



JOKAKE
REAL ESTATE SERVICES

MERRILL PALOMA RANCH

GILA BEND, ARIZONA

Location:

West of the NWC of Gila Rd. & Watermelon Rd.
Sections 27 & 28, T5S R5W

Tax Parcels:

403-45-014A & 403-45-018B

Size: +/- 1,266 Acres

Price: \$3,200,000.00



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(602) 952-0123

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Jill Clements 602-224-4551
5013 E. Washington Street, #105
Phoenix, AZ 85034



Zoning: Portion of Merrill Paloma Ranch Master Planned Community

Access: Two miles frontage on Watermelon Road

Utilities:

Water - Town of Gila Bend Paloma Irrigation and Drainage District
Power - APS
Sewer - Town of Gila Bend adjoins NEC of property

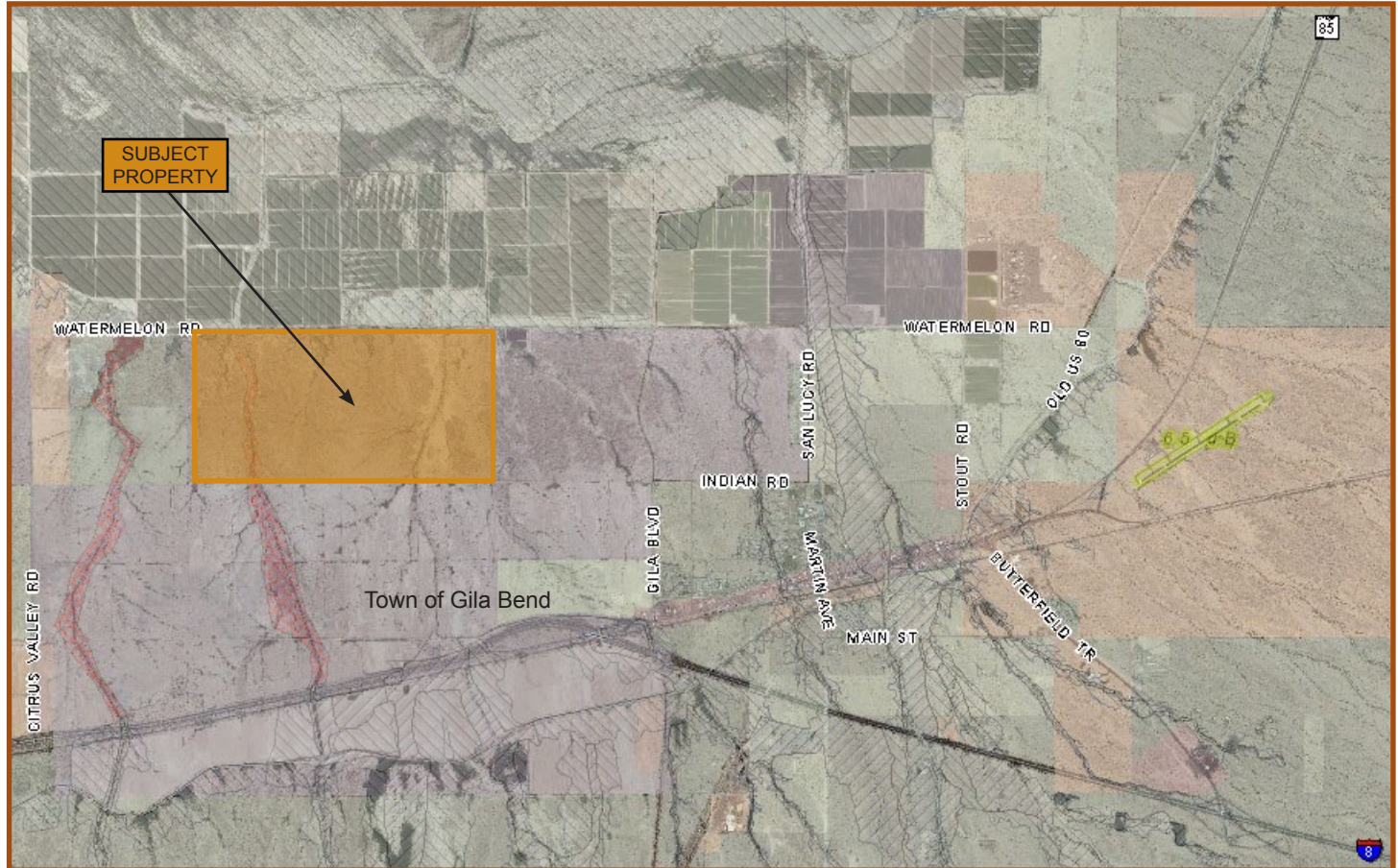
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Master Planned Community

Density - 6.0 units per gross acre

Development Agreement - part of 9,000 acre master plan.

Term - 35 years with yearly extension. Only requirement is build 2,000 units each 10 year extension period.

Impact Fees - No impact fee for "water, sewer, utilities, transportation systems, public services or any other infrastructure cost or expense."

Community Facilities District

Expiration - Expires 2066

General Obligation Bonds - \$1,800,000,000

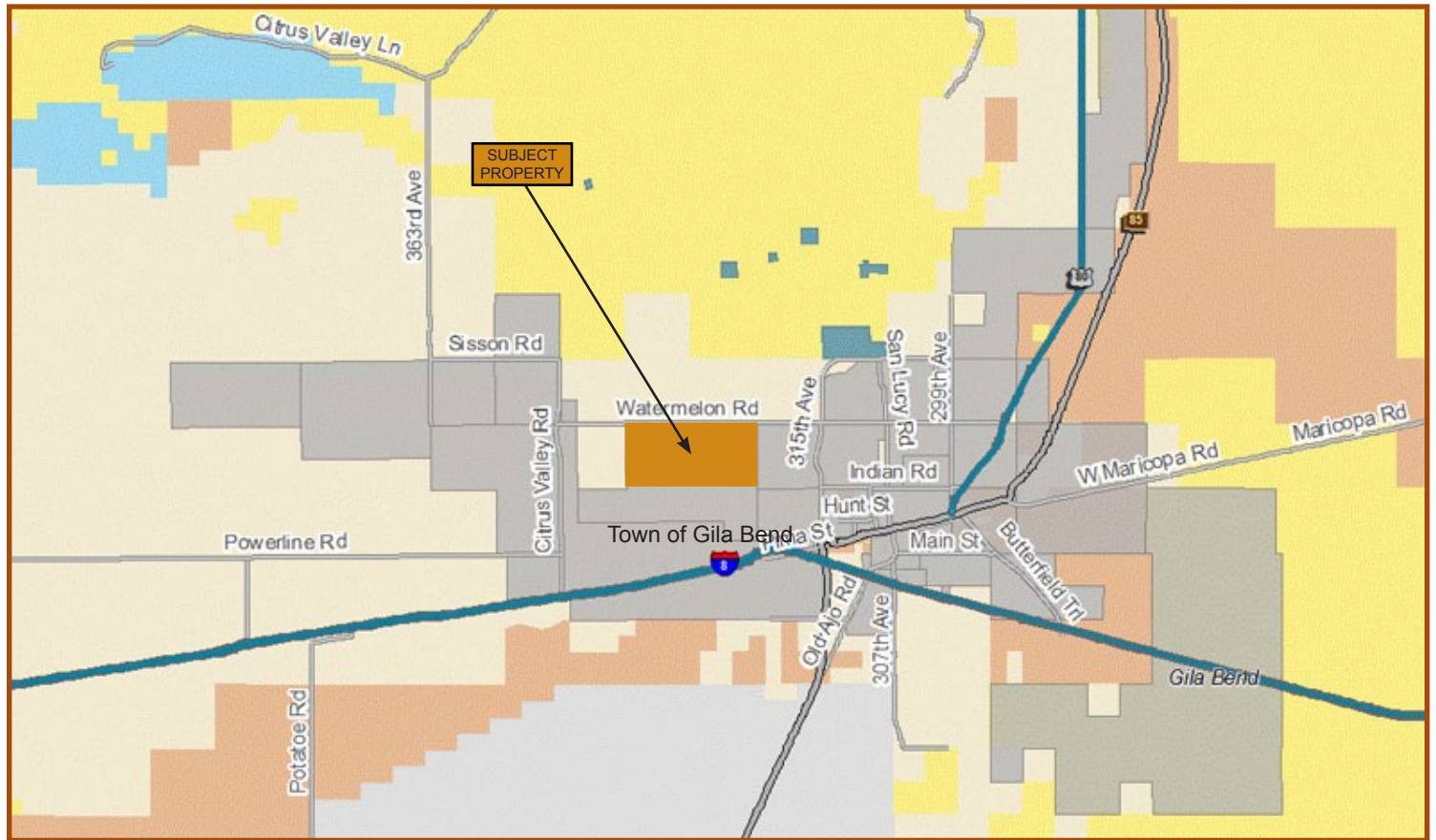
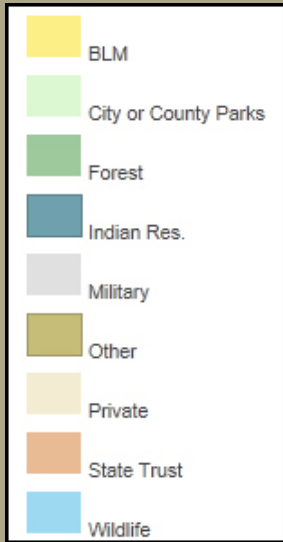
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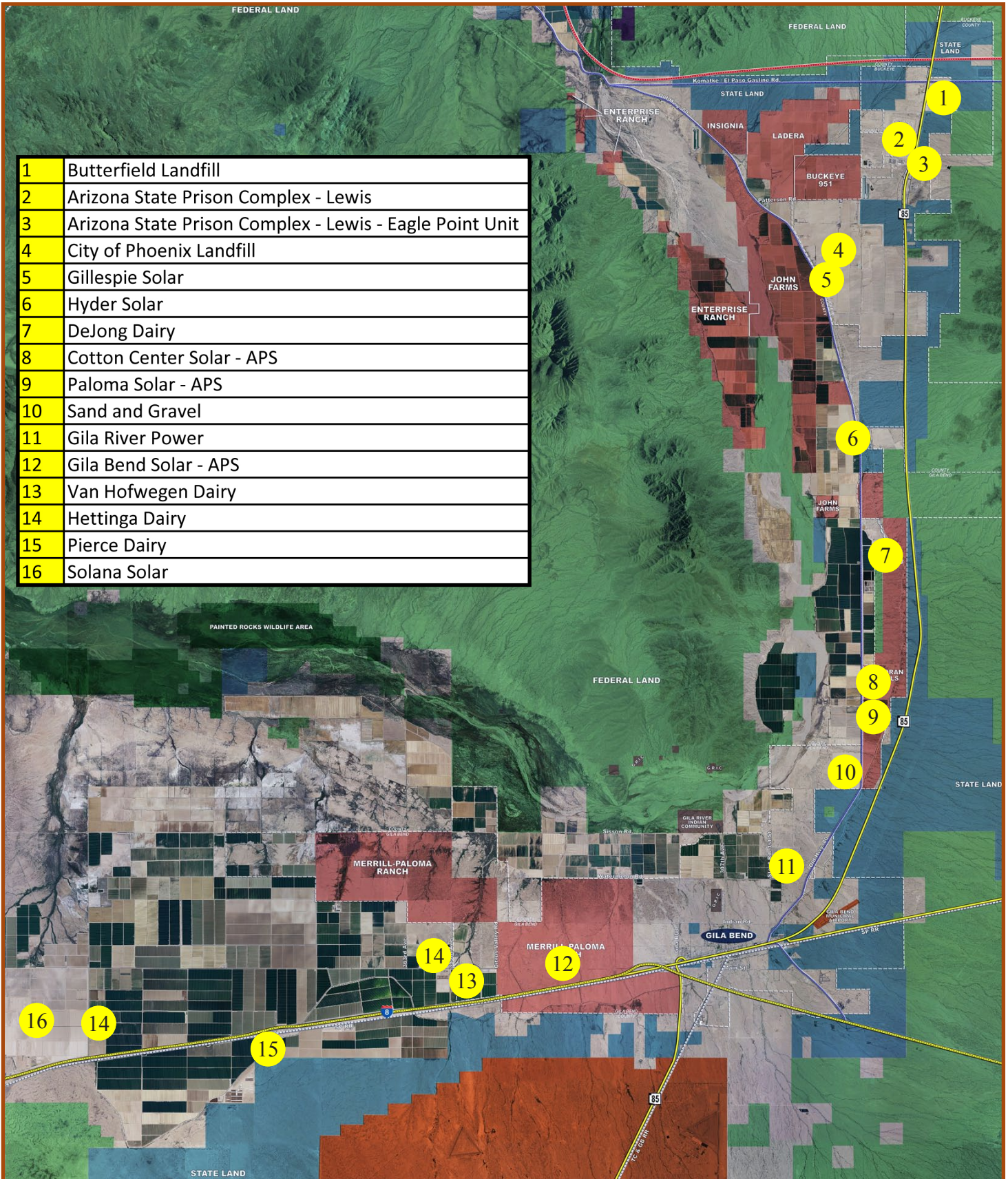


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