

- **Location:** East of the southeast corner of Ironwood Road and Ocotillo Road in Queen Creek, AZ
- **Size:** +/- 18 acres
- **Zoning:** PAD allowing for up to 219 units
- **Utilities:** All utilities to the site boundary
- **Price:** Submit offers
- **Comments:**
 - This property presents a rare opportunity to acquire 18 acres zoned multifamily site in the southeast valley of Phoenix. The property is the “build for rent” component of the mini masterplan consisting of Tripointe Homes, a micro hospital, and a conventional apartment project. Due to the lack of remaining land inventory and challenging entitlement conditions towards multifamily, this is an extremely unique opportunity. The site is just south of LG’s planned 5-billion-dollar plant and in close proximity to retail and transportation corridors.

Exclusively Available

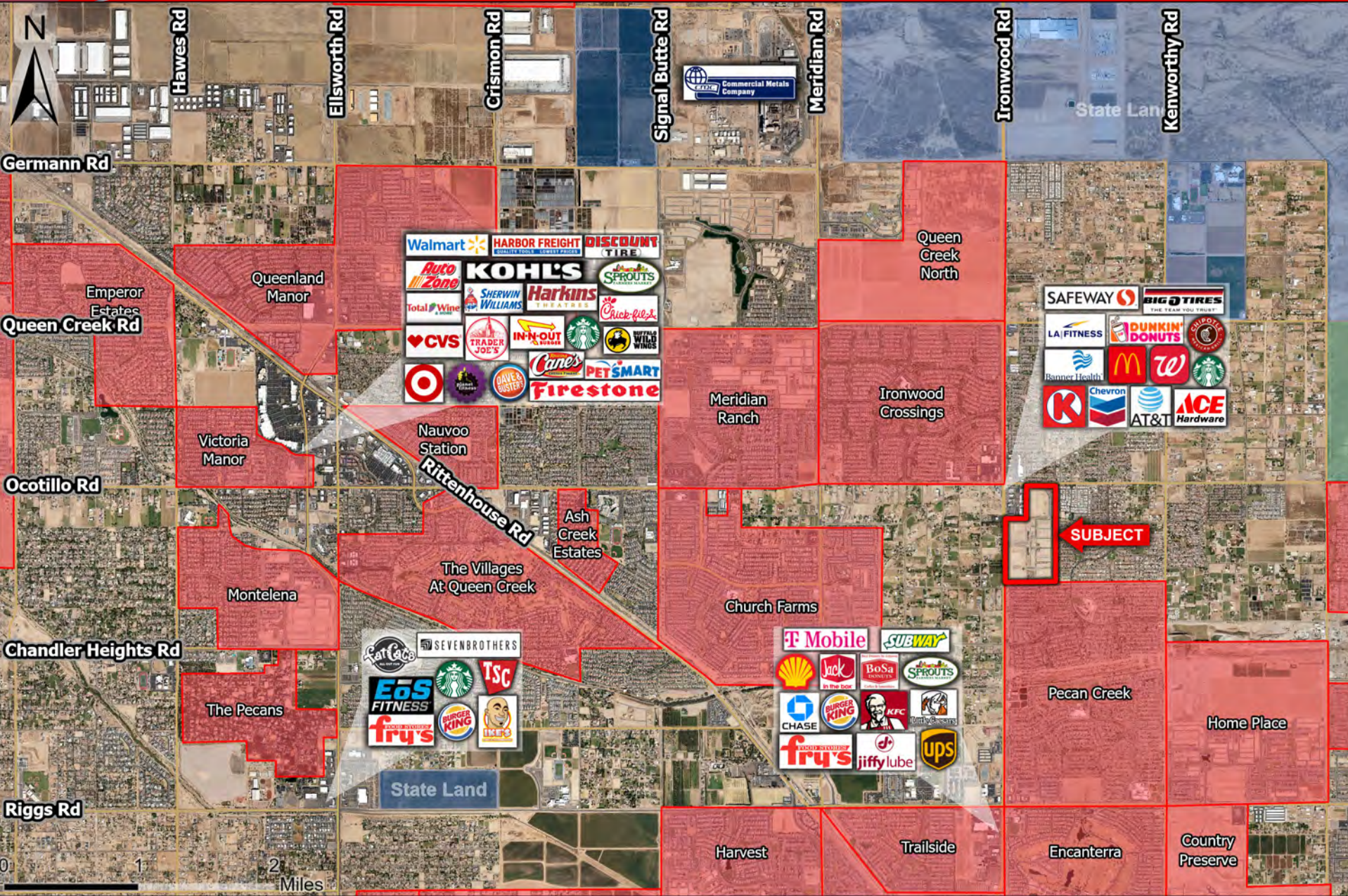
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

MATT RINZLER
Direct: 602-385-1534
mrinzler@insightland.com

BRIAN STILLMAN
Direct: 602-385-1512
bstillman@insightland.com

JEREMY LOVEJOY
Direct: 602-385-1525
jlovejoy@insightland.com





Full Diamond Interchange



LOOP 202



State Land



SUBJECT



Rittenhouse Rd



Combs Rd

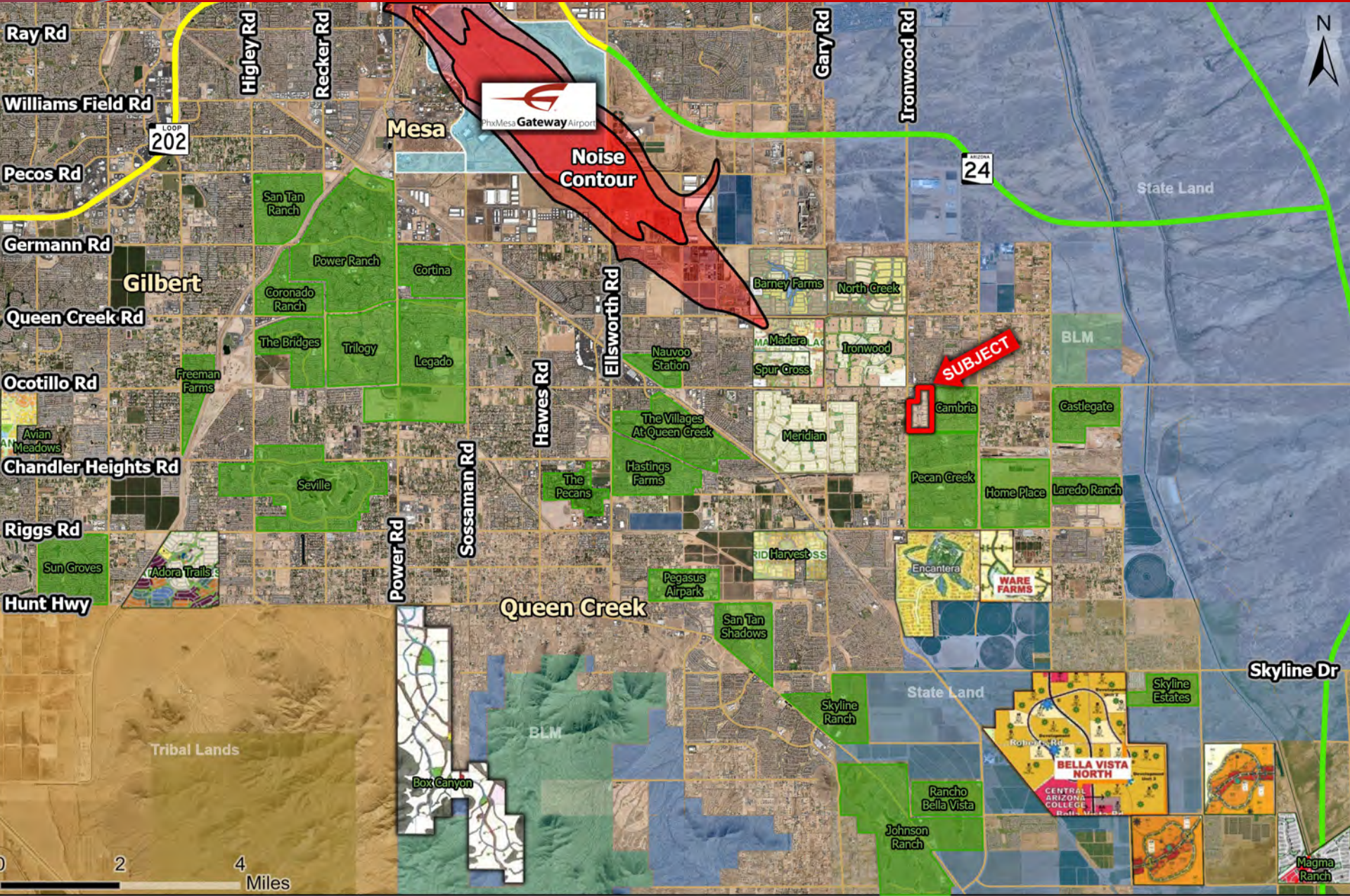


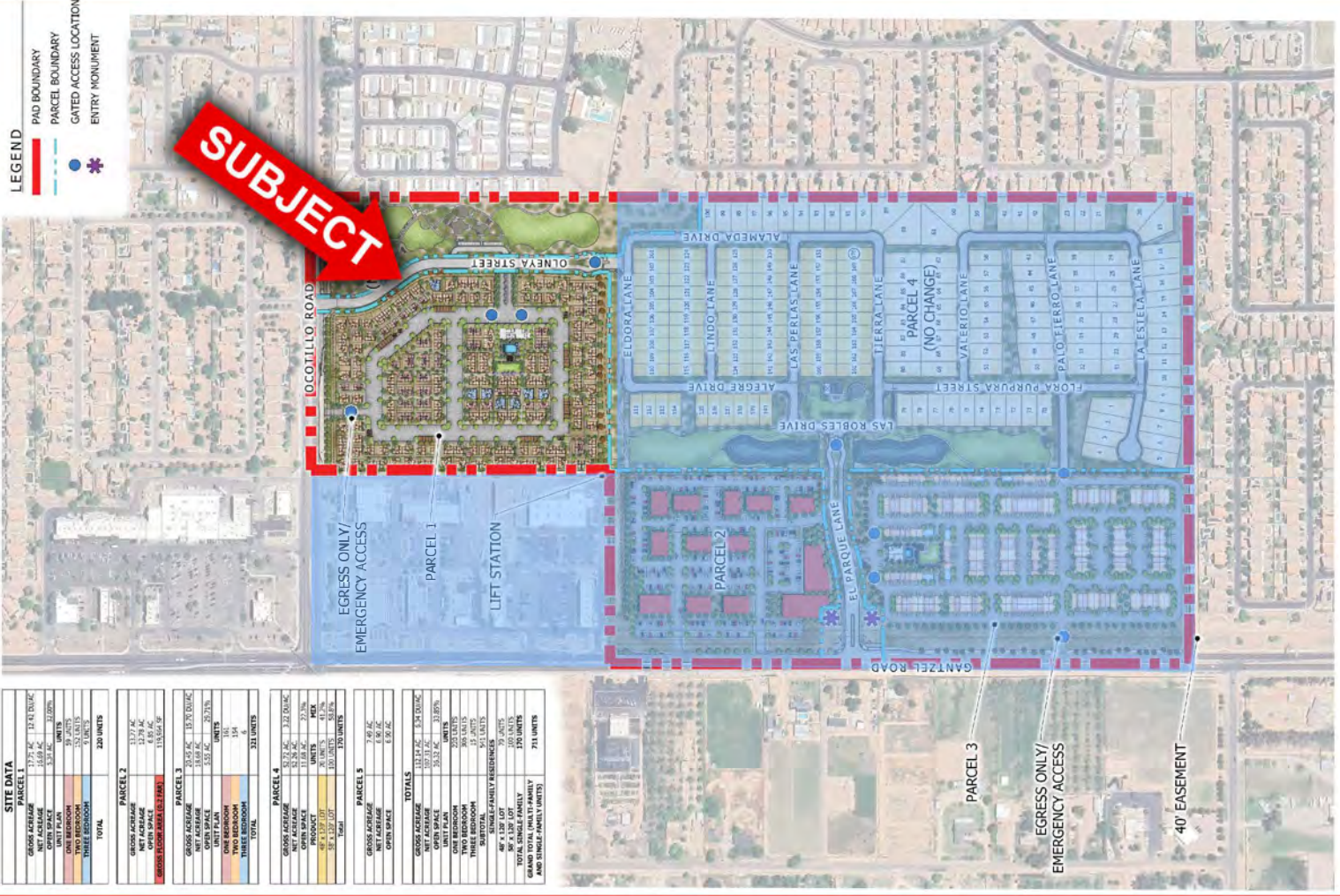
Skyline Dr

Gantzel Rd









SITE DATA	
PARCEL 1	
GROSS ACREAGE	14.74 AC. 14.74 DWSK
NET ACREAGE	5.87 AC. 5.87 DWSK
OPEN SPACE	5.87 AC. 31.00%
UNIT PLAN	
ONE BEDROOM	232 UNITS
TWO BEDROOM	6 UNITS
THREE BEDROOM	220 UNITS
TOTAL	220 UNITS
PARCEL 2	
GROSS ACREAGE	13.77 AC. 13.77 DWSK
NET ACREAGE	12.79 AC. 12.79 DWSK
OPEN SPACE	12.79 AC. 93.53%
GROSS FLOOR AREA (G.F.A.)	115,666 SF
PARCEL 3	
GROSS ACREAGE	20.05 AC. 15.52 DWSK
NET ACREAGE	13.68 AC. 13.68 DWSK
OPEN SPACE	13.68 AC. 23.76%
PRODUCT	522 UNITS
UNIT PLAN	
ONE BEDROOM	161 UNITS
TWO BEDROOM	161 UNITS
THREE BEDROOM	6 UNITS
TOTAL	321 UNITS
PARCEL 4	
GROSS ACREAGE	5.97 AC. 3.72 DWSK
NET ACREAGE	5.97 AC. 5.97 DWSK
OPEN SPACE	31.00 AC. 23.76%
PRODUCT	UNITS
UNIT PLAN	
ONE BEDROOM	203 UNITS
TWO BEDROOM	15 UNITS
THREE BEDROOM	51 UNITS
TOTAL	259 UNITS
PARCEL 5	
GROSS ACREAGE	2.49 AC. 2.49 DWSK
NET ACREAGE	2.49 AC. 2.49 DWSK
OPEN SPACE	6.96 AC.
PRODUCT	UNITS
UNIT PLAN	
ONE BEDROOM	71 UNITS
TWO BEDROOM	71 UNITS
THREE BEDROOM	71 UNITS
TOTAL	213 UNITS
TOTALS	
GROSS ACREAGE	122.24 AC. 134 DWSK
NET ACREAGE	109.31 AC. 109.31 DWSK
OPEN SPACE	35.32 AC. 31.80%
UNITS	2,027
ONE BEDROOM	203 UNITS
TWO BEDROOM	15 UNITS
THREE BEDROOM	51 UNITS
TOTAL	259 UNITS
PROPERTY RESERVATION	
40' x 120' LOT	70 UNITS
80' x 120' LOT	100 UNITS
120' x 120' LOT	250 UNITS
GRAND TOTAL (MULTI-FAMILY AND SINGLE-FAMILY UNITS)	711 UNITS