Land
<b>CONCEPTUAL USE</b>	1,110 Single Family Lots   3.8 DUA
<b>APPROVED ZONING</b>	PAD / City of Eloy
<b>SUGGESTED PRICE</b>	<b>\$2,349,000   \$7,500/Net Acre</b>
<b>SUGGESTED TERMS</b>	Cash. 45-day Feasibility Period with a close of escrow 30-days thereafter
<b>UTILITIES</b>	<b>Water</b> City of Eloy <b>Sewer</b> City of Eloy <b>Electric</b> City of Eloy
<b>CONTACT</b>	Grant D. Helgeson, Don McCaul Westland Properties Group
<b>COMMENTS</b>	This site is a perfect 1031 Exchange Property. Site has a Pre-Annexation and Development Agreement with the City of Eloy, that includes all Utility Services to be provided by the City of Eloy. Property is currently being farmed and has an adequate assured water supply by way of 3 active wells on site ( <b>316 Irrigable Acres with an annual allotment of 892.91 Acre Feet</b> ). 2016 Annual Taxes estimated at \$15,040 as Farmed Land.



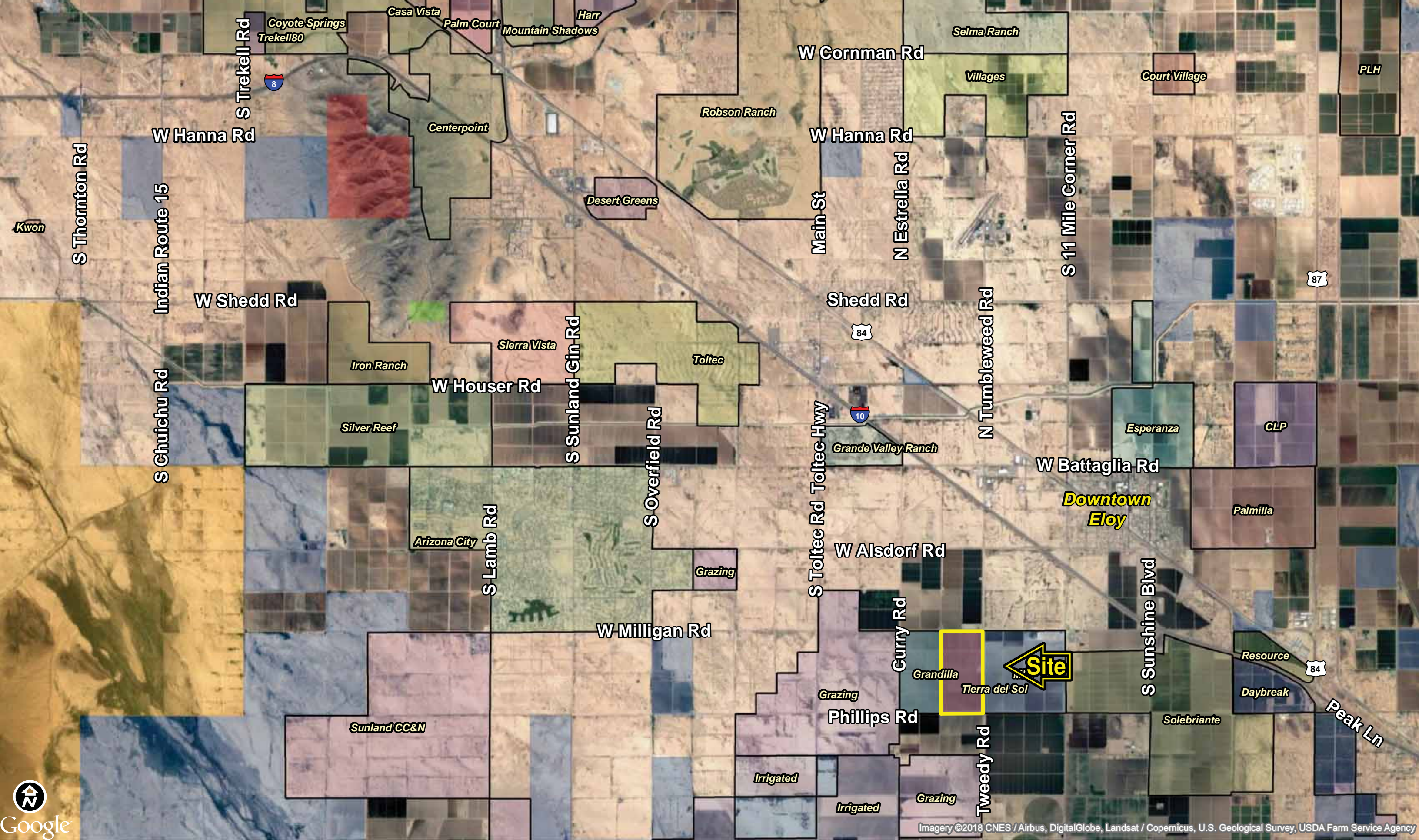
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**TIERRA DEL SOL**  
**±325.935 GROSS ACRES / ZONED PAD**  
**PHILLIPS RD & TWEEDY RD**  
**ELOY, ARIZONA**

**Grant D Helgeson, 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



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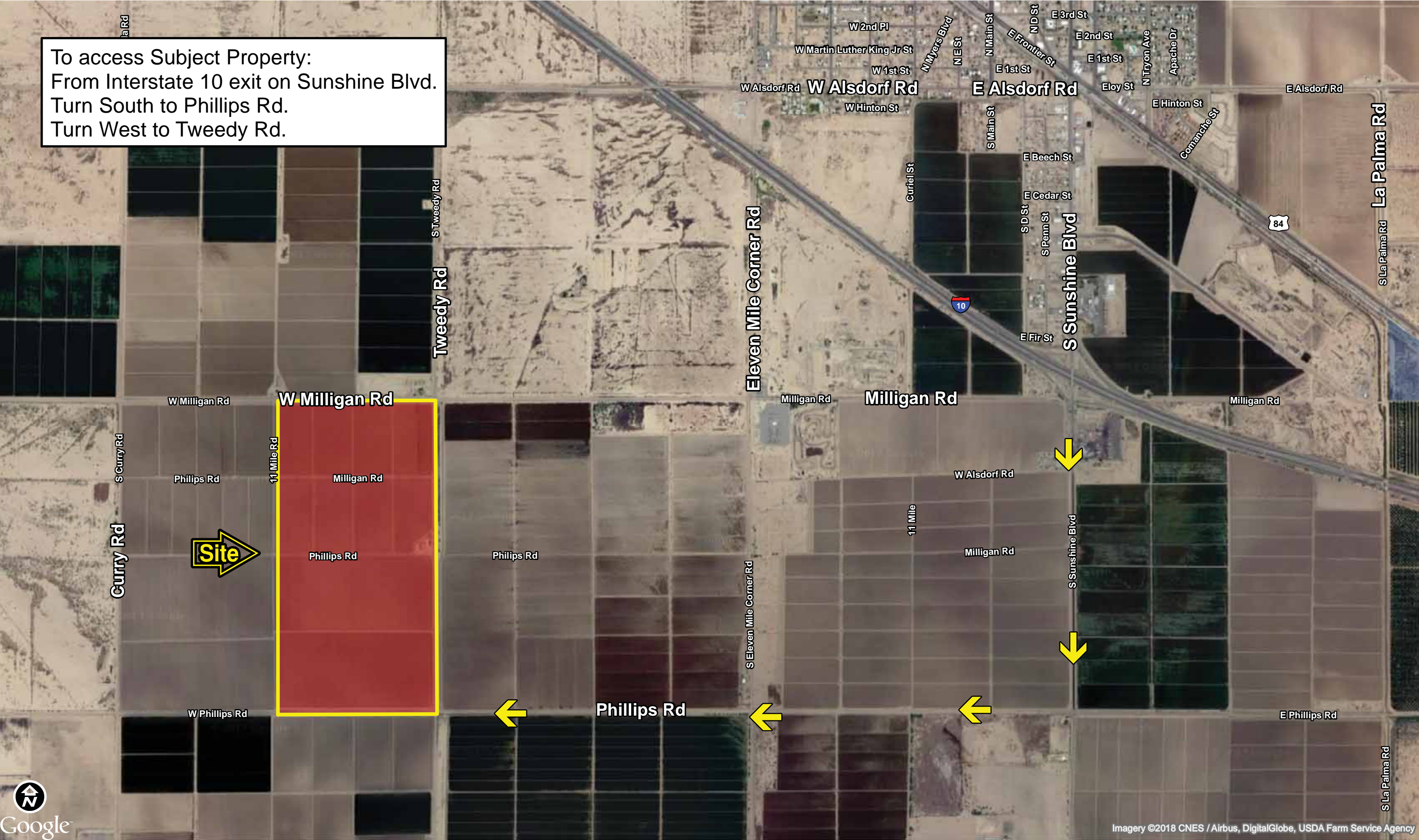
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To access Subject Property:  
From Interstate 10 exit on Sunshine Blvd.  
Turn South to Phillips Rd.  
Turn West to Tweedy Rd.



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**TIERRA DEL SOL**  
±325.935 GROSS ACRES / ZONED PAD  
PHILLIPS RD & TWEEDY RD  
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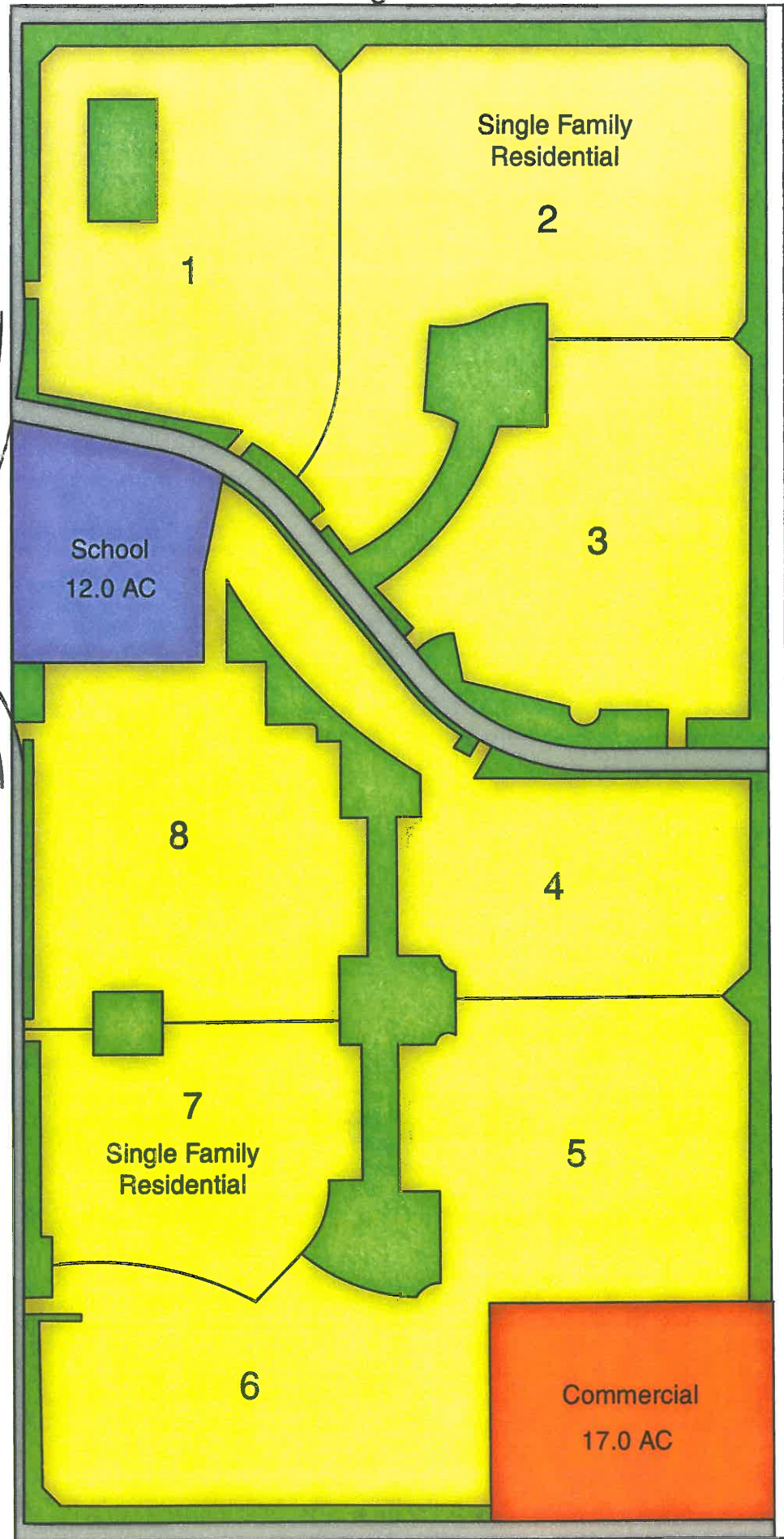
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Milligan Road

Eloy Acres (PAD)



Phillips Road

Tweedy Road

# Tierra del Sol

## Preliminary Development Plan

Use	Area
Single Family	223.4 Acres
Commercial	17.0 Acres
School	12.0 Acres
Open space	43.8 Acres
Roads	13.12 Acres
<b>Total</b>	<b>309.32 Acres</b>

### Density

Net Residential = 292.32 @ 3.8 Du/Ac = 1,110 Du

Open Space = 43.8 = (15% of net residential area)



DATE: 5-15-06

PROJECT# 0108001

Note: Open Space/Parcels are approximate and subject to change at platting



# CVL