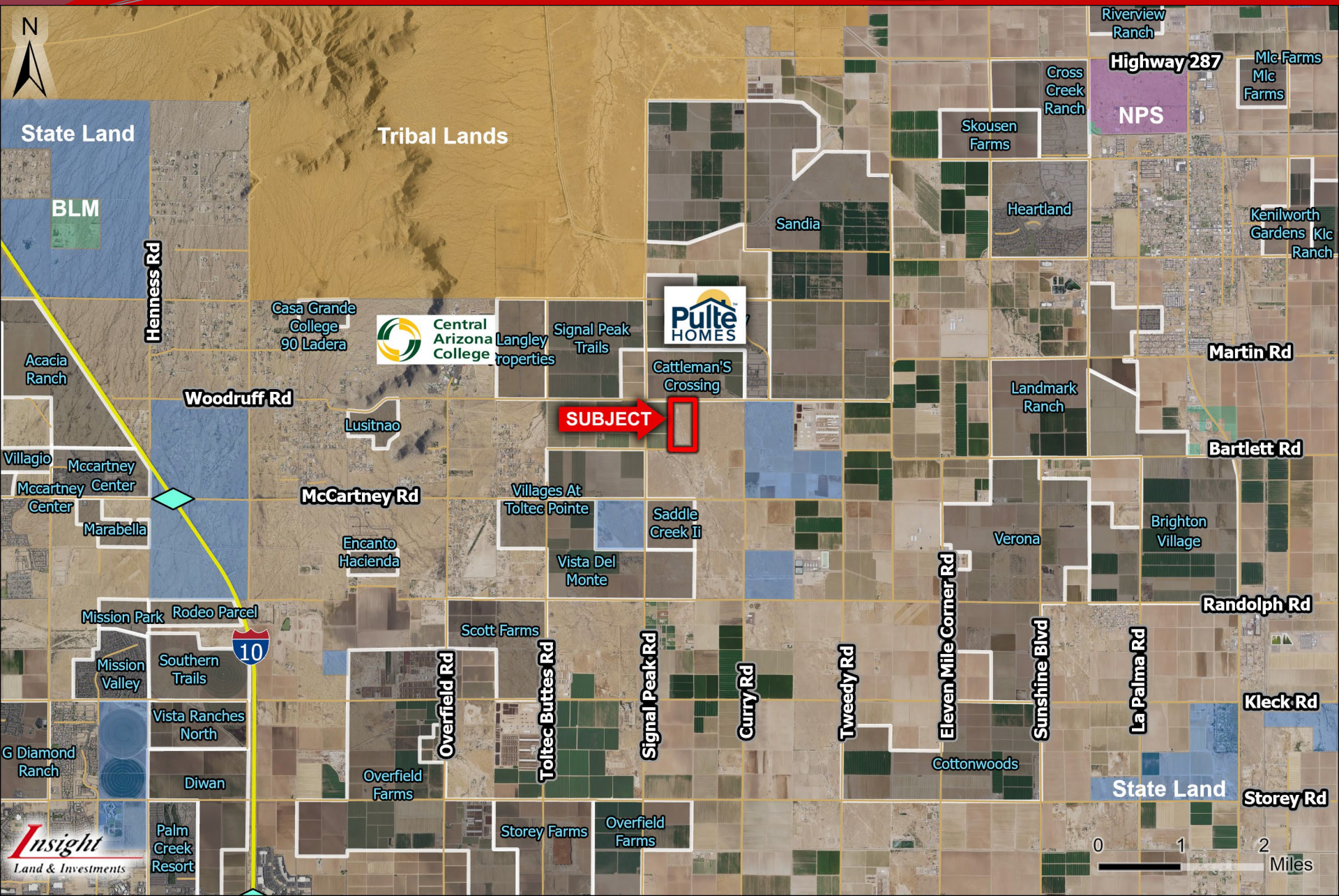
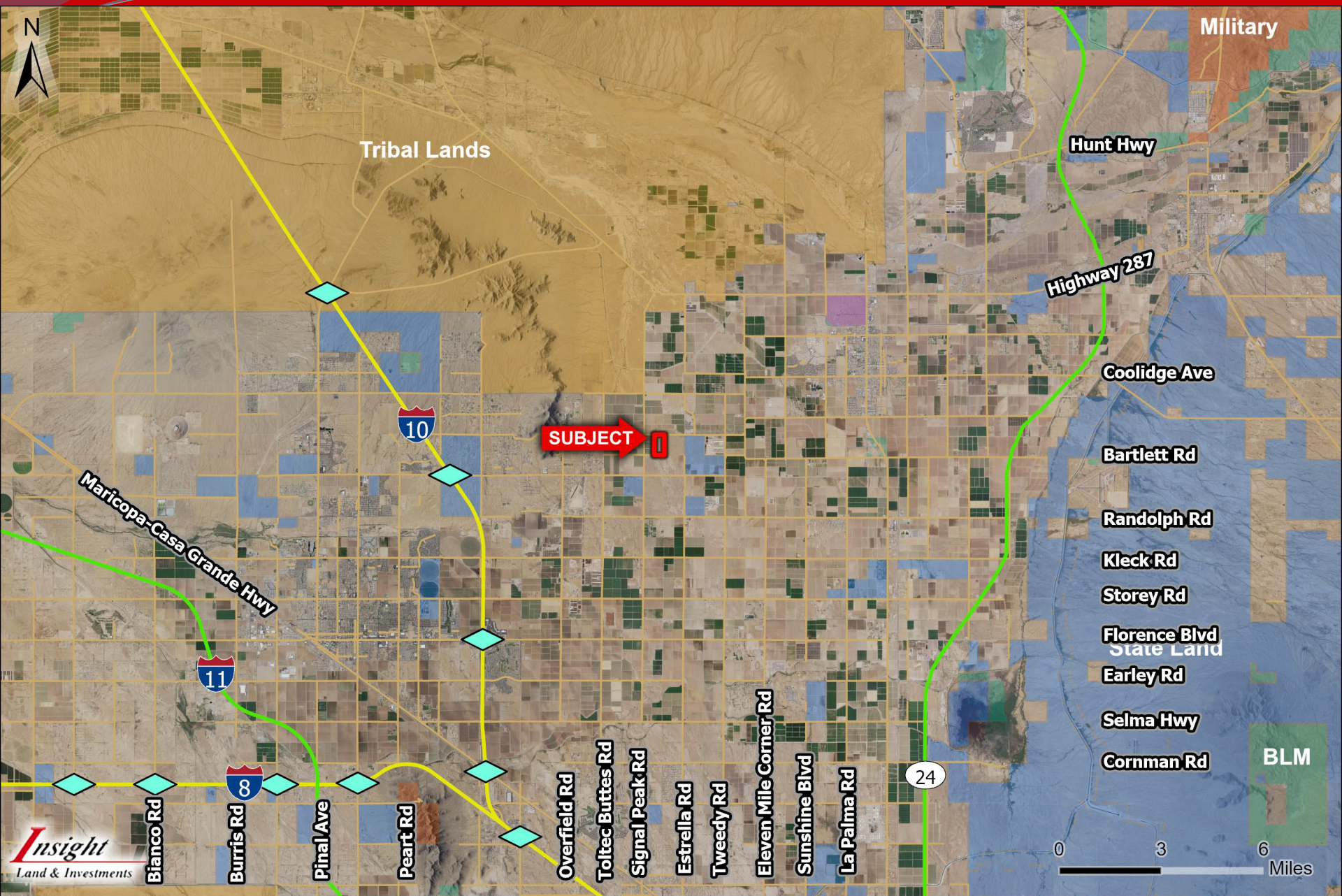


- ❑ **Location:** East of SEC Signal Peak & Woodruff Road, Coolidge, AZ
- ❑ **APN:** 509-63-003, 005
- ❑ **Size:** +/- 80 Acres
- ❑ **Zoning:** PAD (City of Coolidge)
157 Lots – 45' x 115'
144 Lots – 58' x 120'
- ❑ **Comments:** Property is located along Woodruff Road. Platted for 301 lots. CAC College is 2 mile west of the property. Property has ½ mile of frontage along Woodruff Road. Excellent investment or 1031 exchange. Seller will entertain all offers. Can be purchased in 40 acre parcels.
- ❑ **Price:** \$9,500/acre or \$760,000

EXCLUSIVELY LISTED





Master Plan - Figure 'E'

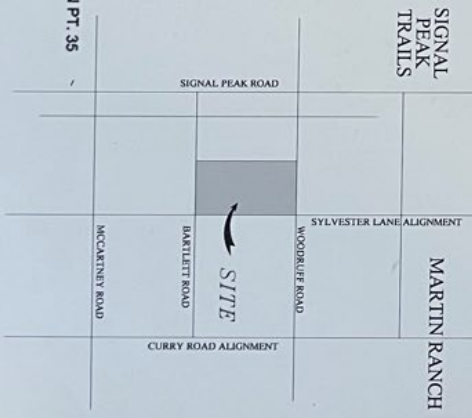
Desert Oasis



SITE DATA

GROSS AREA: 79.8 AC
 ARTERIAL ROAD: 1.55 AC (2.1%)
 GROSS RES. AREA: 78.15 AC
 LOT COUNT: 301 DU
 DENSITY: 3.85 DU/AC
 LOT SIZE: 48' X 115' & 58' X 120'
 OPEN SPACE: 12.1 AC / 78.15 AC = 15.5%

VICINITY MAP



PREPARED FOR: COOLIDGE PROPERTIES OF PHOENIX, LLC

GILMORE PARSONS
LAND DESIGN GROUP
1000 N. CENTRAL AVENUE, SUITE 1000
PHOENIX, ARIZONA 85004