

- **Location:** Watermelon Rd & Gila Blvd, in Gila Bend, AZ
- **Size:** 290 acres
- **Zoning:** PC (Planned Community)
- **Utilities:** ALL TO SITE
- **Price:** \$2,900,000 (\$10,000 per acre)
- **Comments:**
  - ✓ Excellent location within the town of Gila Bend, directly neighboring the bulk of existing commercial and residential buildings.
  - ✓ Miles of paved frontage along three section line roads including, Watermelon Rd, Indian Rd, & 307<sup>th</sup> Rd.
  - ✓ Uniquely situated for future industrial or residential development.

**Great Investment Opportunity | Exclusively Available**

**Insight Land & Investments**  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1535  
[www.insightland.com](http://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.

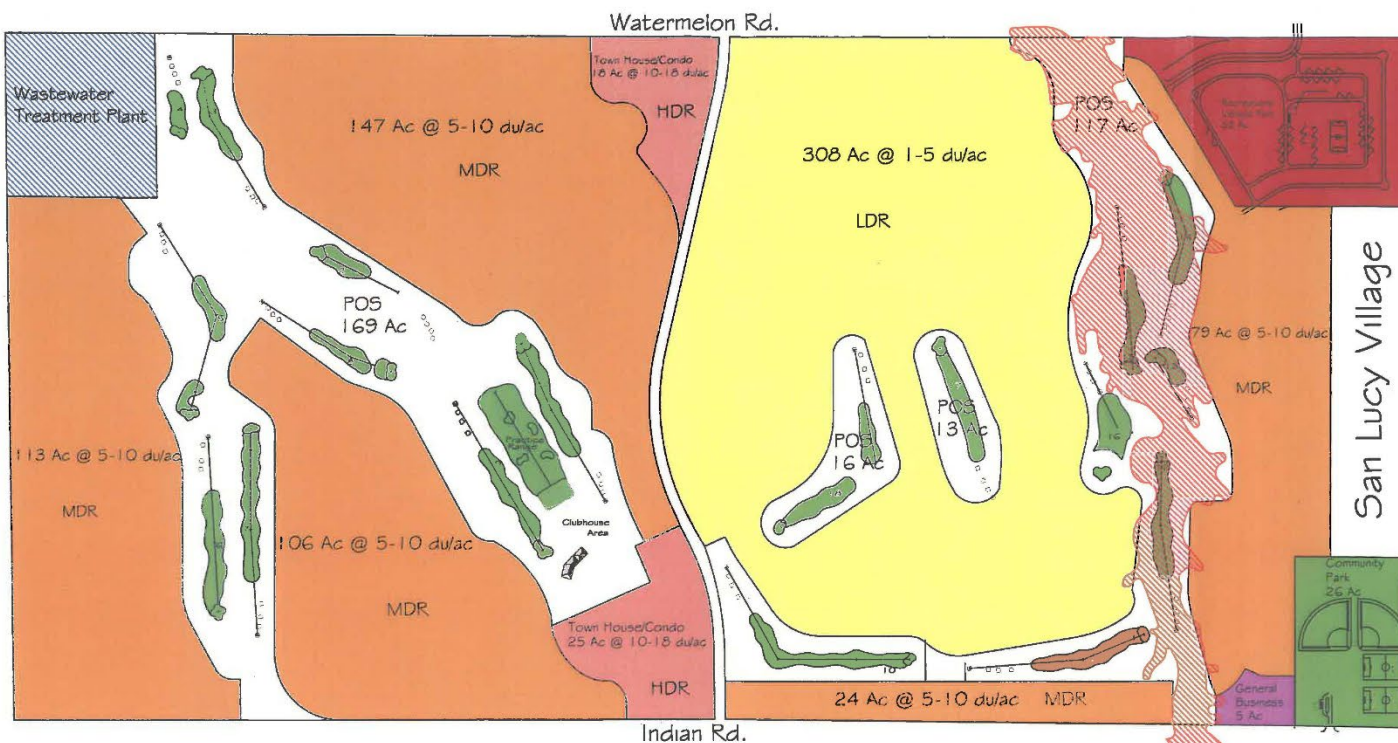
**JOE WERNER**  
Direct: 602-385-0567  
[jwerner@insightland.com](mailto:jwerner@insightland.com)

**MIKE ALLEN**  
Direct: 602-385-1513  
[mallen@insightland.com](mailto:mallen@insightland.com)









Gross Ac - 1,218 Ac  
 Open Space / Golf Course - 315 Ac = 26% of Gross ac  
 Neighborhood Commercial - 5 Ac  
 Community Park - 26 Ac  
 Recreational Vehicle Park - 52 Ac  
 Residential - 820 Ac = 67% of Gross ac  
     Single Family Detached - 777 Ac @ 1-10 du/ac  
     Multiple Family Attached - 43 Ac @ 10-18 du/ac  
 Total Maximum du = 4,230

Existing Floodplain

0 100 200 400 800  
SCALE



REVISIONS			
NO.	DESCRIPTION	DATE	BY

**MORRISON MAIERLE, INC.**  
An Englewood-Central Company

80 E. Rio Salado Parkway,  
Suite 201  
Tempe, AZ 85281  
Phone: (480) 517-5800  
Fax: (480) 517-5801

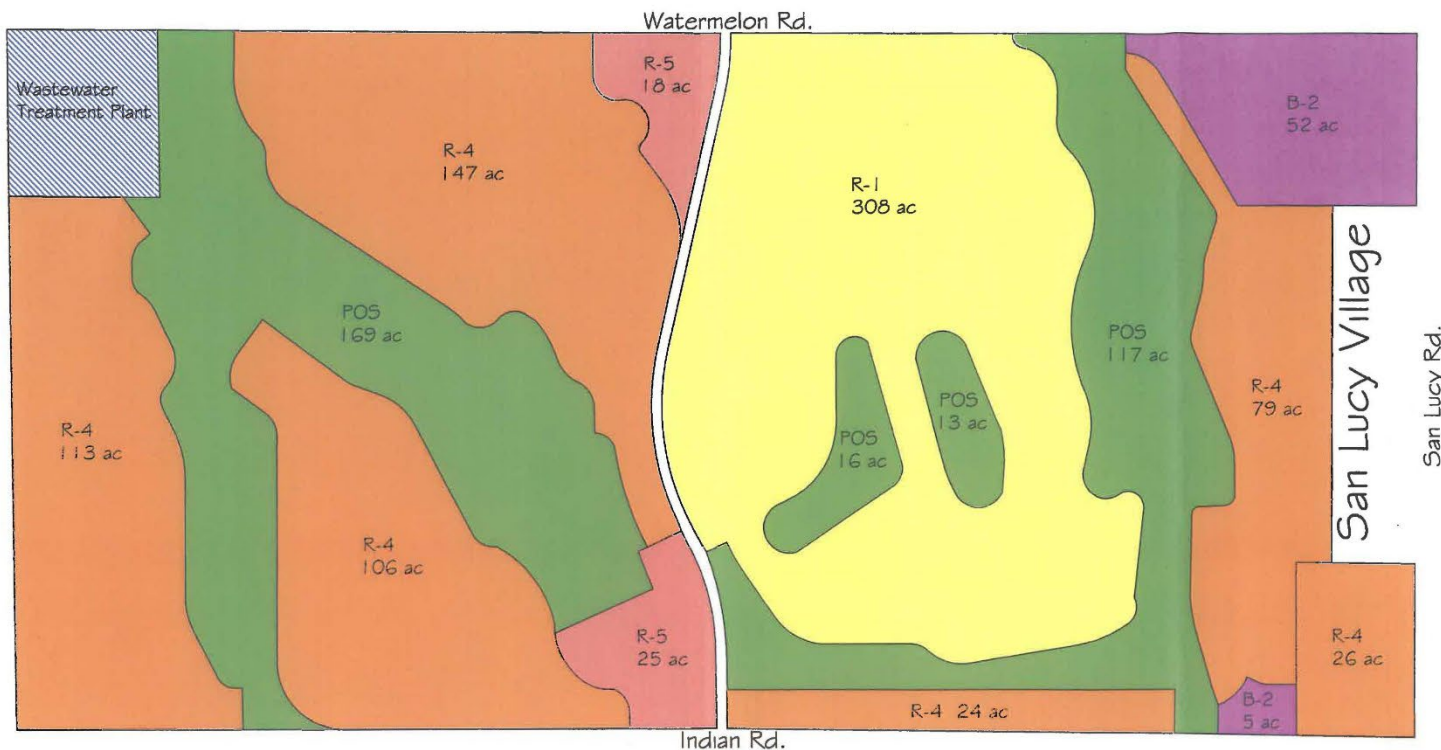
DRAWN BY: SMCM  
CHCKD BY: MEJM  
APPR BY: JH  
DATE: 02/20/00  
QA REVIEW  
BY: JS  
DATE: 03/20/00

GILABEND

**BELLA TESORO**

Land Use Concept Plan

PROJECT NUMBER  
B386.006  
SHEET NUMBER  
X  
DRAWING NUMBER  
EXH.F



Zoning Key

- R-1 = 308 ac (Low Density Residential)
  - R-4 = 469 ac (Medium Density Residential)
  - R-5 = 43 ac (High Density Residential)
  - B-2 = 57 ac (General Business)
  - POS = 341 ac (Parks and Open Space)
- Total ac = 1,218

NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER: 8388.005  
SHEET NUMBER: 1  
DRAWING NUMBER: EXH. G

**MORRISON MAIERLE, INC.**  
A Subsidiary of Morrison-Maierle, Inc.

Engineers  
Surveyors  
Planners  
60 E. Via Solana Parkway  
Suite 201  
Tempe, AZ 85281  
Phone: (480) 817-5000  
Fax: (480) 817-5001

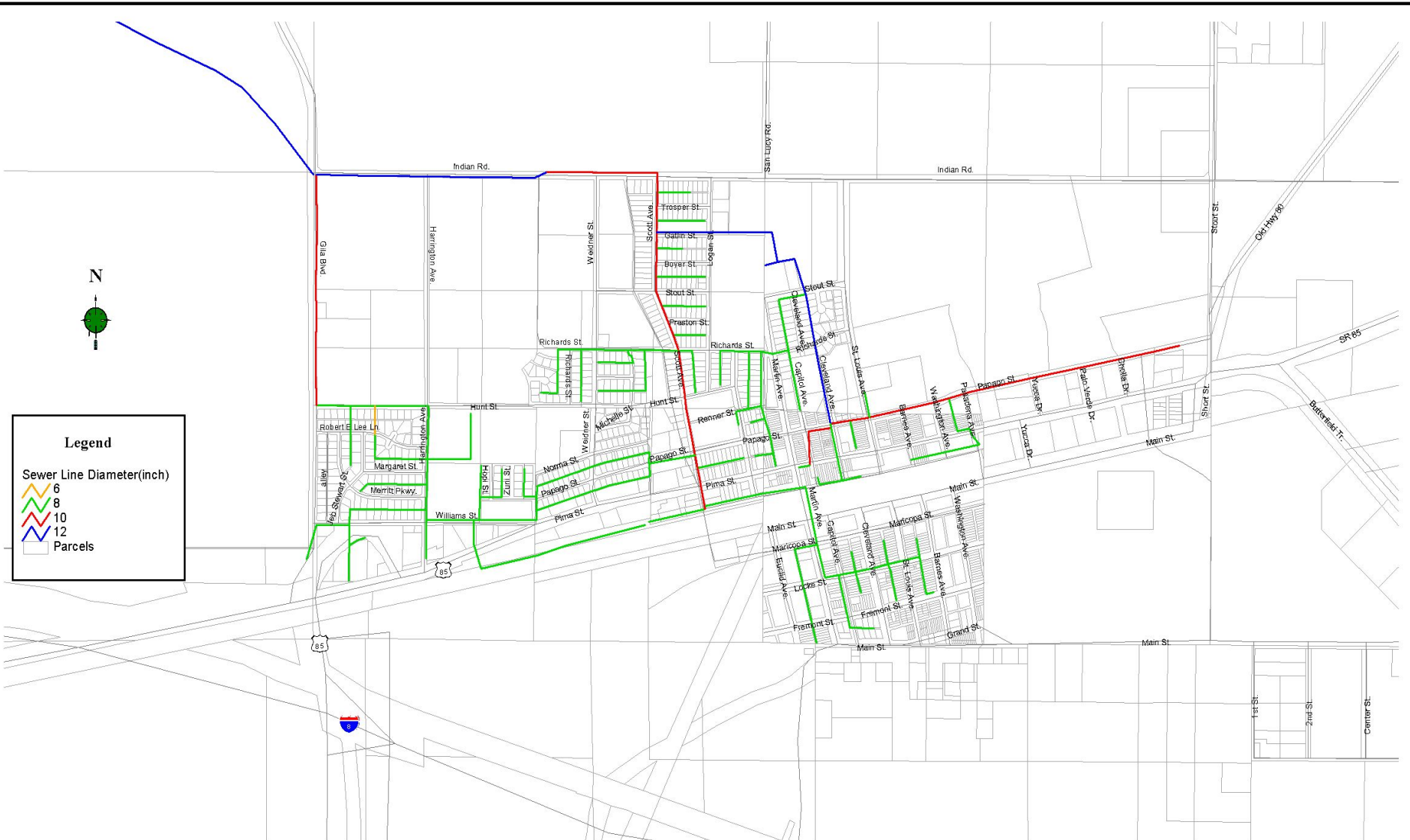
DRAWN BY: SM/CL  
CHECKED BY: SM/CL  
APPROVED BY: JH  
DATE: 08/20/08  
Q.A. REVIEW  
BY: JH  
DATE: 08/20/08

Gila Bend

Bella Tesoro

Proposed Zoning Plan

PROJECT NUMBER: 8388.005  
SHEET NUMBER: 1  
DRAWING NUMBER: EXH. G



## Town of Gila Bend--Sewer System

1000 0 1000 2000 Feet

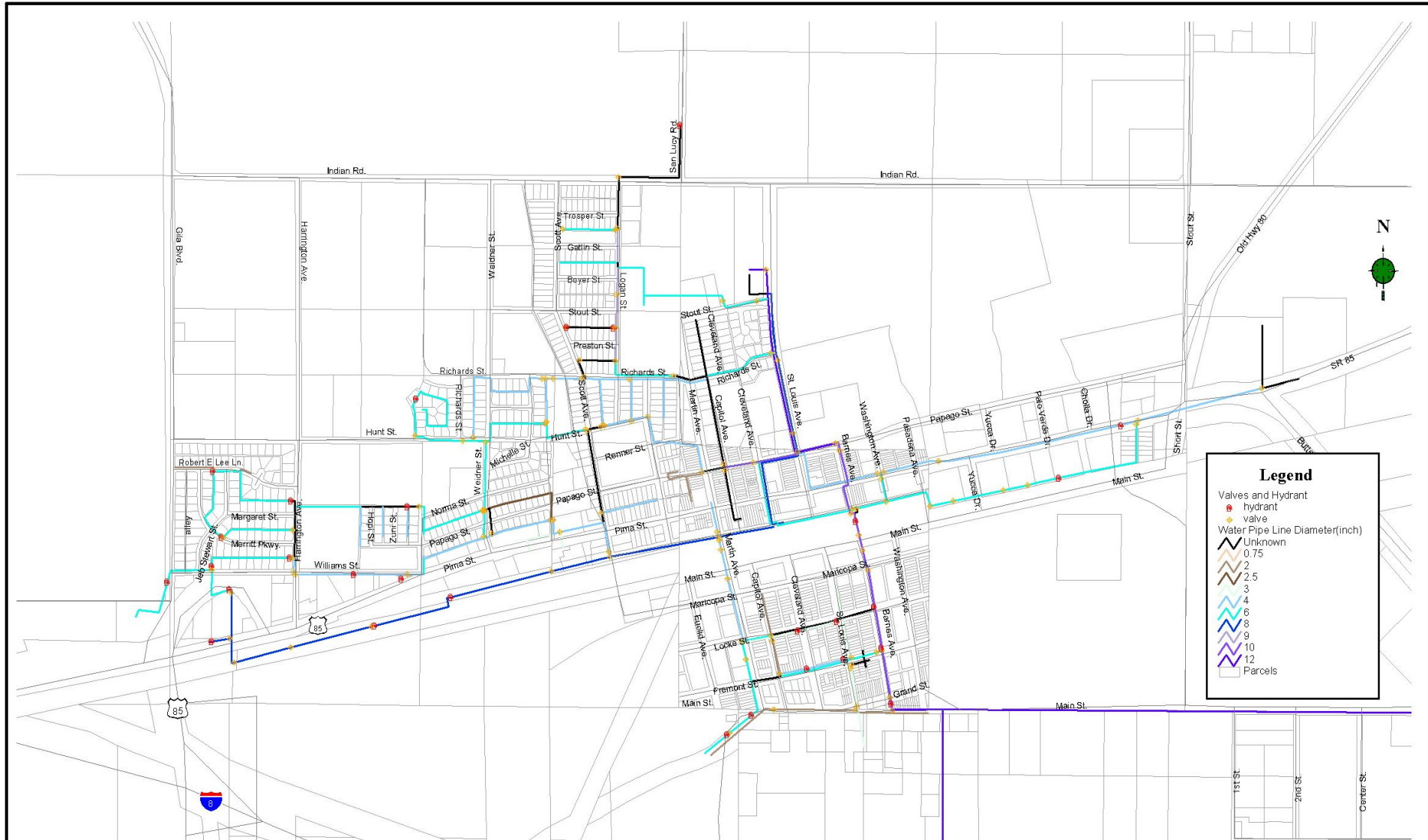


Map Analyst and Map Compiler by:  
GIS Southwest, Inc.  
9801 N Black Canyon Highway, Suite 210  
Phoenix, AZ 85021  
Tel: (602) 664-1920  
Fax: (602) 664-1900  
Email: info@gis-southwest.com  
www.gis-southwest.com



March 4, 2004  
ACCURACY STATEMENT:  
This information compiled on these maps has been obtained from third parties deemed to be reliable. While GIS Southwest, Inc. has attempted to verify all information received, we assume no responsibility for its accuracy.





**Town of Gila Bend--Water System**

1000 0 1000 2000 Feet



GIS Analyst and Map Composer by:  
GIS Southwest, Inc.  
8001 N. Black Canyon Highway, Suite 216  
Phoenix, AZ 85021  
Tel: 602/964-1920  
Fax: 602/964-1920  
Email: info@gisglobal.com  
www.gisglobal.com



March 4, 2004  
ACCURACY STATEMENT:  
This information compiled on these maps has been  
obtained from third parties deemed to be reliable.  
While GIS Southwest, Inc. has attempted to verify  
all information received, we assume no responsibility  
for its accuracy.



