

# COMBS RANCH 771 LOTS/QUEEN CREEK SEWER

LAND | FOR SALE

NEC SCHNEPF RD & COMBS RD, QUEEN CREEK, AZ 85143



## PROPERTY DESCRIPTION

Seller is finalizing engineering on Phase I. Final Plat anticipated August 2020.

Seller will consider sale of Phase I, Phase I & 2 or all 3 Phases.

## DRIVING DISTANCES

- Banner Ironwood Medical Center (2.44 Miles)
- Fry's Marketplace (2.21 Miles)
- Combs Traditional Academy (3.54 Miles)
- Legacy traditional School (5.38 Miles)
- ALA San Tan (5.44 Miles)
- Benjamin Franklin Charter School (7.9 Miles)
- Leading Edge Academy Mountain View (8.44 Miles)

### RICK JELLIES

480.557.7771  
rjellies@citytocitycre.com

### KENT BAKER

480.729.6825  
kbaker@citytocitycre.com

### ADAM MOSBRUCKER

623.670.9052  
amosbrucker@citytocitycre.com

## OFFERING SUMMARY

PRICE:	CALL FOR PRICING / TERMS
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Size:	220.25 Acres
Lots:	771
Setbacks:	5' x 10' Side yard
Phase 1	50' x 120' (103) 60' x 120' (109)
Phase 2	50' x 120' (83) 50' x 120' (78) 60' x 120' (74) 60' x 120' (74)
Phase 3	50' x 120' (165) 50' x 120' (85)

## UTILITIES

Water:	QUEEN CREEK
Sewer:	QUEEN CREEK
Electric:	SRP
Schools:	J.O. Unified School District, Circle Cross Ranch K-8 (B) American Leadership Academy (B), Kathryn S. Simonton Elem (C)
Fire:	Rural Metro
Impact Fees:	\$9,214 Pinal Estimate

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## NARRATIVE

### SUBJECT SITE: 50' x 120' and 60' x 120' Lots

Site is extremely well located. Designed in three completely independent phases. This is one of the few properties in the area served by the Town of Queen Creek for Sewer. Queen Creek has recently announced it is purchasing Diversified Water which will significantly reduce upfront costs on this community. Municipal grade well has been drilled and capped on site. Seller would like to re-coup its well investment, which is impact fee creditable. All utilities will be to the property by 8/1/2020. Within close proximity to the subject property, a number of builders are seeing great success with sales volumes and appreciation. The enclosed data is current as of May 2020.

#### ARCHER MEADOWS (Adjacent)

**Meritage** is currently under construction directly across from the subject site.

#### THE PARKS (2.5 miles)

**Ashton Woods** is selling on 50 x 115 lots with homes ranging from 1,402 – 3,131 sq ft and base pricing ranging from \$259,990 - \$320,990. Their most recent averages were \$285,093 and 2,304 sq ft. Average sales volume was **11.17** when surveyed.

**Ashton Woods** is also selling on 55 x 120 lots with homes ranging from 1,567 – 3,412 sq ft and base pricing ranging from \$281,990 - \$339,990. Their most recent averages were \$349,507 and 2,963 sq ft. Average sales volume was 4.83 when surveyed.

**David Weekley** is selling on 50 x 115 lots with homes ranging from 1,585 – 3,301 sq ft and base pricing ranging from \$280,990 - \$351,990. Their most recent averages were \$320,653 and 2,187 sq ft. Average sales volume was 5.17 when surveyed.

#### THE MEADOWS (2.5 miles)

**Meritage** is selling on 50 x 120 lots with homes ranging from 1,807 – 2,125 sq ft and base pricing ranging from \$266,990 - \$282,990. Their most recent averages were \$286,705 and 2,203 sq ft. Average sales volume was **12.33** when surveyed.

#### MERIDIAN (4 miles)

**William Lyon aka Taylor Morrison** is selling on 60 x 115 lots with homes ranging from 2,286 – 2,812 sq ft and base pricing ranging from \$321,990 - \$351,990. Their most recent averages were \$388,256 and 2,651 sq ft. Average sales volume was **10.17** when surveyed.

**Toll Brothers** is selling on 55 x 110 lots with homes ranging from 1,871 – 3,164 sq ft and base pricing ranging from \$338,995 - \$413,995. Their most recent averages were \$361,701 and 2,216 sq ft. Average sales volume was 4.83 when surveyed.

#### HARVEST (4 miles)

**Gehan** is selling on 55 x 120 lots with homes ranging from 2,119 – 3,913 sq ft and base pricing ranging from \$341,990 - \$437,990. No averages or volume reported.

#### SPUR CROSS (5 miles)

**Ashton Woods** is selling on 50 x 115 lots with homes ranging from 1,567 – 3,009 sq ft and base pricing ranging from \$300,990 - \$353,990. Average sales volume was 6.50 when surveyed.

**Richmond American** is selling on 50 x 115 lots with homes ranging from 1,790 – 2,630 sq ft and base pricing ranging from \$299,990 - \$343,990. Average sales volume was 5.33 when surveyed.

**Richmond American** is selling on 60 x 115 lots with homes ranging from 1,690 – 2,630 sq ft and base pricing ranging from \$348,990 - \$357,990. Average sales volume was 3.33 when surveyed.

**Richmond American** is selling on 60 x 115 lots with homes ranging from 2,050 – 2,840 sq ft and base pricing ranging from \$344,990 - \$398,990. Average sales volume was 5.00 when surveyed.

#### IRONWOOD CROSSING (6.0 miles)

**Fulton Homes** is selling on 60 x 120 lots with homes ranging from 1,702 – 3,204 sq ft and base pricing ranging from \$302,990 - \$386,900. Their most recent averages were \$344,594 and 2,101 sq ft. Average sales volume was 5.00 when surveyed.



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GROSS SITE AREA: 220.25± ACRES  
 1/2 STREET ARTERIAL R.O.W. 13.50± ACRES  
 NET SITE AREA: 206.75± ACRES

50' x 120' 514 LOTS  
 60' x 120' 257 LOTS  
 TOTAL NUMBER OF LOTS 771 LOTS  
 PROPOSED DENSITY 3.50  
 OPEN SPACE 18.28% (40.26± ACRES)

(Note: Developed open space measuring a minimum of 100' wide x 100' deep consists of 22± acres which represents approximately 10% of the gross site area.)

STANDARD	CODE	PAD
MIN. LOT WIDTH (FT.)	60'	45'
MIN. LOT AREA (SQ. FT.)	7,000 SQ. FT.	5,400 SQ. FT.
MAX. LOT COVERAGE	40%	40% 2-STORY 45% 1-STORY
MIN. LOT SETBACK	20'	20'
SIDE ENTRY GARAGES		15'
FRONT PORCHES		15'
MIN. REAR SETBACK	25'	20'
COVERED PATIOS		15'
MIN. SIDE SETBACK	10'	5' MIN / 15' TOTAL
MAX. BUILDING HEIGHT	30'	30'

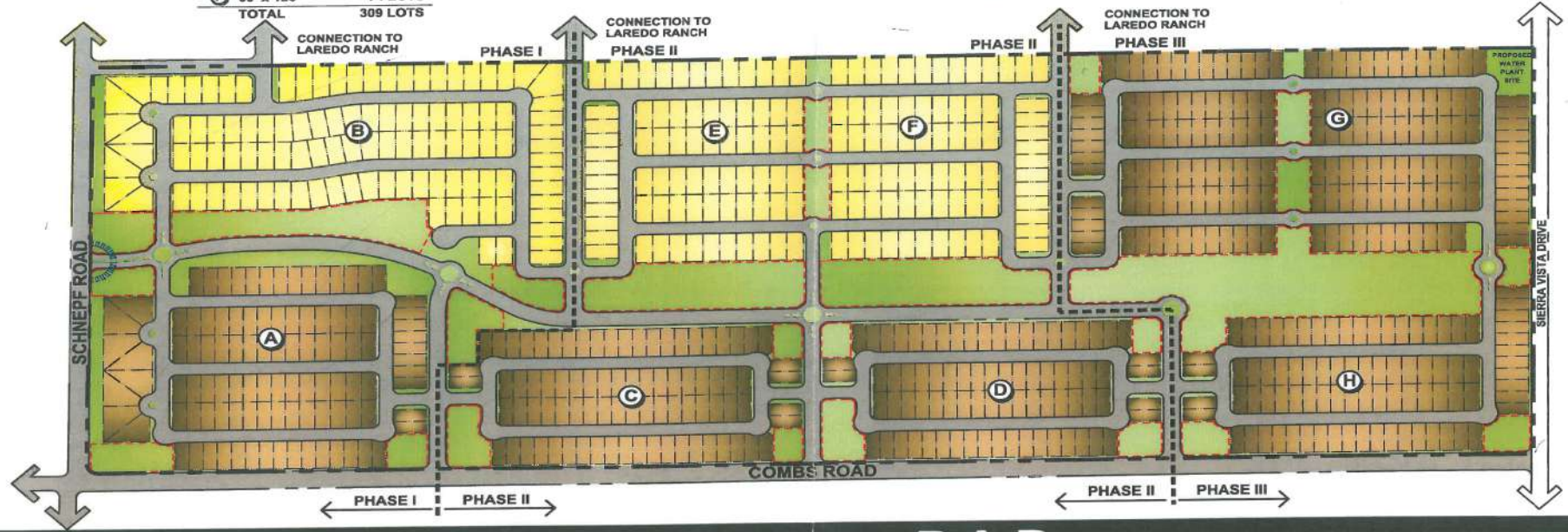
WATER  
 SEWER  
 ELECTRICITY  
 GAS  
 TELEPHONE  
 CABLE TELEVISION  
 FIRE  
 POLICE  
 SOLID WASTE

DIVERSIFIED WATER COMPANY  
 JOHNSON UTILITIES  
 SALT RIVER PROJECT  
 CITY OF MESA  
 CENTURYLINK  
 COX COMMUNICATIONS  
 RURAL METRO  
 PINAL COUNTY SHERIFF'S DEPARTMENT  
 VARIOUS PROVIDERS AVAILABLE  
 (WILL SELECT AT TIME OF TENTATIVE PLAT)



PHASE I		PHASE II		PHASE III	
(A) 50' x 120'	103 LOTS	(C) 50' x 120'	83 LOTS	(G) 50' x 120'	165 LOTS
(B) 60' x 120'	109 LOTS	(D) 50' x 120'	78 LOTS	(H) 50' x 120'	85 LOTS
TOTAL	212 LOTS	(E) 60' x 120'	74 LOTS	TOTAL	250 LOTS
		(F) 60' x 120"	74 LOTS		
		TOTAL	309 LOTS		

- (A) DEVELOPMENT AREAS
- OPEN SPACE
- MAJOR COMMUNITY ENTRY
- DEVELOPED OPEN SPACE EXCEEDING 100' WIDE X 100' DEEP



## COMBS RANCH PAD DEVELOPMENT PLAN - LAYOUT E



10.18.2018  
 WLB NO. 2-14019 A-701

M:\1419\141901 COMBS RANCH\141901\Development Plan\141901.dwg Plot: Oct 18, 2018

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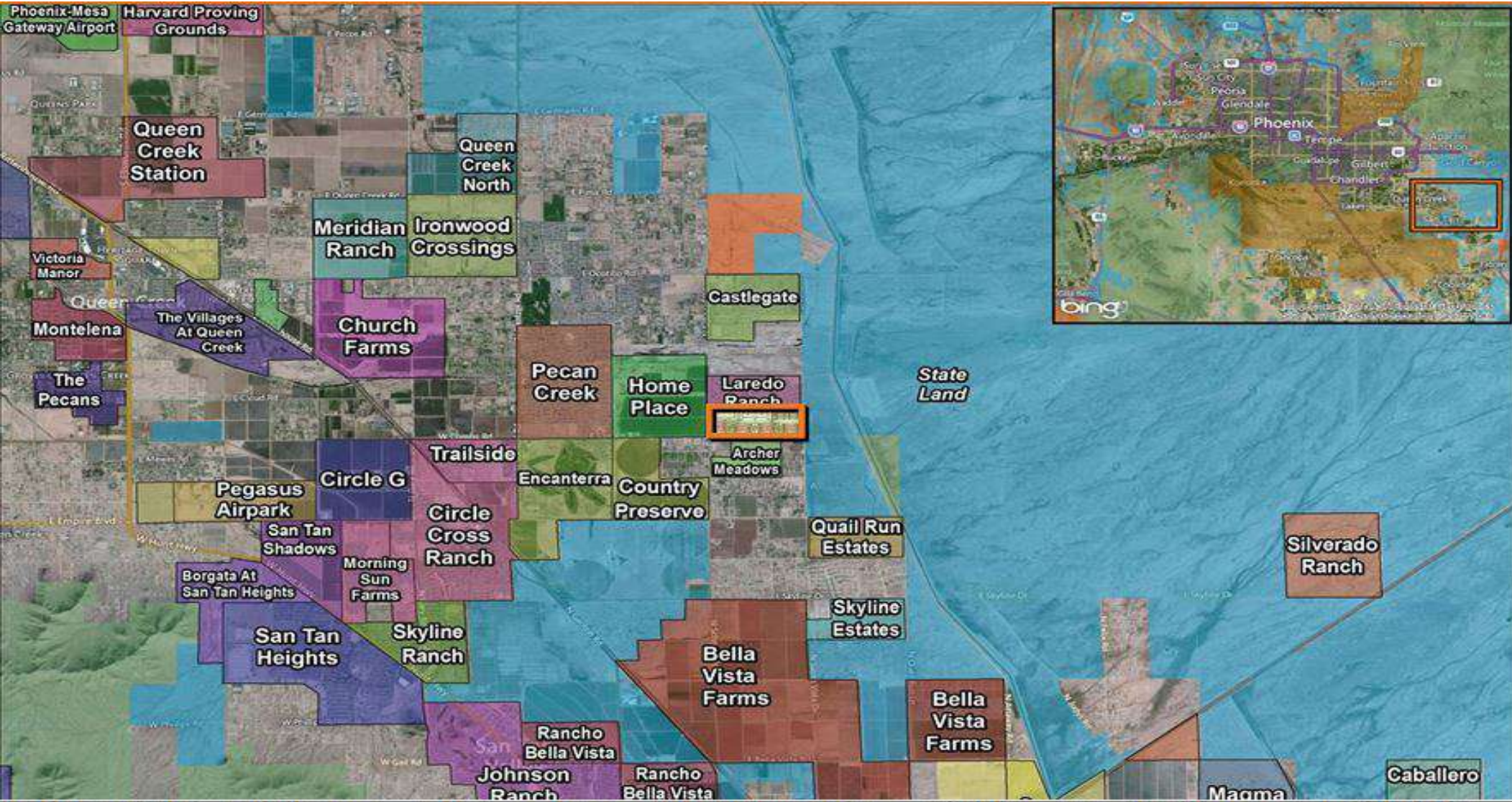
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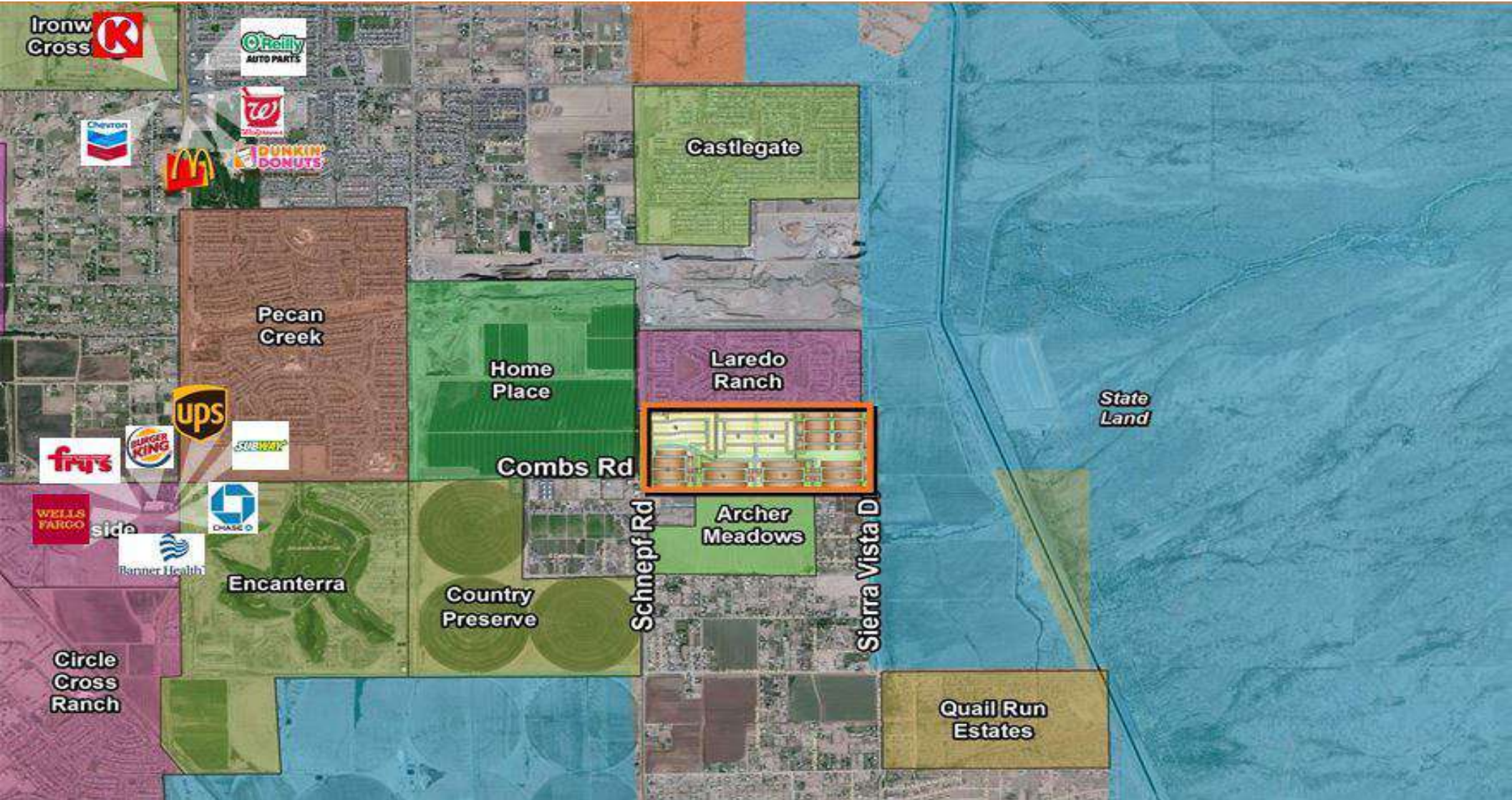
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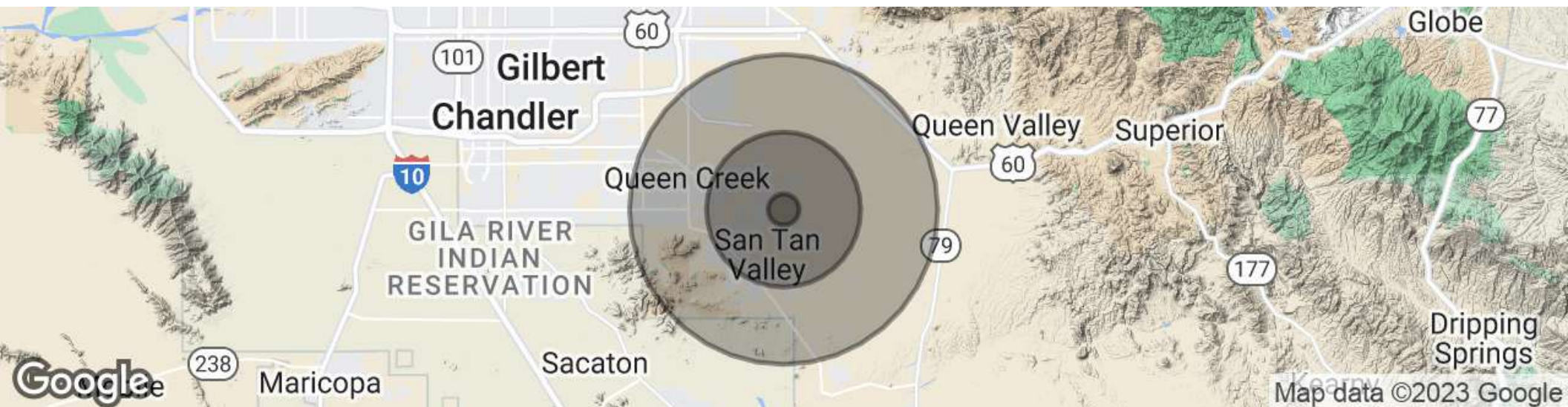
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	649	43,960	116,315
Average age	30.1	27.8	29.6
Average age (Male)	29.2	26.7	29.1
Average age (Female)	31.4	28.1	29.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	201	14,261	37,956
# of persons per HH	3.2	3.1	3.1
Average HH income	\$63,504	\$68,299	\$72,852
Average house value		\$205,445	\$220,927

\* Demographic data derived from 2020 ACS - US Census

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