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Exclusively Presented By:



**SOUTHWEST
LAND
ASSOCIATES, L.L.C.**

“The Reserve” **236 +/- Acres** **Buckeye, Arizona**

Location: W of the SWC Miller & Beloat Roads;
NE corner of Rooks and Hazen Roads, Buckeye,
AZ.

Size: Approximately 236.53 +/- acres.

Price: Submit.

Tax Parcel #'s: 400-37-002A, -002B, -004, -014F,
-014G, -014H, -014J, -015 & -016

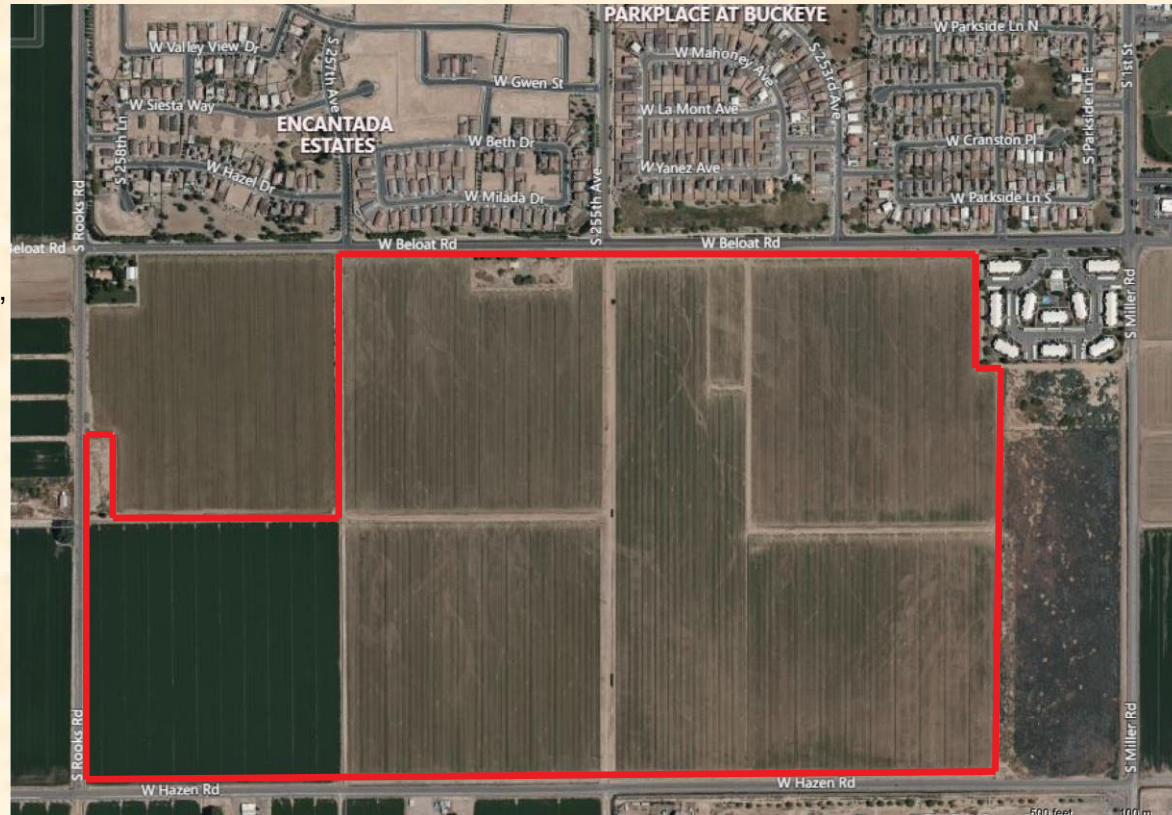
Zoning: PR & CC, City of Buckeye

General Plan: Medium Density (3.01-6 du/ac)
(also lies within the “Downtown Expansion Area”)

Sewer / Water: Contact City of Buckeye. (In
Beloat.)

Well: One M&I well. (2006 Test Pump @ 1,400
gpm.)

Comments: Buyer to confirm with City of Buckeye
the status of water, sewer & zoning. The Property
had been previously re-zoned and pre-platted
(RZ04-276/PP05-18). Buyer to verify all due
diligence related to the Property. Property is located
in Opportunity Zone, Census Tract 04013050607.

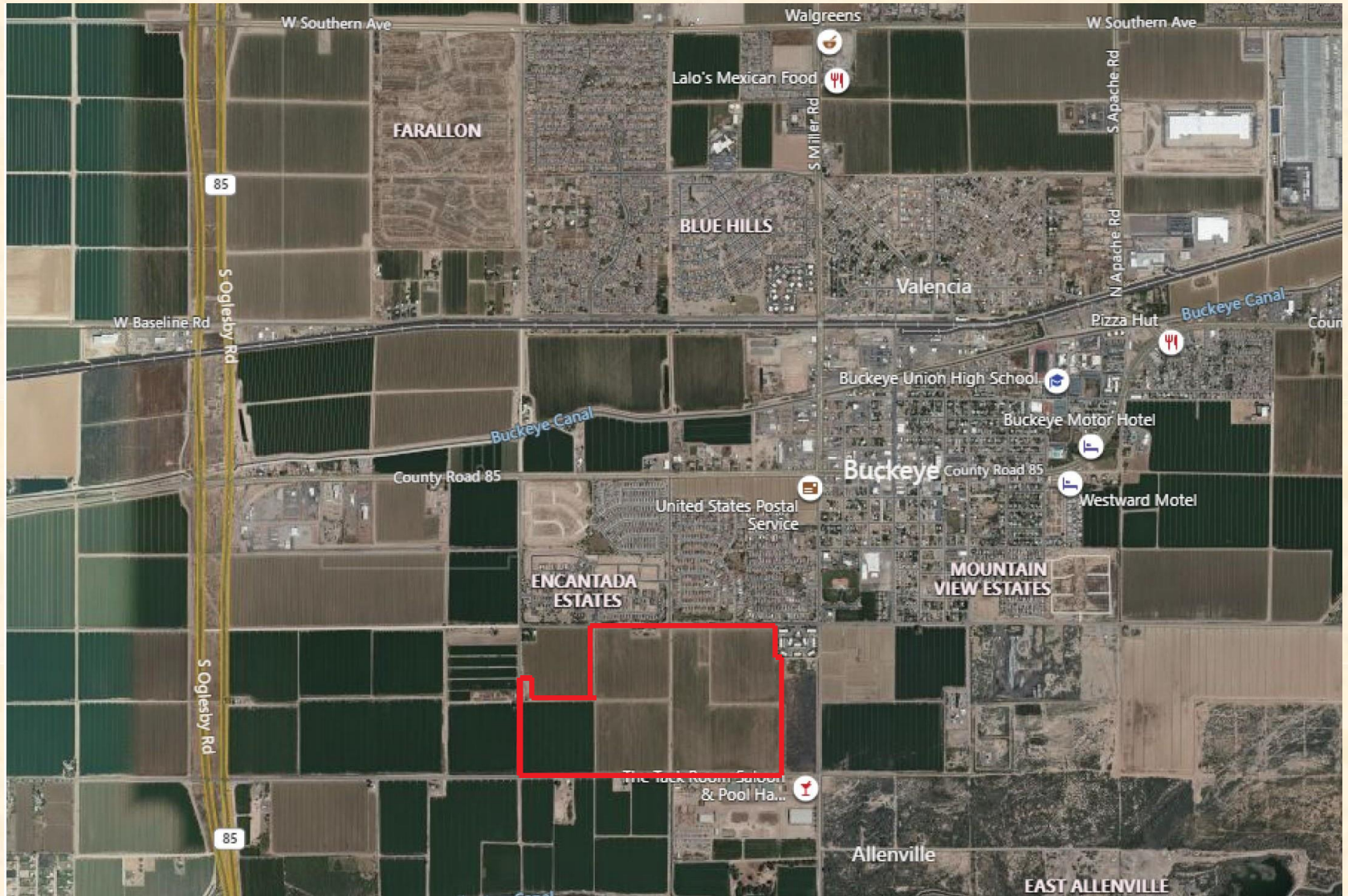


P.O. Box 5700 Goodyear, AZ 85338 Phone: (623) 882-8880 Website: www.southwestlandassociates.com

This information is subject to change at any time. This information is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to verify it.

BU0554-551

DOWNTOWN BUCKEYE MAP



****OWNER/AGENT - A member of Seller is a licensed real estate agent (in good standing) in the State of Arizona****

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NEIGHBORHOOD MAP



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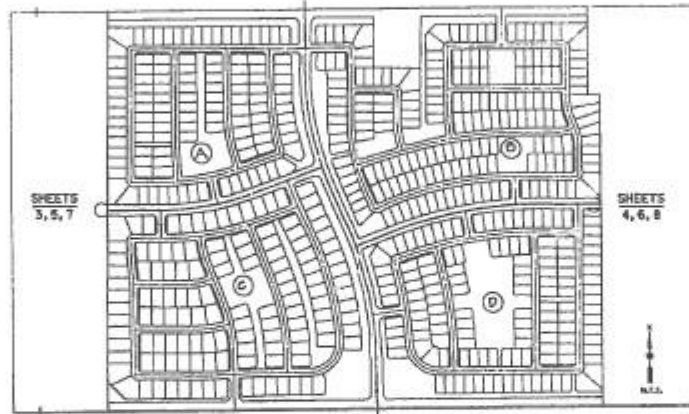
PRELIMINARY PLAT OF THE RESERVE BUCKEYE, ARIZONA

A SUBDIVISION LOCATED IN A PORTION OF SECTION 7,
TOWNSHIP 1 SOUTH, RANGE 3 WEST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



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PREPARED BY PERMISSION OF SWL
VICINITY MAP
N.T.S.

- NOTES:**
1. ALL TRACTS ARE TO BE DESIGNATED AS DRAINAGE ELEMENTS.
 2. ALL STREETS SHALL BE DESIGNATED AS PUBLIC RIGHT-OF-WAY.
 3. DRAINAGE SHALL CONFORM TO THE LATEST DRAINAGE REPORT FOR THE RESERVE. DEVELOPMENT PLANS SHALL BE TRANSMITTED VIA THE RIGHT-OF-WAY TO THE DRAINAGE AGENTS AND OPEN AREA SPACES AS SHOWN ON SAID PLAN.
 4. NET STUDY LOCATIONS WHEN THE PLAT ARE APPROXIMATELY CENTERED ON THE STREET CROSS SECTION.
 5. CERTIFICATES OF ASSURED WATER SUPPLY WILL BE REQUIRED FOR THE FINAL PLAT.
 6. ALL OVERHEAD UTILITIES ALLOWED TO GO ON THE SITE MUST BE PLACED UNDERGROUND UNLESS THEY ARE 8' BY 8' OR GREATER, THIS INCLUDES 8' BY OVERHEAD CROSSING OF ADJACENT STREETS.
 7. 8' BY 8' LINES MUST BE RELOCATED OUTSIDE THE RIGHT-OF-WAY OR TO THE EDGE OF THE RIGHT-OF-WAY.
 8. ALL RIGHT-OF-WAY CURVE WITHIN PARCELS SHALL UNLESS OTHERWISE NOTED HEREON, UNLESS OTHERWISE NOTED HEREON, UNLESS OTHERWISE NOTED HEREON.
 9. ALL TRACTS ARE OPEN SPACE.
 10. A PUBLIC USE EASEMENT SHALL BE DEPOSITED OVER ALL OPEN SPACE TRACTS.
 11. FOR MORE DETAILED INFORMATION REGARDING THE DRAINAGE CONCEPT, SEE THE PRELIMINARY DRAINAGE REPORT.



SHEETS
3, 5, 7

SHEETS
4, 6, 8

- LEGEND**
- (S)--- DENOTES VEHICULAR NON ACCESS EASEMENT
 - (P)--- DENOTES PUBLIC UTILITY EASEMENT
 - (H)--- DENOTES PARCEL NO. & LOT NO.
 - (L)--- DENOTES LOT LINE
 - (S)--- DENOTES SIDEWALK
 - DENOTES FIRE HYDRANT
 - ▶ DENOTES SEWER FLOW
 - DENOTES SEWER MANHOLE
 - DENOTES WATER VALVE
 - DENOTES SEWER CLEARWELL
 - (S)--- DENOTES DRIVE VISIBILITY SUBSIGMENTS
 - (S)--- DENOTES EXISTING SOUTHWEST

- UTILITIES**
- WATER - TOWN OF BUCKEYE
 - GAS - SOUTHWEST GAS
 - FIRE - TOWN OF BUCKEYE
 - ELECTRIC - APS
 - SEWER - TOWN OF BUCKEYE
 - TELEPHONE - SWEET
 - CABLE T.V. - COX
 - POLICE - TOWN OF BUCKEYE

- SHEET INDEX**
- 1 COVER SHEET
 - 2 DETAIL SHEET
 - 3 LOT DIMENSIONS-PARCELS "A" AND "C"
 - 4 LOT DIMENSIONS-PARCELS "B" AND "D"
 - 5 PRELIMINARY DRAINAGE AND DRAINAGE PLAN-PARCELS "A" AND "C"
 - 6 PRELIMINARY DRAINAGE AND DRAINAGE PLAN-PARCELS "B" AND "D"
 - 7 PRELIMINARY UTILITY PLAN-PARCELS "A" AND "C"
 - 8 PRELIMINARY UTILITY PLAN-PARCELS "B" AND "D"
 - 9 PARCEL AREA AND LAND USE MAP

PLANNER - ENGINEER:
SWL ENGINEERING COMPANY
400 NORTH GLEN STREET
PHOENIX, AZ 85006
PHONE: 602-955-1000
FAX: 602-955-1000
CONTACT: ROBERT C. LAMING, P.E.
E-MAIL: RLAMING@SWLENG.COM

OWNER/DEVELOPER:
SOUTHWEST LAND ASSOCIATES, L.L.C.
380 SOUTH WASHINGTON ROAD
LEAVE FRONT ALLEYS OPEN
PHOENIX, AZ 85006
PHONE: 602-955-1000
CONTACT: CHARLES E. CROSS, CEO
E-MAIL: CROSS@SWLAND.COM

SITE DATA
ZONING - PR (PLANNED RESIDENTIAL)
SMALL PARCEL DEVELOPMENT ZONING & COMMERCIAL DISTRICT
TOTAL NO. OF LOTS - 208
GROSS AREA - 168.5 ACRES
OPENSPACE - 12.5 ACRES
% OPENSPACE - 7.4%

BENCHMARK:
MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
BRAND COP 9 MARK POLE AT THE EAST QUARTER
CORNER OF SECTION 7, TOWNSHIP 1 SOUTH,
RANGE 3 WEST.
ELEVATION = 1022.00 MSL (G.A.M.)

BASIS OF BEARING:
EAST SECTION LINE OF THE NORTHEAST
QUARTER OF SECTION 7 BENCH BEARS
S. 00°55'30" W.

THE RESERVE
COVER SHEET



RECEIVED
JUL 11 2005
MARICOPA COUNTY
PLANNING AND ZONING DEPARTMENT
PROJECT NO. 2005-0001
DATE: 7/11/05

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**** Not all of subject property is part of "The Reserve" MPC ****

Floodplain/Pending Floodplain Map



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PROPOSED I-11 CORRIDOR



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