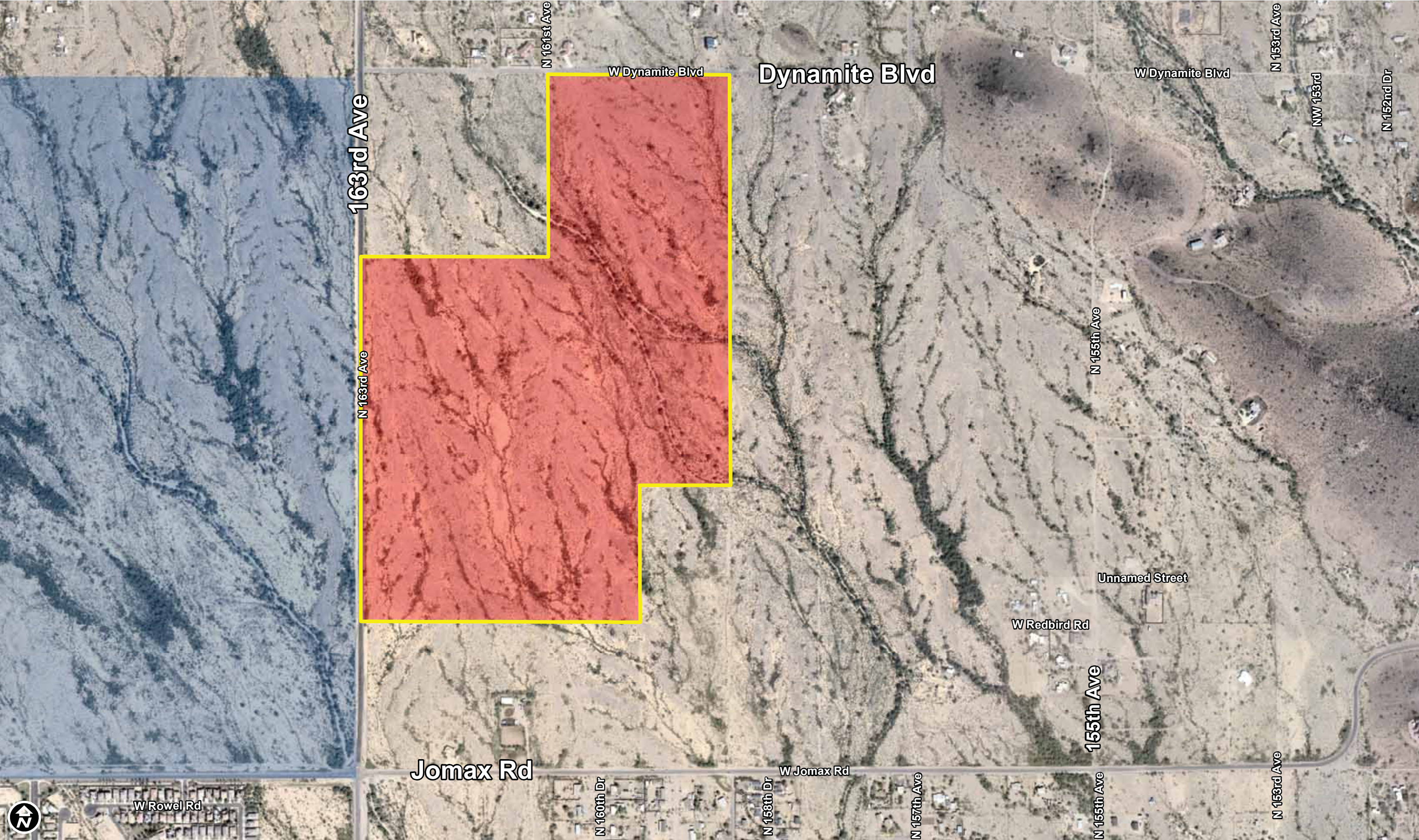


EXCLUSIVE LISTING

RIO CABALLO

163rd AVE & DYNAMITE BLVD | SURPRISE, ARIZONA

LOCATION	Site is located South and East of the Southeast corner of 163 rd Ave & Dynamite Blvd, Surprise, Arizona
NUMBER OF ACRES	±187.77
CONCEPTUAL USE	633 Single Family Lots 3.37 DUA as follows: <ul style="list-style-type: none">• 105 Lots 43' x 110'• 202 Lots 48' x 115'• 326 Lots 53' x 120'
PROPOSED SETBACKS	5' & 5' Side Yard / 20' Front Yard / 20' Rear Yard
APPROVED ZONING	PAD / City of Surprise
SUGGESTED PRICE	\$15,744,500 \$24,872/Platted & Engineered Lot (Average) \$500/LFF <i>Pricing subject to attached Conceptual Land Plan</i>
SUGGESTED TERMS	Cash. 60-day Feasibility Period with a close of escrow upon all Final Engineering approvals with the City of Surprise. 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	2018 Annual taxes are estimated at \$15,650 as Vacant Parcels. Site is part of SPA II. Seller has prepaid fees for Sewer & Waste Water for a majority of planned lots. <i>Kimley Horn Planning & Design Engineering Consultants has been retained by Seller to finalize all entitlements.</i>

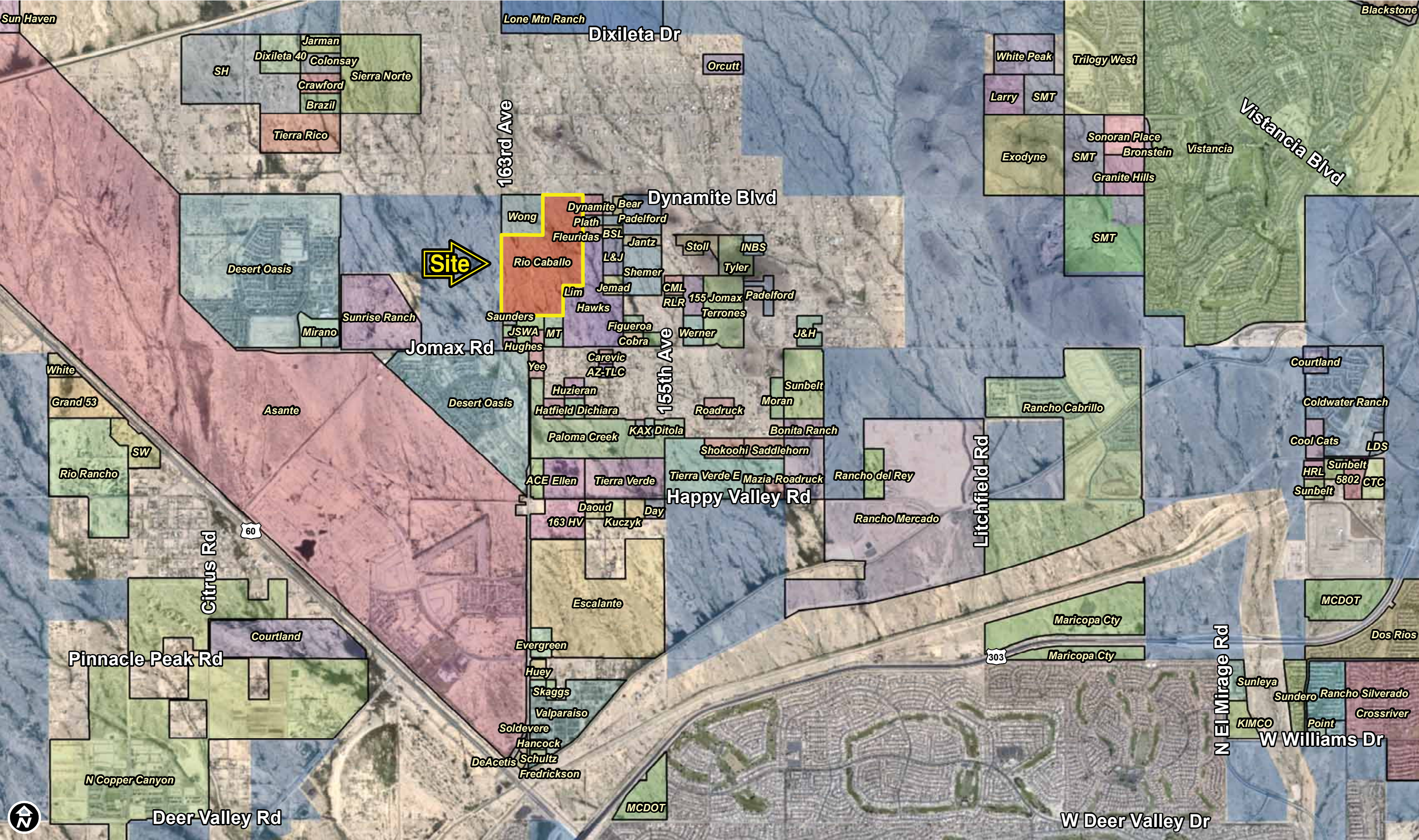


RIO CABALLO
±187.77 ACRES | PLANNED FOR 633 LOTS
163rd AVE & DYNAMITE BVLD
SURPRISE, ARIZONA

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



RIO CABALLO
 ±187.77 ACRES | PLANNED FOR 633 LOTS
 163rd AVE & DYNAMITE BLVD
 SURPRISE, ARIZONA

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WPG WESTLAND PROPERTIES
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www.westland-properties.com

Dynamite Blvd.

SITE DATA:
 EXIST./PROPOSED G.P.L.U. = NEIGHBORHOOD
 EXISTING ZONING: = PAD & RR
 PROPOSED ZONING: = RL-5 PUD
 GROSS LAND AREA: = +/-187.77 AC.
 (8,179,660.3 SF)
 NET LAND AREA: = +/-177.13 AC.
 (7,716,009.7 SF)
 PROPOSED LOT COUNT = 633 LOTS
 53'X120' - 326 LOTS (LEAVITT CAP - 601)
 48'X115' - 202 LOTS (SCHNEERER - 32)
 43'X110' - 105 LOTS
 PROPOSED GROSS DENSITY = 3.37 DU/AC

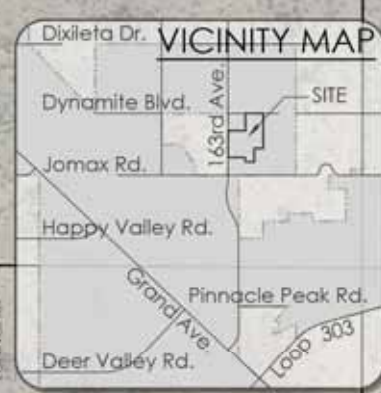
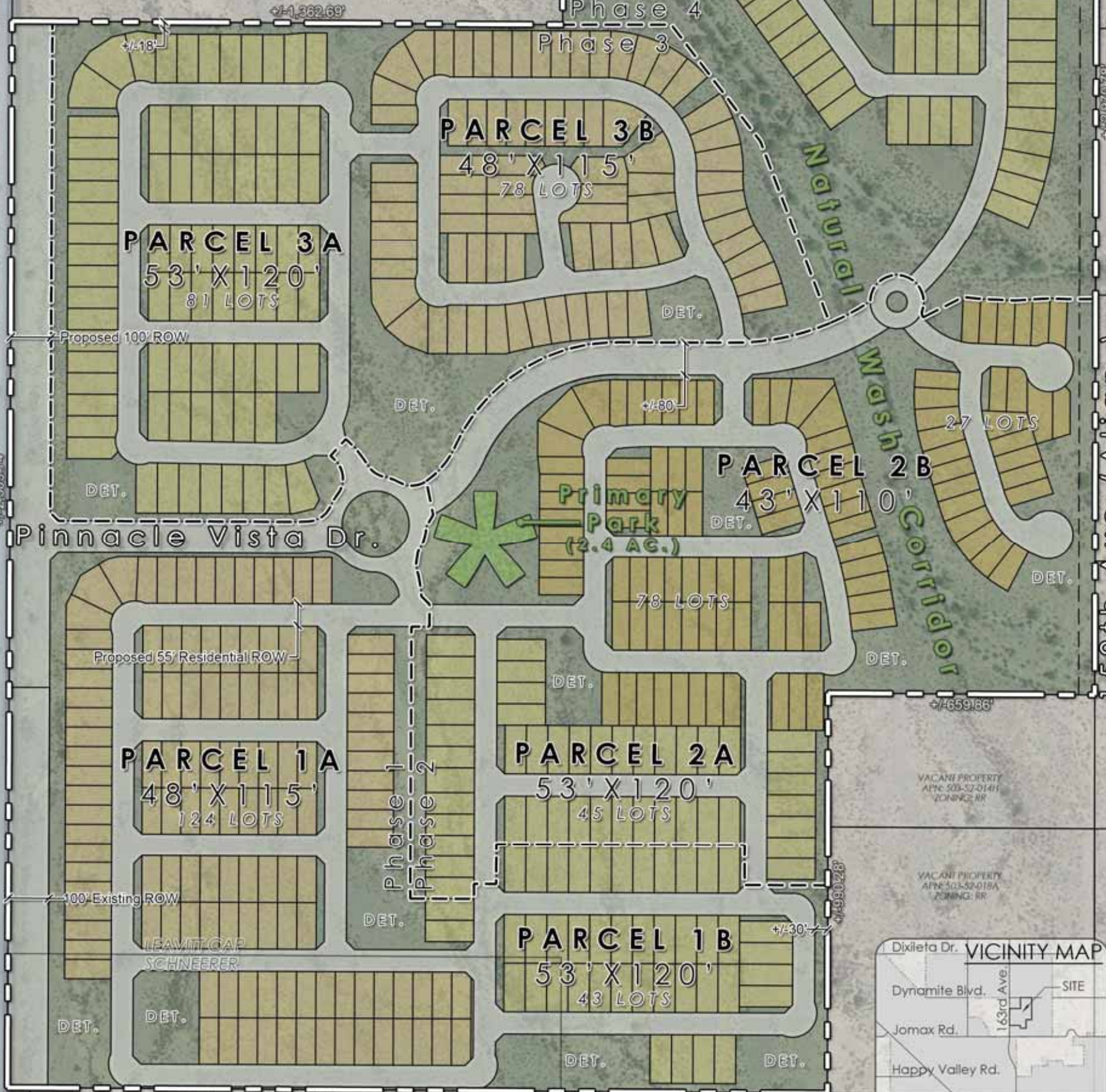
PLAN NOTES: -FIRE HYDRANTS TO BE PROVIDED & SPACED ACCORDING TO CITY STANDARDS. -TRASH/RECYCLE BINS TO BE PROVIDED PER LOT & SCREENED PER CITY STANDARDS. -DRAINAGE FACILITIES & UTILITIES TO BE PROVIDED PER PHASE PER CITY STANDARDS/APPROVALS.

NOTE: THIS PLAN IS CONCEPTUAL & REQUIRES DETAILED SITE PLANNING, ENGINEERING & CITY REVIEWS/APPROVALS.

ARIZONA STATE LAND DEPARTMENT

163rd Ave.

159th Ave. (Align.)



Rio Caballo/Legacy Village
 163rd Avenue and Pinnacle Vista Drive
 Conceptual Site Plan
 Surprise, AZ

Kimley»Horn
 Scale: Approx.
 0' 150' 300' 600'
 Date: 12/12/19
 Drawn By: KN



Jomax Rd

Dynamite Blvd

163rd Ave





163rd Ave

Dynamite Blvd





163rd Ave

Dynamite Blvd





Jomax Rd

163rd Ave



27400 N 163rd Ave, Surprise AZ 85387



Prepared by Ben Sanchez at Westland Properties Group

 Meyers Index Rating

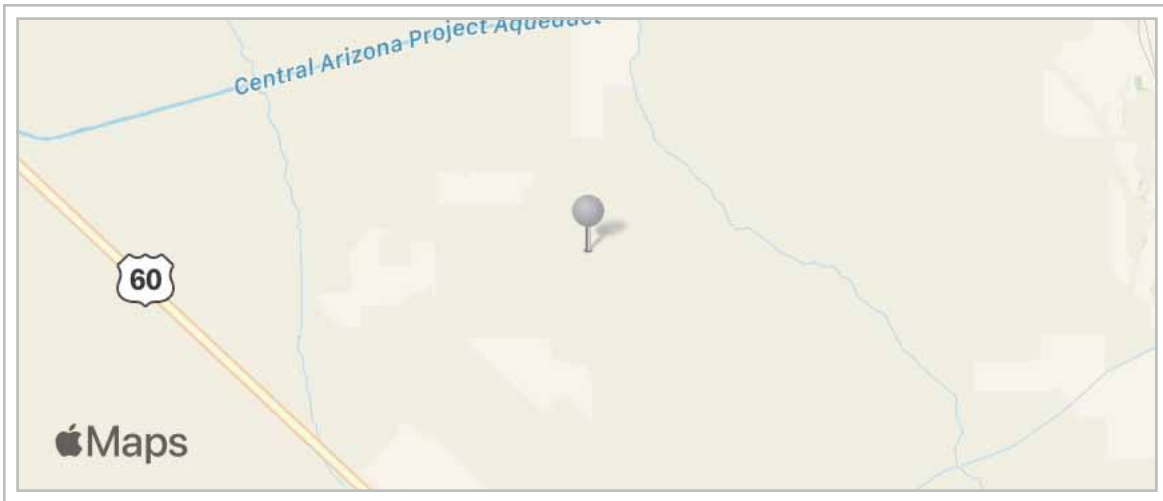
ARIZONA

585



27400 N 163rd Ave, Surprise AZ 85387

33.7333N -112.4101W



PARCEL CHARACTERISTICS

<i>APN</i>	<i>Lot Size</i>
50352013E	969,770 sq ft

<i>Zoning</i>	<i>Lot Size</i>
PLANNED AREA DEVELOP...	22.26 acres

<i>Land Use</i>
RESIDENTIAL ACREAGE

LAST RECORDED CLOSING

<i>Date</i>	<i>Sale Price</i>	<i>Lot Price per sq ft</i>
May 09, 2008	\$4,630,000	\$4.77

OWNER INFORMATION

Name
LEAVITT CAP RIO CABALLO LLC

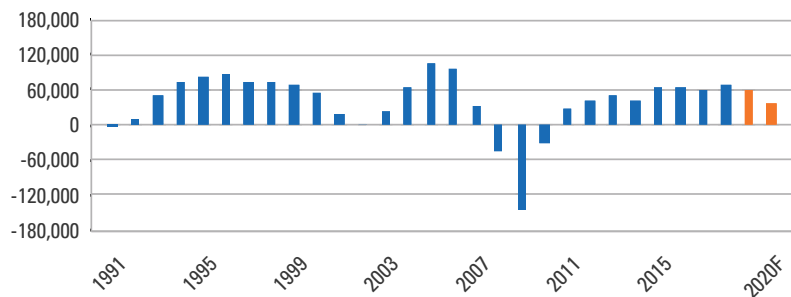
Address
202 LAKE WASHINGTON BLVD, SEATTLE WA, 98122



Phoenix-Mesa-Scottsdale CBSA Metro Area

JOB GROWTH year-over-year

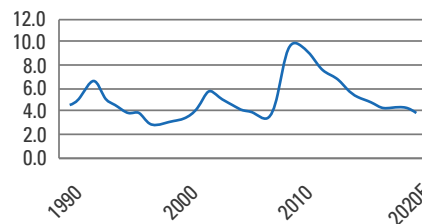
■ Oct. 2019 Job Growth: **55,600** new jobs
■ 2019 Job Forecast: **58,438** new jobs



UNEMPLOYMENT RATE

■ Oct. 2019 Unemployment: **4.3%**

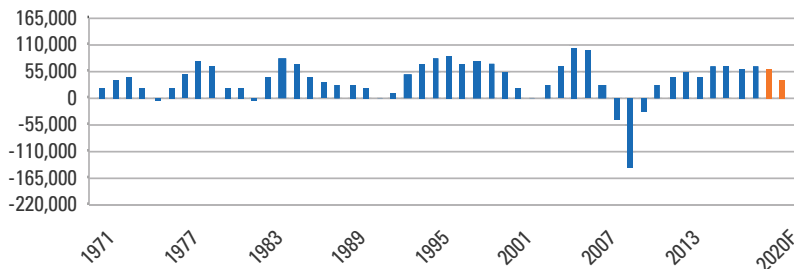
■ Unemployment 2019 Forecast: **4.3%** ↑



Maricopa County

JOB GROWTH year-over-year

■ Nov. 2019 Job Growth: **52,386** new jobs
■ 2019 Job Forecast: **56,227** new jobs

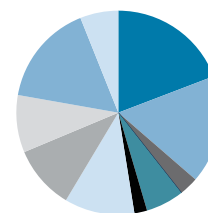


TOP EMPLOYERS

employees

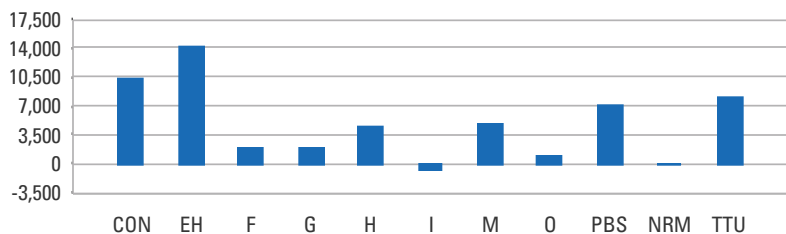
Banner Health	9,996
American Express	7,269
Honeywell	6,265
Dignity Health	5,570
Bank Of America	5,086

EMPLOYMENT BY SECTOR



19.2%	Trade, Transport & Utilities (TTU)	11.1%	Hospitality (H)
17.2%	Professional & Business Services (PBS)	10.1%	Government (G)
3.0%	Other (O)	9.1%	Finance (F)
0.0%	Natural Resource Mining (NRM)	16.2%	Education & Health (EH)
6.1%	Manufacturing (M)	6.1%	Construction (CON)
2.0%	Information (I)		

ANNUAL JOB GROWTH BY SECTOR

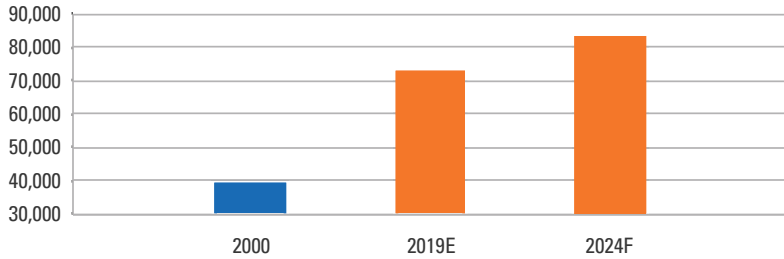


Zip Code 85387

HOUSEHOLD INCOME

2019E Median Household Incomes:

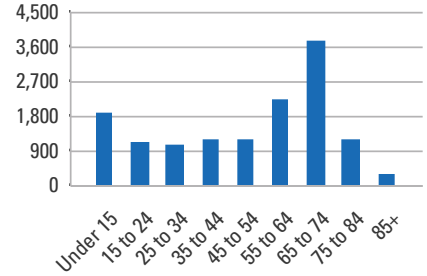
\$72,920



POPULATION BY AGE

2019E Median Age:

59 year **4** month



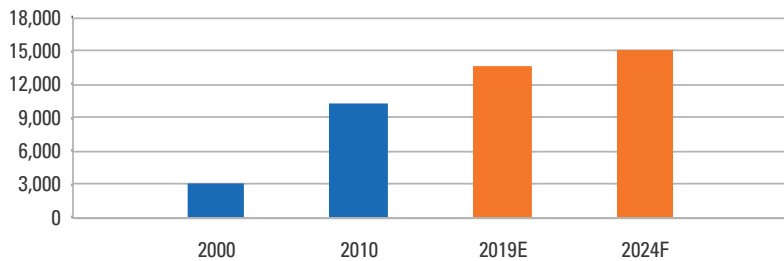
POPULATION GROWTH

2019E Population Growth:

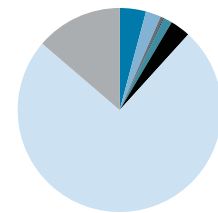
1.61%

2024F Population Growth:

2.12%



ETHNICITY



- 4.2% Others
- 1.3% Asian
- 2.4% Two Plus
- 3.2% Black
- 0.4% American Indian
- 74.6% White
- 0.2% Pacific Islander
- 13.7% Hispanic

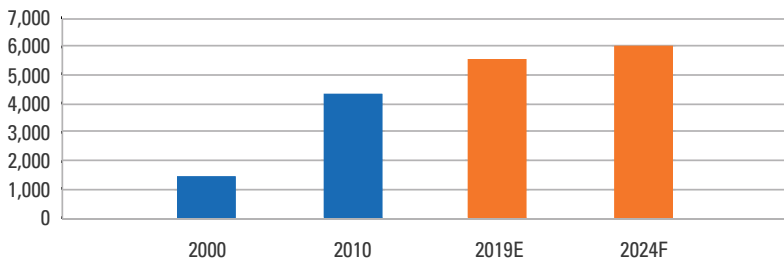
HOUSEHOLD GROWTH

2019E Household Growth:

14.73%

2024F Household Growth:

1.91%



SCHOOLS

score

Desert Oasis Elementary School	4/10
Nadaburg Unified School District	-

CRIME RATE per 1,000 people

85387 Arizona

Total Crime Rate:

12.9 **34.43**

Violent Crime Rate:

1.85 **4.1**

Property Rate:

11.05 **30.33**

WALKABILITY

Walk Score:

4/100

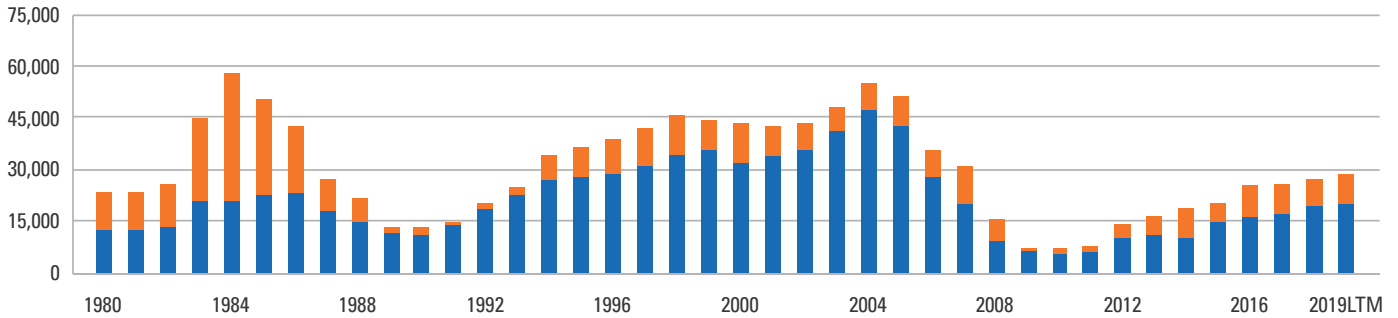
Maricopa County

PERMITS last twelve months

Oct. 2019 Total Residential Permits:

28,819

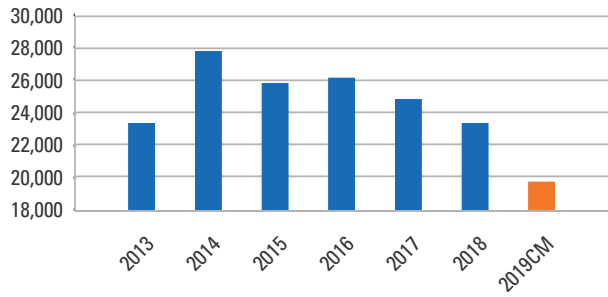
■ Single-family ■ Multifamily



OF LISTINGS

Oct. 2019 # of Listings:

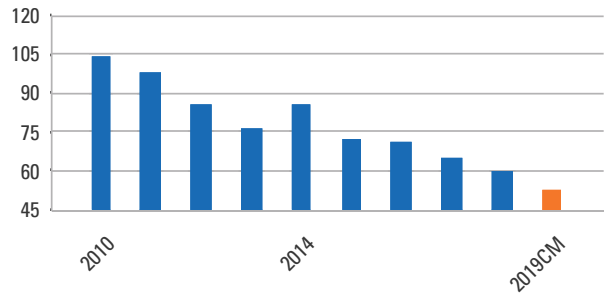
19,796 listings



DAYS ON MARKET

Sep. 2019 Days on Market:

53 days



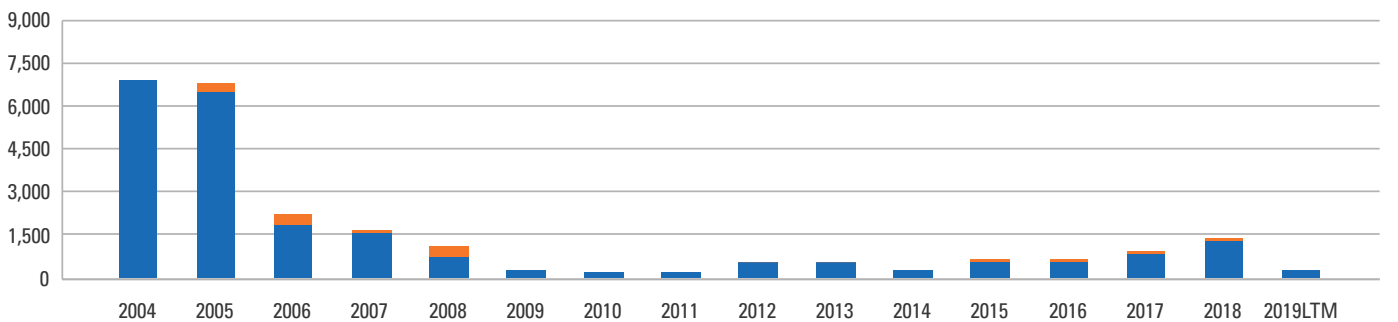
City of Surprise

PERMITS last twelve months

Oct. 2019 Total Residential Permits:

319

■ Single-family ■ Multifamily



NEARBY PROJECTS



Active Project

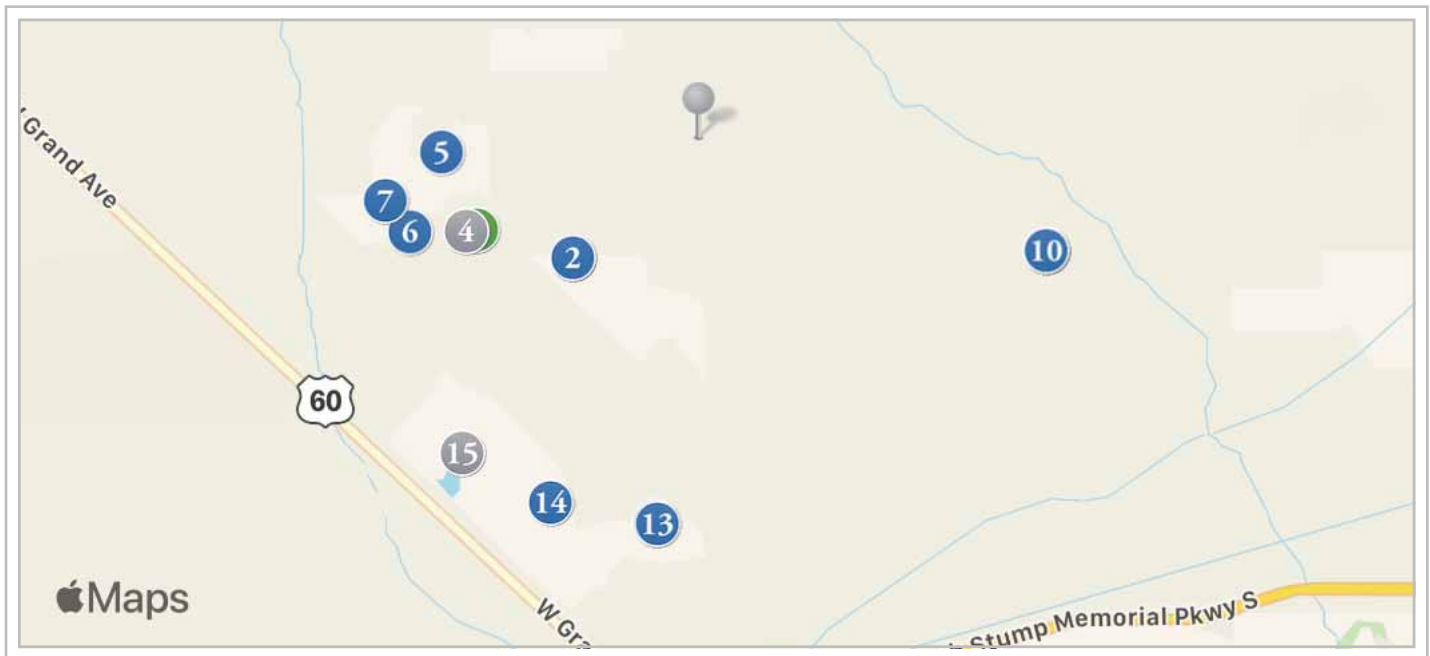


Upcoming Project



Sold Out Project

NO	PROJECT	BUILDER	UNIT SIZE	PRICE RANGE	TYPE
1	Mirage at Desert Oasis	Homes by Towne	1785-3009	\$241,800 - \$292,900	Detached
2	Palms at Desert Oasis	Homes by Towne	1785-3009	\$241,800 - \$292,900	Detached
3	Sanverno at Desert Oasis	KB Home	1621-2745	\$226,990 - \$278,000	Detached
4	Mirano at Desert Oasis	Courtland Communities	-	-	Detached
5	Desert Oasis	Richmond American Homes	2090-2980	\$282,990 - \$355,990	Detached
6	Cortana at Desert Oasis	KB Home	1621-2188	\$235,990 - \$258,990	Detached
7	Desert Oasis	Pulte Homes	1606-2822	\$251,990 - \$302,990	Detached
8	Rio Vista at Rancho Mercado	William Lyon Homes	1504-2229	\$235,990 - \$266,990	Detached
9	Los Cielos at Rancho Mercado	William Lyon Homes	1949-2975	\$264,990 - \$310,990	Detached
10	Almeria at Rancho Mercado	William Lyon Homes	2175-3493	\$289,990 - \$352,990	Detached
11	Asante/Discovery	Lennar	1392-1939	\$254,990 - \$304,990	Detached
12	Asante/Horizon	Lennar	2025-2656	\$314,990 - \$364,990	Detached
13	Asante/Vision	Lennar	3061-3173	\$362,990 - \$389,990	Detached
14	Asante/Freedom	Lennar	2183-2958	\$344,990 - \$380,990	Detached
15	Asante Heritage/Encore	Lennar	-	-	Detached



Maricopa County

Total Home Closings last twelve months

Oct. 2019 Total Home Closings:

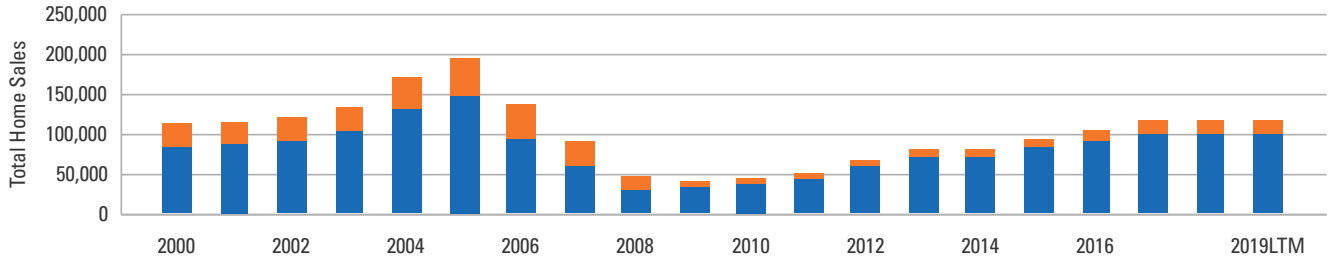
116,630

Oct. 2019 Total Existing Closings:

101,453

Oct. 2019 Total New Closings:

15,177



City of Surprise

Total Home Closings last twelve months

Oct. 2019 Total Home Closings:

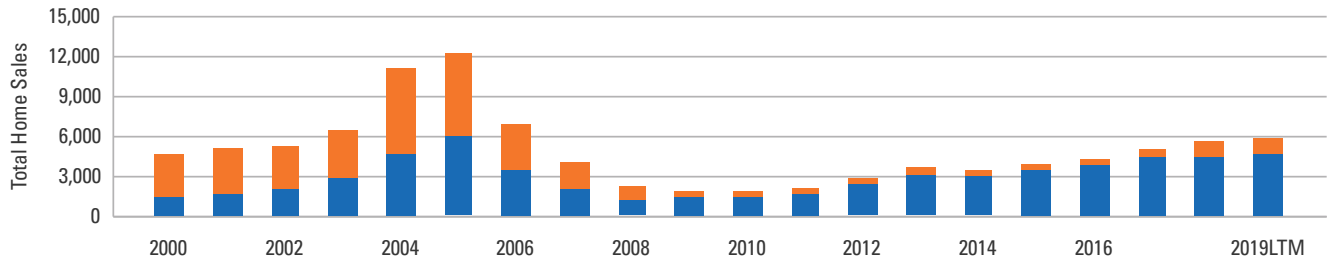
5,707

Oct. 2019 Total Existing Closings:

4,576

Oct. 2019 Total New Closings:

1,131



85387 Zip Code

Total Home Closings last twelve months

Oct. 2019 Total Home Closings:

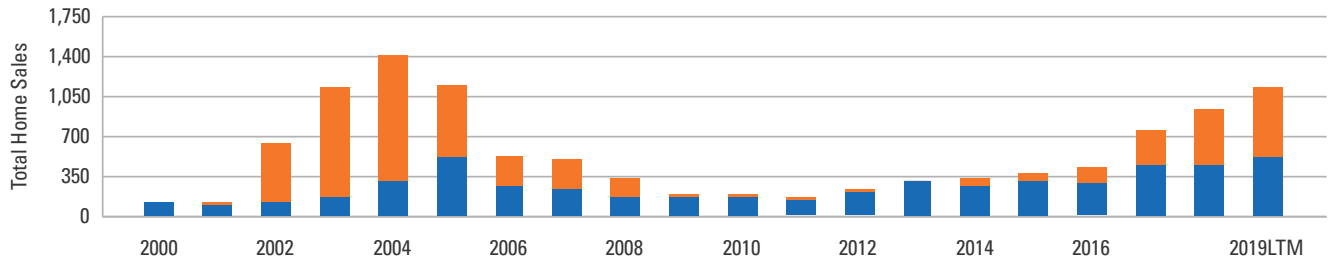
1,112

Oct. 2019 Total Existing Closings:

511

Oct. 2019 Total New Closings:

601



City Of Surprise

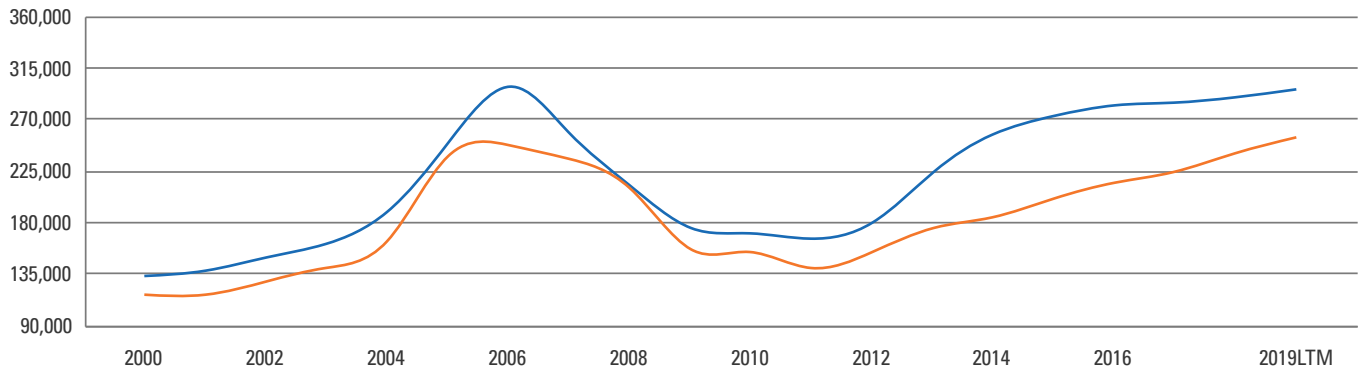
CLOSING HOME PRICE

■ Oct. 2019 Median Detached New:

\$296,783

■ Oct. 2019 Median Detached Existing:

\$253,345



85387 Zip Code

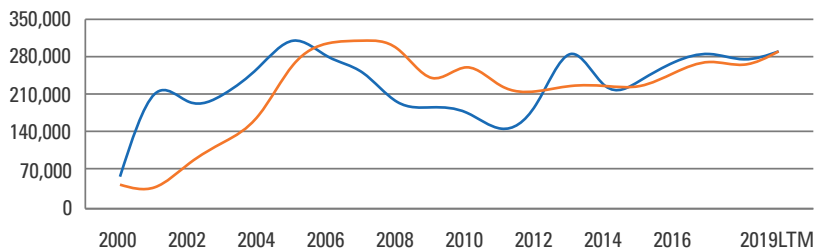
CLOSING HOME PRICE

■ Oct. 2019 Median SFD New:

\$290,567

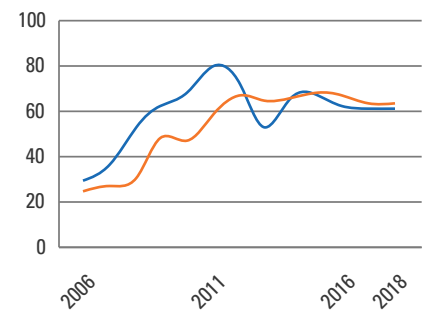
■ Oct. 2019 Median SFD Existing:

\$289,005



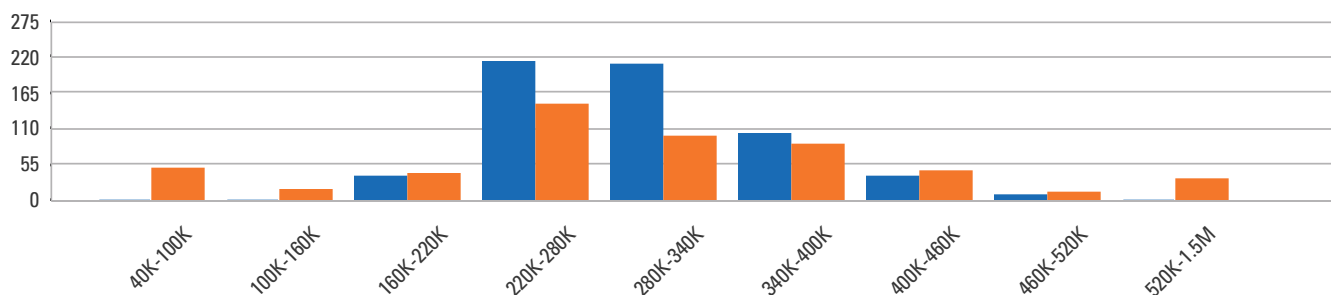
DETACHED AFFORDABILITY

■ New ■ Existing



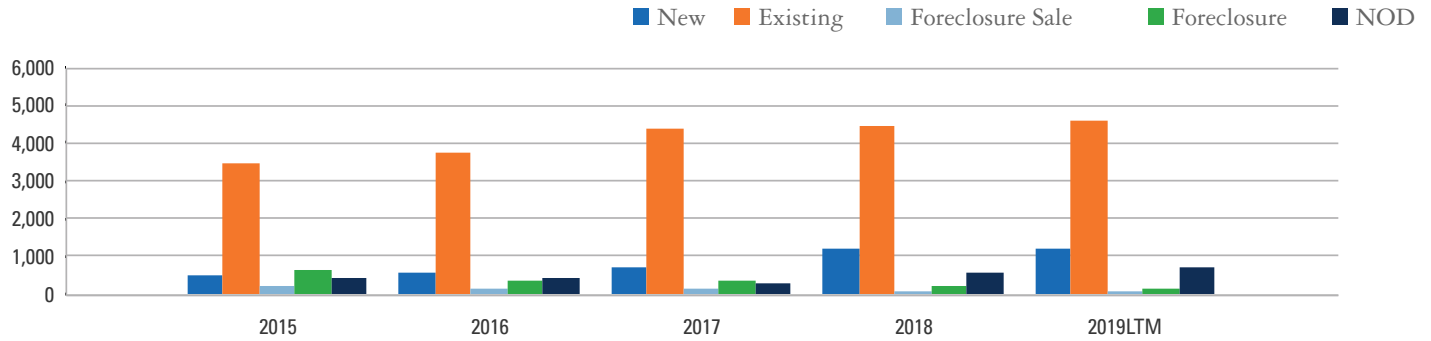
CLOSINGS BY PRICE RANGE last twelve months

■ New ■ Existing



City of Surprise

HOUSING TRANSACTION VOLUME BY TYPE last twelve months



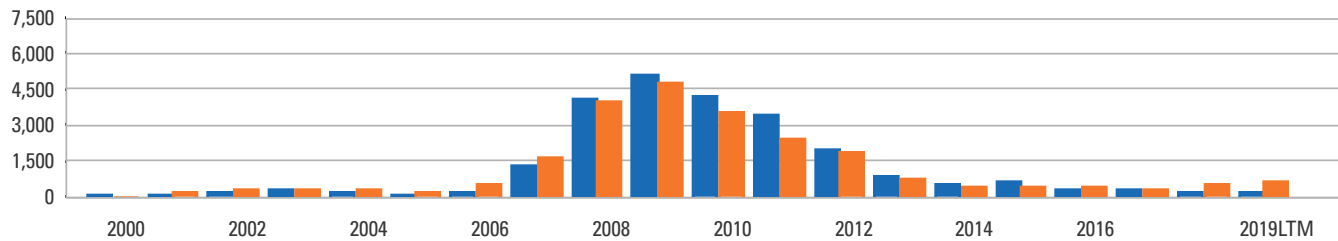
NOTICES OF DEFAULT & FORECLOSURES last twelve months

■ Oct. 2019 Total Foreclosures:

129

■ Oct. 2019 Notices of Default:

667



85387 Zip Code

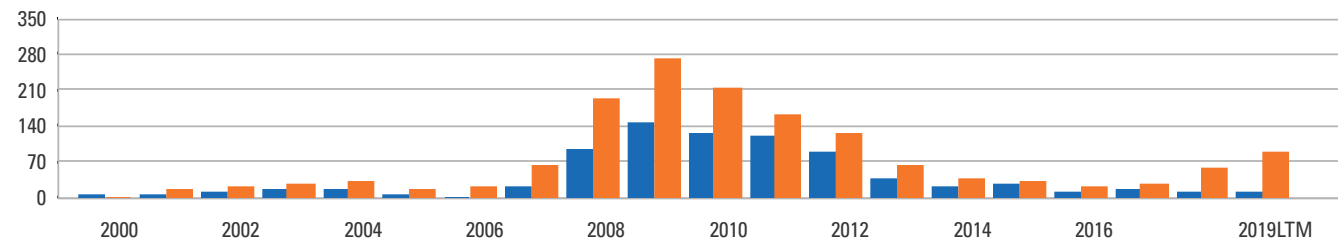
NOTICES OF DEFAULT & FORECLOSURES last twelve months

■ Oct. 2019 Total Foreclosures:

10

■ Oct. 2019 Notices of Default:

87



DEFINITIONS AND METHODOLOGY

All information presented involved the assembly of data sources that we consider to be reliable, including the Bureau of Labor Statistics, CBRE- EA, Nielsen Claritas, Public Record Data, Moody's Analytics, Great Schools, U.S. Bureau of the Census, Zillow, various regional Multiple Listing Service providers, Meyers Research and Zonda. We do not guarantee any data accuracy as all information is subject to human errors, omissions, and/or changes.

Abbreviations

AVG - Average	F - Forecast
C - Current	L3M - Last 3 Months
CBSA - Core Based Statistical Area	LTM - Last 12 Months
CHG - Change	P - Partial
CM - Current Month	YTD - Year To Date
E - Estimated	YOY - Year Over Year

Meyers Index is a proprietary index that produces a score ranging from 0 to 1,000 for a geographic area, ranging from the nation to a specific zip code. A higher index score captures the desirability of housing development for the selected area and is calculated using specific data sets weighted to interpret the strength of the market. Such metrics include price appreciation, sales activity, permit activity, demographic growth, household income levels, school scores, and affordability.

Walk Score measures the walkability of a zip code from 0 - 100 using a patented system based on access to amenities, population density and road metrics. Methodology and full walk score scale can be viewed at <https://www.walkscore.com/methodology.shtml>.

Score ranges:

0-49 - car dependent area

50-69 - somewhat walkable

90-100 - daily errands do not require a car.

ABOUT US



Meyers Research combines experienced real estate and technology advisors with leading data to provide our clients with a clear perspective and a strategic path forward. Based in Beverly Hills, we are home to 150 experts in 10 offices across the country.

Get More Out Of Zonda

Expand coverage to nearby regions to grow your footprint.

Get More Out Of Services

Develop a comprehensive pricing and absorption strategy.

Contact Us

meyersresearchllc.com

hello@meyersresearchllc.com

(858) 381-4390