

- **Location:** East of the southeast corner of Ironwood Road and Ocotillo Road in Queen Creek, AZ
- **Size:** 17 acres
- **Zoning:** Rezone in process to PAD allowing for 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 and a micro hospital. 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

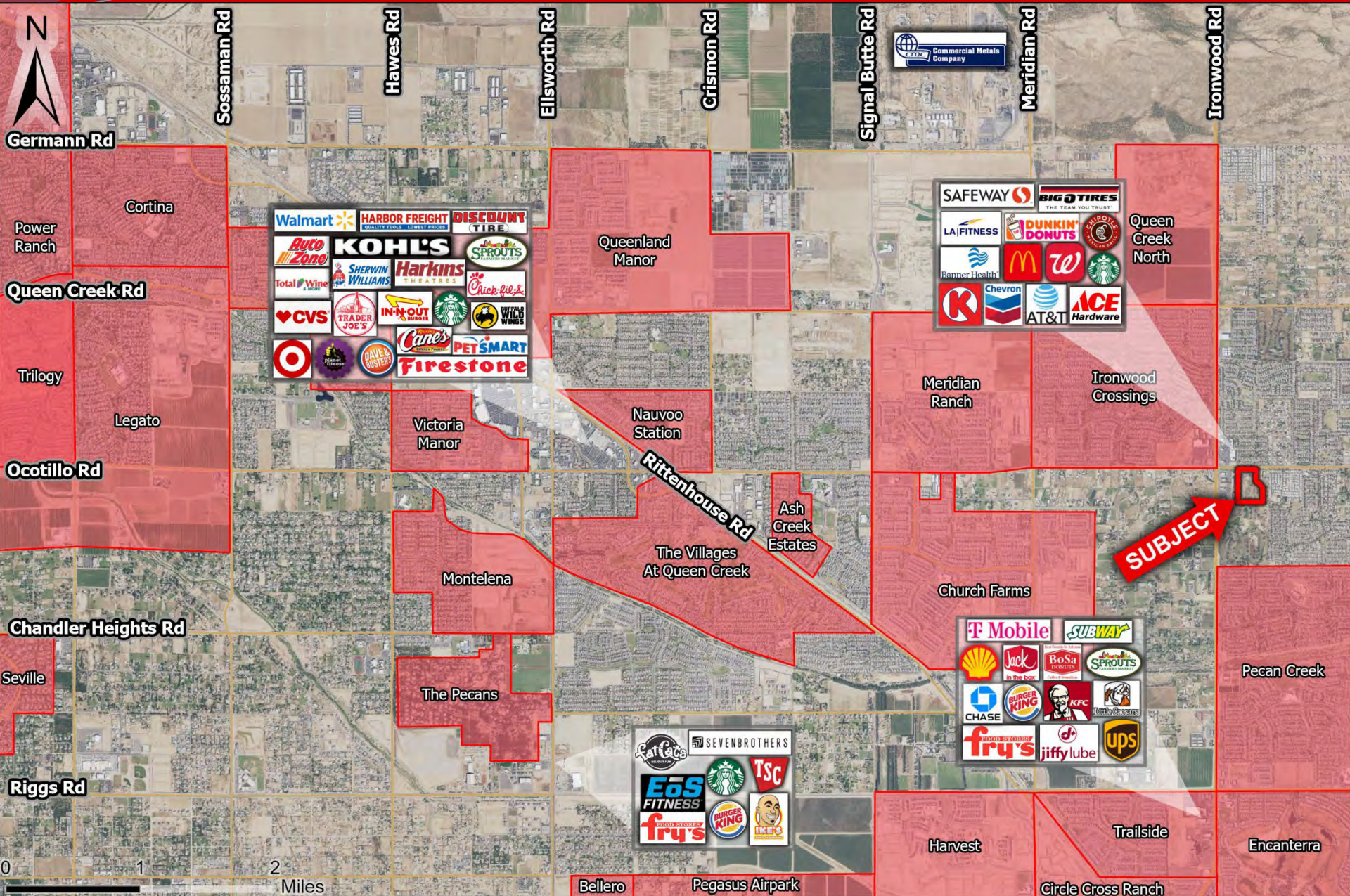
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

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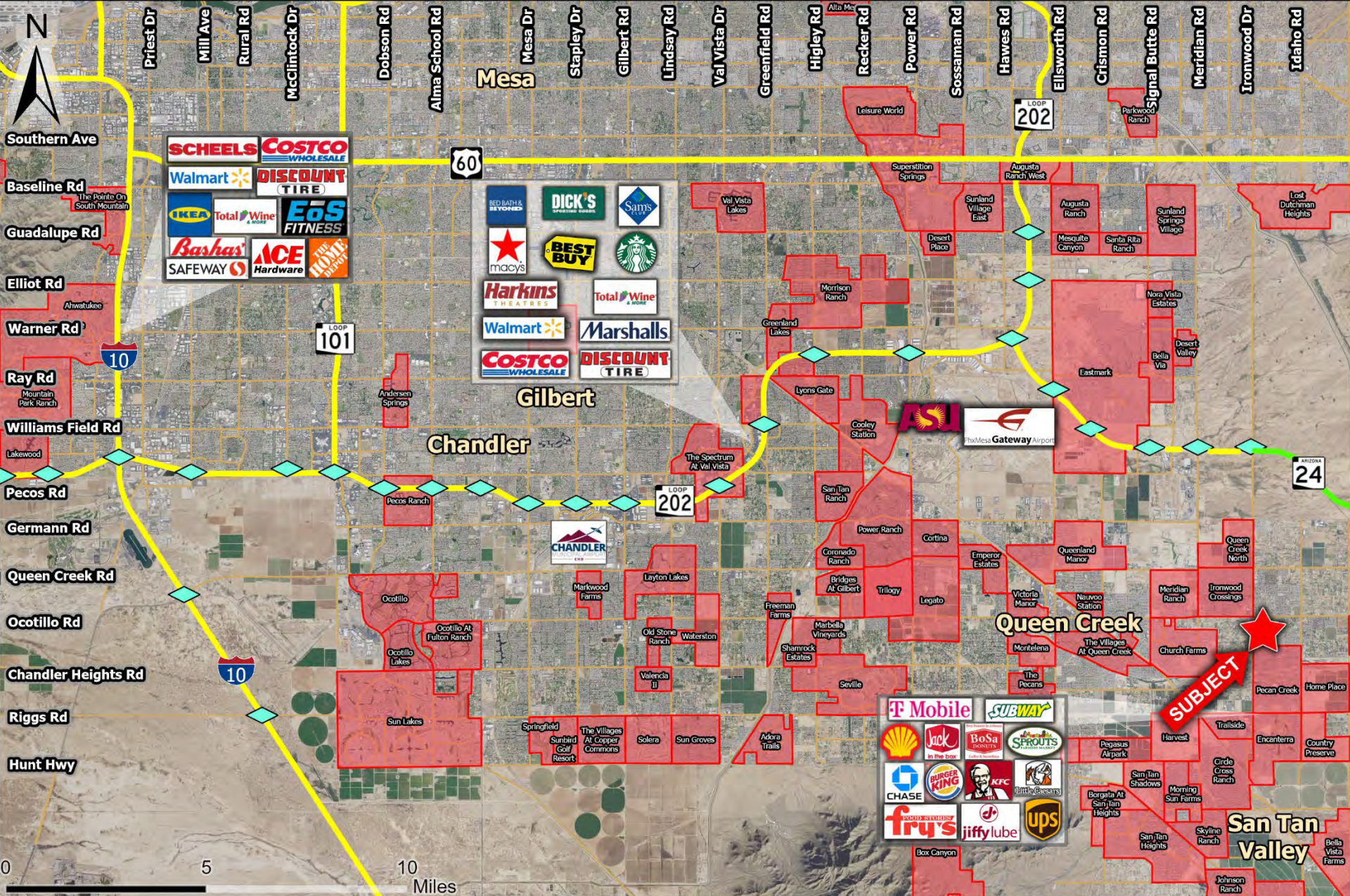
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17 Acre Approved Southeast Valley BFR Project

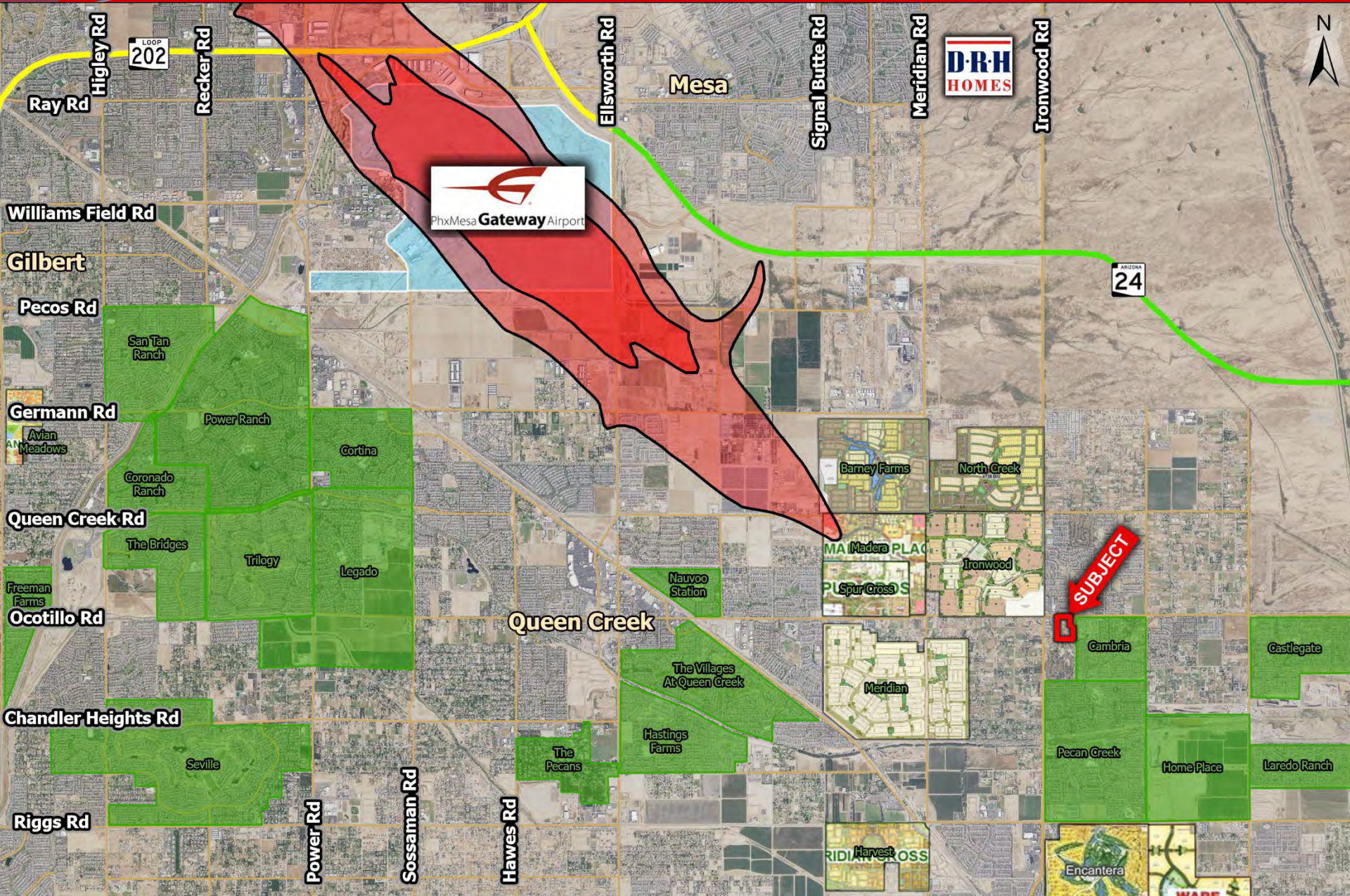
Queen Creek, AZ



17 Acre Approved Southeast Valley BFR Project

Queen Creek, AZ





PARCEL-I PROPOSED DESIGN



SITE DATA			
PARCEL 1			
GROSS ACREAGE	17.71 AC	12.42 DU/AC	
NET ACREAGE	15.69 AC		
OPEN SPACE	5.34 AC	32.00%	
UNIT PLAN	UNITS		
ONE BEDROOM	59 UNITS		
TWO BEDROOM	152 UNITS		
THREE BEDROOM	9 UNITS		
TOTAL	220 UNITS		

PARCEL 2			
GROSS ACREAGE	13.77 AC		
NET ACREAGE	12.78 AC		
OPEN SPACE	6.85 AC		
GROSS FLOOR AREA (0.2 FAR)	119,964 SF		

PARCEL 3			
GROSS ACREAGE	20.45 AC	15.70 DU/AC	
NET ACREAGE	18.68 AC		
OPEN SPACE	5.55 AC	29.71%	
UNIT PLAN	UNITS		
ONE BEDROOM	161		
TWO BEDROOM	154		
THREE BEDROOM	6		
TOTAL	321 UNITS		

PARCEL 4			
GROSS ACREAGE	52.72 AC	3.22 DU/AC	
NET ACREAGE	52.26 AC		
OPEN SPACE	11.68 AC	22.3%	
PRODUCT	UNITS	MDX	
45' x 120' LOT	76 UNITS	41.2%	
55' x 120' LOT	100 UNITS	58.8%	
Total	170 UNITS		

PARCEL 5			
GROSS ACREAGE	7.49 AC		
NET ACREAGE	6.90 AC		
OPEN SPACE	6.90 AC		

TOTALS			
GROSS ACREAGE	112.14 AC	6.34 DU/AC	
NET ACREAGE	107.31 AC		
OPEN SPACE	36.32 AC	33.85%	
UNIT PLAN	UNITS		
ONE BEDROOM	220 UNITS		
TWO BEDROOM	306 UNITS		
THREE BEDROOM	15 UNITS		
SUBTOTAL	541 UNITS		
SINGLE-FAMILY RESIDENCES			
48' x 120' LOT	70 UNITS		
55' x 120' LOT	100 UNITS		
TOTAL SINGLE-FAMILY	170 UNITS		
GRAND TOTAL (MULTI-FAMILY AND SINGLE-FAMILY UNITS)	711 UNITS		



