

FOR SALE > SUPERSTITION MOUNTAIN DEVELOPMENT LAND

W NWC Cloudview Avenue & Edgemore Road

GOLD CANYON, AZ 85118



Asking Price

> \$11,625,000

Size

> ±77.5 acres

Jurisdiction

> Pinal County

Conceptual Land Plan:

- > 142 single family lots
- > 80'x163' typical dimensions
- > 13,000 minimum lot size
- > 1.8 DU/acre density

Superstition Mountain Home Prices

- > Average resale home: \$663,900
- > Median resale home: \$562,250
- > Average vacant lot sale: \$229,964
- > Median vacant lot sale: \$215,000

Source: Zonda

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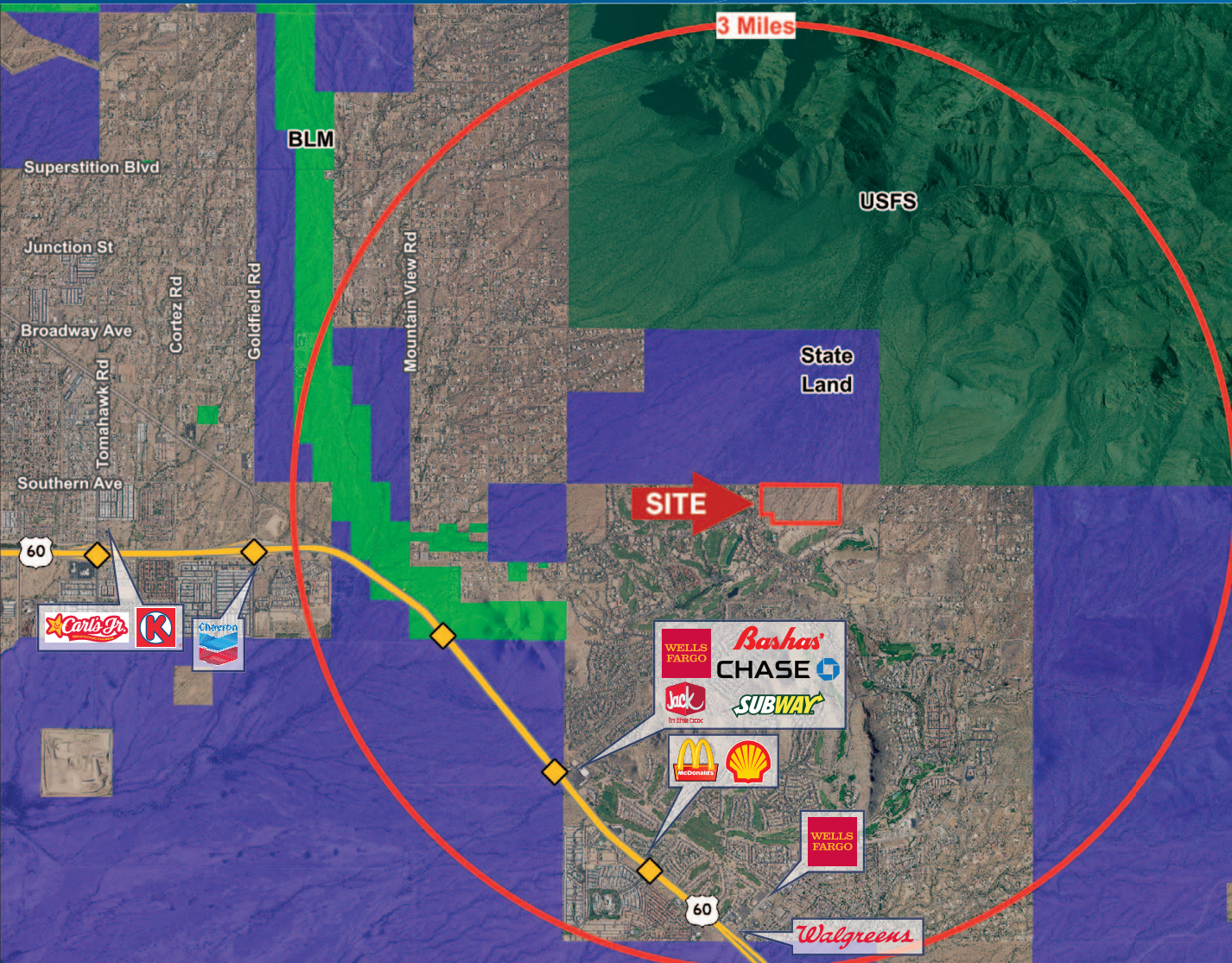
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Features

- > The property is adjacent to the private Superstition Mountain Golf and Country Club.
- > The conceptual plan on the property is based on a previously approved plat for 55 single family residences on the western 37.5 acres (tentative plat has since expired). The previous PAD requested smaller lots (13,000 SF Min) with larger front (30' Min) and side (13' Min) setbacks than typical CR-1 zoning allows.
- > The Superstitions are home to Weavers Needle, Peralta Canyon, Flat Iron Peak and the legend of the Lost Dutchman's Gold Mine.
- > Highway 60's intersection with Superstition Mountain Drive is roughly 2 miles to the southwest of the property. Highway 60 is the main highway in the area that will take travelers west through Mesa, Tempe, Phoenix and beyond.

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