



Site Characteristics

Zoning: CR-1 & CR-1A APN: 509-60-017E

Utilities: Utility providers are as follows:

Water: Arizona Water Company
12 inch water line in Weaver Road adjacent to site
Sewer: Septic System Proposed
24 inch sewer line at Cox & Kortsen, just west of I-10
Electricity: Arizona Public Service
Gas: Southwest Gas Corporation
Telephone: Qwest Communications

Property Taxes: APN: 509-60-017E \$8,378.79

Property status: Vacant, not farmed

Flood Zone: FEMA Zone X

Engineering: Preliminary Plat approved (may be expired)
Construction plans through 5 submittals with Pinal County
Contact Lloyd Pew at HTPO Engineering (480) 836-0535

Area Amenities: Close proximity to the Promenade, a 1 million square foot retail center developed by Pederson & Westcor, 1.5+/- miles from Interstate 10 (access via McCartney Rd interchange) Major Area Retailers include: Home Depot, Walmart, Lowes, Dillard's, Target, Harkins Theater, Best Buy, Kohl's, Sports Authority and more!

Land Group Real Estate, L.L.C.
2198 E. Camelback Road, Suite 310
Phoenix, Arizona 85016
Tel. 602-522-1770
Fax. 602-522-1870

