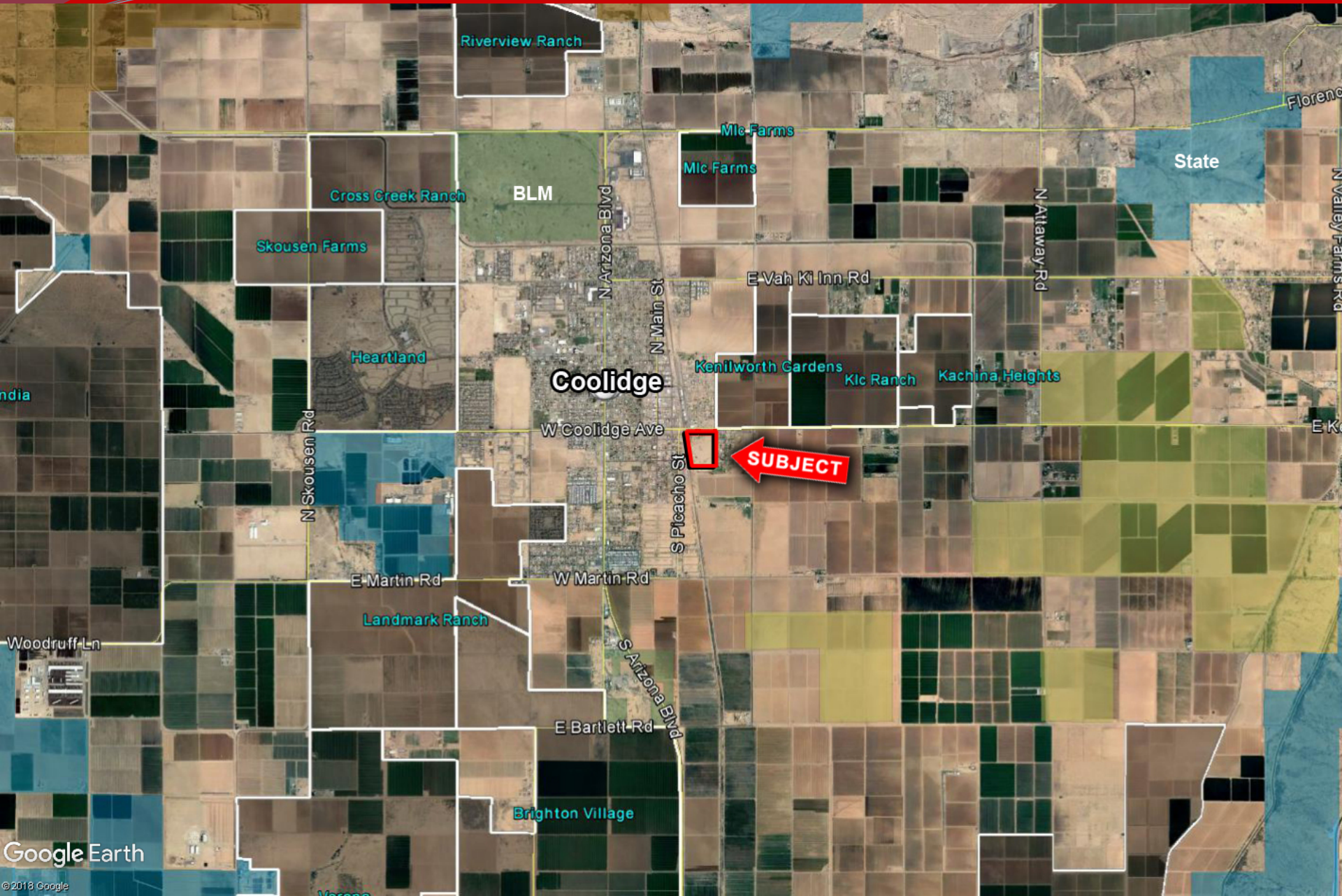




- ❑ **Location:** West of SWC of Coolidge Avenue and Christensen Road, Coolidge, Arizona
- ❑ **APN:** 205-12-009G, 009H, 009J
- ❑ **Zoning:** R-4 (+/- 25 acres, blue) and Commercial Use (+/- 4 acres)
- ❑ **Utilities:**  
Water: Arizona Water Company  
Sewer: City of Coolidge  
Electric: APS
- ❑ **Terms:** Cash
- ❑ **Price:** Submit
- ❑ **Comments:** Property has +/- 25 acres of R-4 zoned land (blue). Seller will give time to get site plan and building permits in place. Property is located within the Opportunity Zone.

**Picacho Village | Coolidge, Arizona**





Riverview Ranch

Mic Farms

Mic Farms

State

Cross Creek Ranch

BLM

Skousen Farms

Heartland

Coolidge

Kenilworth Gardens

Klc Ranch

Kachina Heights

E Vah Ki Inn Rd

W Coolidge Ave

SUBJECT

N Skousen Rd

N Arizona Blvd

N Main St

N Altaway Rd

N Valley Farms Rd

E Martin Rd

W Martin Rd

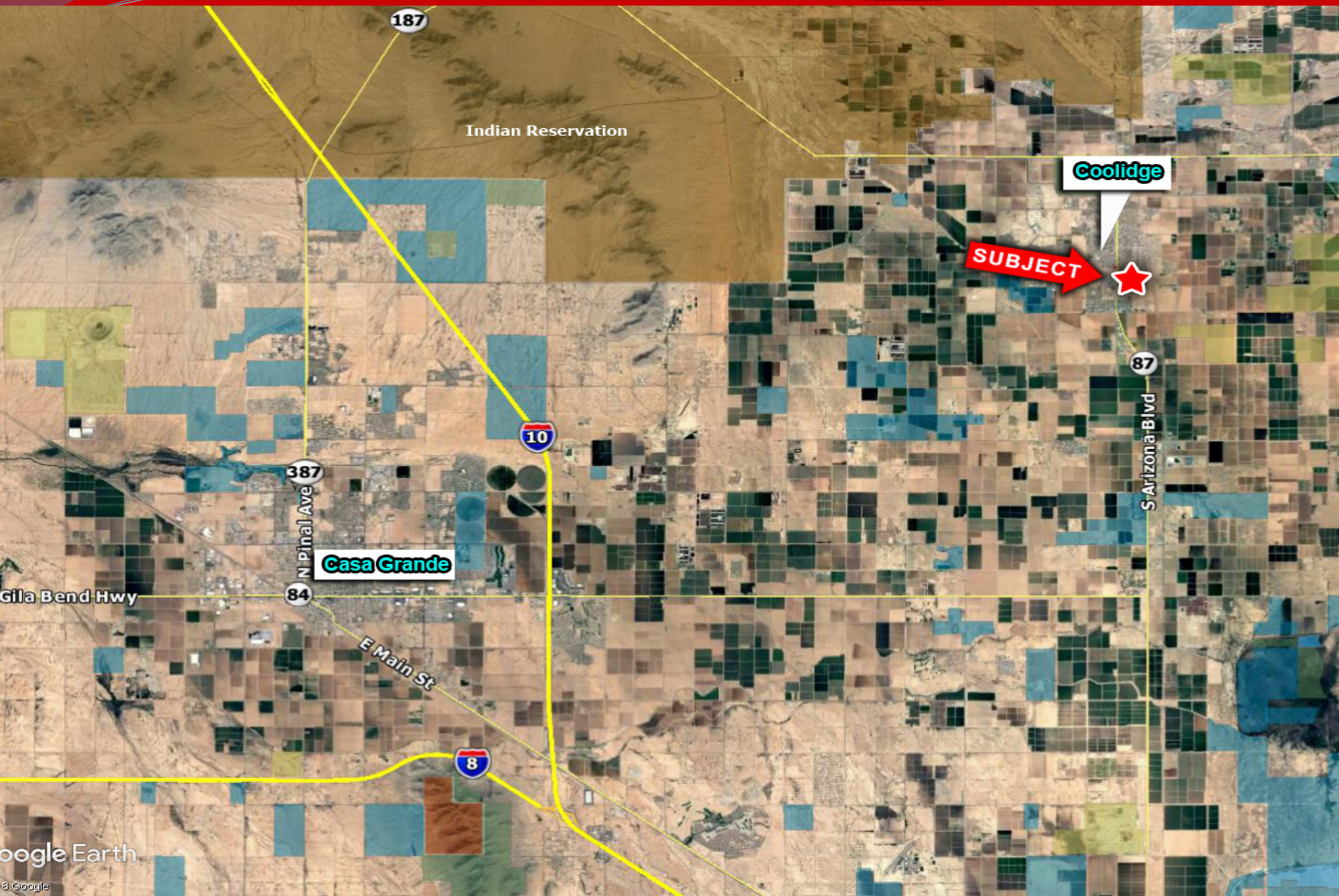
Landmark Ranch

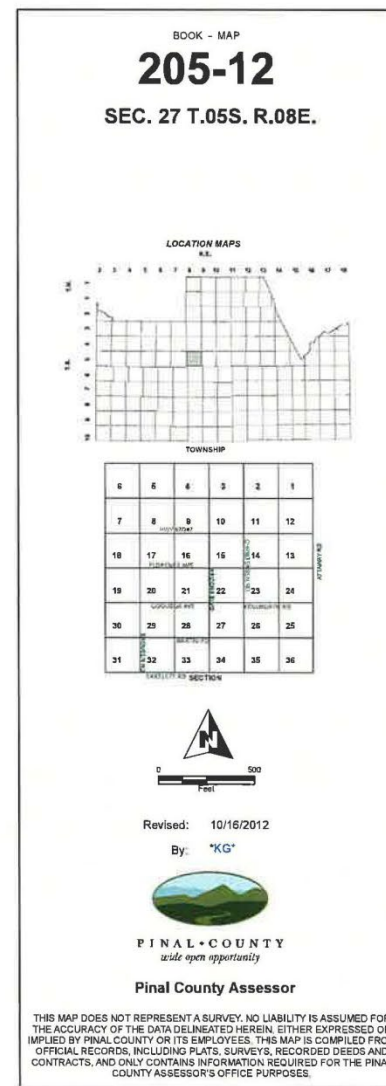
E Bartlett Rd

S Arizona Blvd

Brighton Village











## 7.0 UTILITIES

A summary of the wet and dry utility needs, current locations and extension requirements to service Picacho Village are as follows:

Water – Domestic water service will be provided by Arizona Water Company.

An 8" PVC water line currently exists at the Coolidge Avenue/Main Street intersection approximately one-quarter mile west of the project. This line is sufficiently sized to accommodate the water demand for the project. A 12" extension of this line within Coolidge Avenue to the project boundary and along the entire project frontage will need to be installed in conjunction with the project.

Wastewater – An 8" sanitary sewer line is currently located approximately 200' north of Coolidge Avenue. This line is expected to have capacity to serve the Picacho Village development.

Electrical Service – Electricity will be provided to the project by Arizona Public Service (APS). Currently APS has overhead and underground distribution facilities on the north, west and east side of the Picacho Village property. These facilities have the capacity to serve the anticipated power needs of the project and will be extended to the site in conjunction with the required roadway improvements.

Telephone – Telecommunication service will be provided by Qwest Communications. Currently, Qwest has overhead and underground facilities within and adjacent to Coolidge Avenue. These facilities have the capacity to serve the telecommunications need for the project.

Gas – Natural gas service will be provided by Southwest Gas. Southwest Gas currently has a gas main line within portions of Coolidge Avenue adjacent to the property. The line is confirmed to have capacity to serve the project.

Cable – Cox Communications currently has underground facilities within Coolidge Avenue adjacent to the property. These facilities will be extended to provide cable service to all lots within the project.