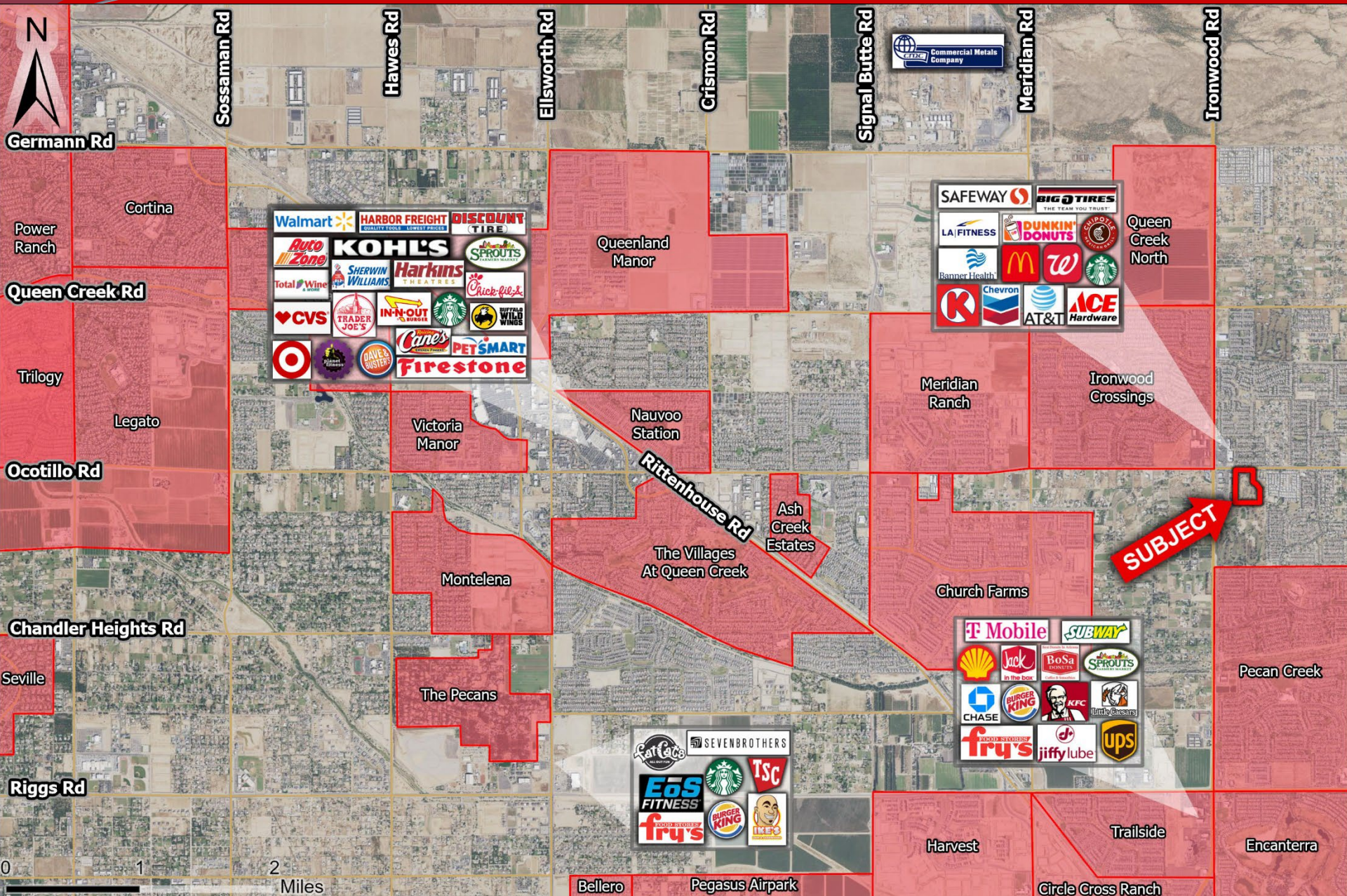




- **Location:** East of the southeast corner of Ironwood Road and Ocotillo Road in Queen Creek, AZ
- **Size:** 17 acres
- **Zoning:** PAD allowing for up to 12.9 du / acre
- **Utilities:** All utilities to the site boundary
- **Price:** Submit offers
- **Comments:**
  - ✓ This property presents a rare opportunity to acquire 17 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







# 17 Acre Approved Southeast Valley BFR Project

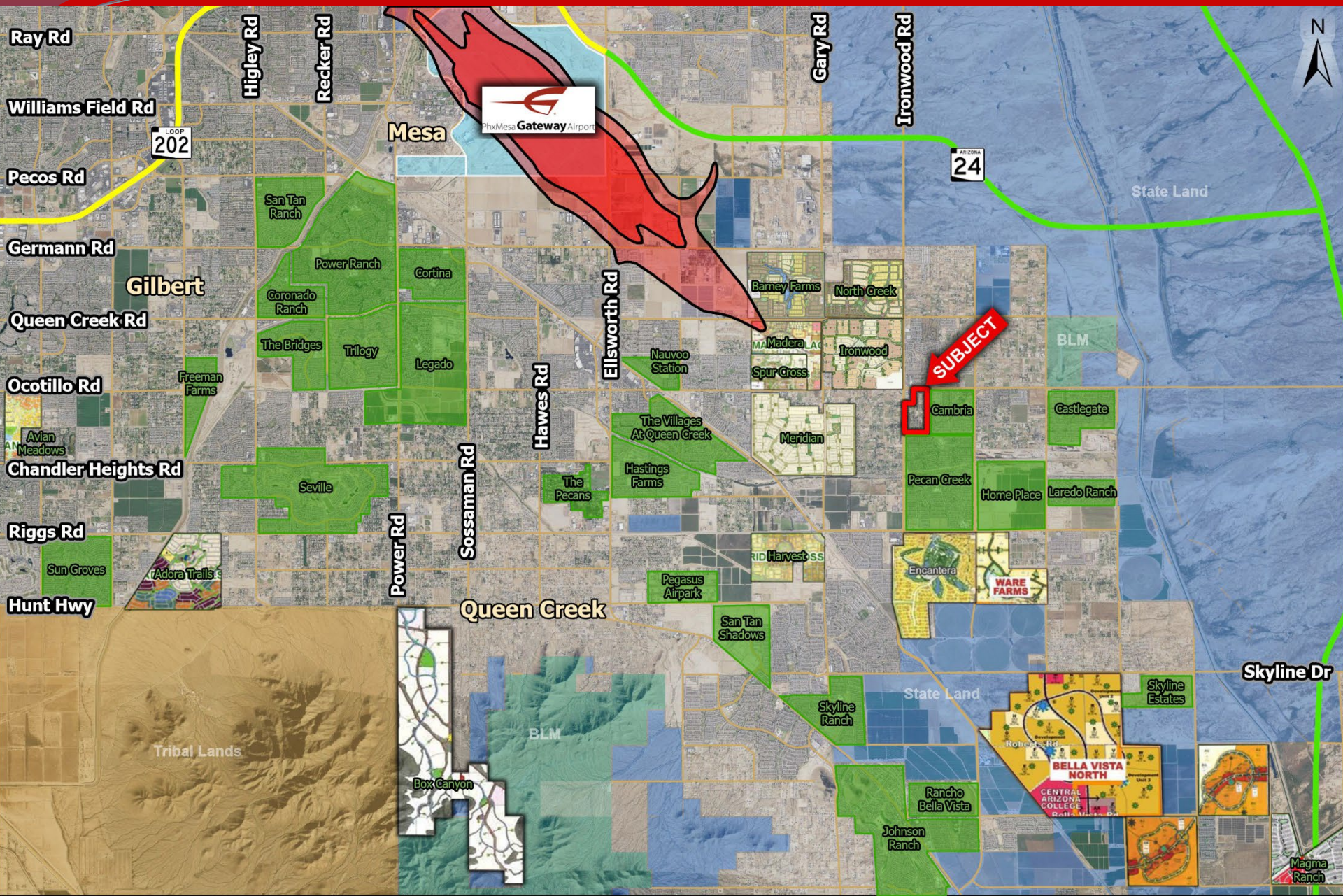
Queen Creek, AZ













## PARCEL-I PROPOSED DESIGN









| SITE DATA   |                      |
|---|----------------------|
| <b>PARCEL 1</b>   |                      |
| GROSS ACREAGE   | 17.71 AC 12.73 DEDIC |
| NET ACREAGE   | 5.87 AC              |
| OPEN SPACE  | 5.89 AC              |
| UNIT PLAN   | UNITS                |
| ONE BEDROOM   | 32 UNITS             |
| TWO BEDROOM   | 32 UNITS             |
| THREE BEDROOM   | 9 UNITS              |
| TOTAL   | 220 UNITS            |
| <b>PARCEL 2</b>   |                      |
| GROSS ACREAGE   | 13.77 AC             |
| NET ACREAGE   | 12.28 AC             |
| OPEN SPACE  | 12.28 AC             |
| UNIT PLAN   | UNITS                |
| ONE BEDROOM   | 15 UNITS             |
| TWO BEDROOM   | 15 UNITS             |
| THREE BEDROOM   | 15 UNITS             |
| TOTAL   | 32 UNITS             |
| <b>PARCEL 3</b>   |                      |
| GROSS ACREAGE   | 20.05 AC 15.75 DEDIC |
| NET ACREAGE   | 10.00 AC             |
| OPEN SPACE  | 10.00 AC             |
| UNIT PLAN   | UNITS                |
| ONE BEDROOM   | 32 UNITS             |
| TWO BEDROOM   | 32 UNITS             |
| THREE BEDROOM   | 16 UNITS             |
| TOTAL   | 80 UNITS             |
| <b>PARCEL 4</b>   |                      |
| GROSS ACREAGE   | 50.71 AC 3.22 DEDIC  |
| NET ACREAGE   | 47.49 AC             |
| OPEN SPACE  | 47.49 AC             |
| UNIT PLAN   | UNITS                |
| ONE BEDROOM   | 200 UNITS            |
| TWO BEDROOM   | 200 UNITS            |
| THREE BEDROOM   | 15 UNITS             |
| TOTAL   | 415 UNITS            |
| <b>PARCEL 5</b>   |                      |
| GROSS ACREAGE   | 7.46 AC              |
| NET ACREAGE   | 6.96 AC              |
| OPEN SPACE  | 6.96 AC              |
| UNIT PLAN   | UNITS                |
| ONE BEDROOM   | 200 UNITS            |
| TWO BEDROOM   | 200 UNITS            |
| THREE BEDROOM   | 15 UNITS             |
| TOTAL   | 415 UNITS            |
| <b>TOTALS</b>   |                      |
| GROSS ACREAGE   | 102.14 AC 6.34 DEDIC |
| NET ACREAGE   | 100.31 AC            |
| OPEN SPACE  | 98.07 AC 98.07%      |
| UNIT PLAN   | UNITS                |
| ONE BEDROOM   | 200 UNITS            |
| TWO BEDROOM   | 200 UNITS            |
| THREE BEDROOM   | 15 UNITS             |
| TOTAL   | 415 UNITS            |
| <b>GRAND TOTAL (MULTI-FAMILY AND SINGLE-FAMILY UNITS)</b> |                      |
| GROSS ACREAGE   | 102.14 AC 6.34 DEDIC |
| NET ACREAGE   | 100.31 AC            |
| OPEN SPACE  | 98.07 AC 98.07%      |
| UNIT PLAN   | UNITS                |
| ONE BEDROOM   | 200 UNITS            |
| TWO BEDROOM   | 200 UNITS            |
| THREE BEDROOM   | 15 UNITS             |
| TOTAL   | 415 UNITS            |

