

Talaverde Estates - Phase I

EXCLUSIVELY LISTED

Location:

N/NEC of Indian School Rd & Citrus Rd,
Goodyear, AZ

Description:

44.04 Acres - APN 502-31-010C

Subdivision Status:

This is part of the 256 Acre Talaverde PAD which had preliminary plat approval in 2006 for 395 Lots (110'x140') or 1.59 du/ac with no commercial. The low density is due to the property's proximity to Luke AFB.

Utilities:

Water- Arizona American Water Company
Sewer- City of Goodyear (12 inch line in Citrus Rd)

Comments:

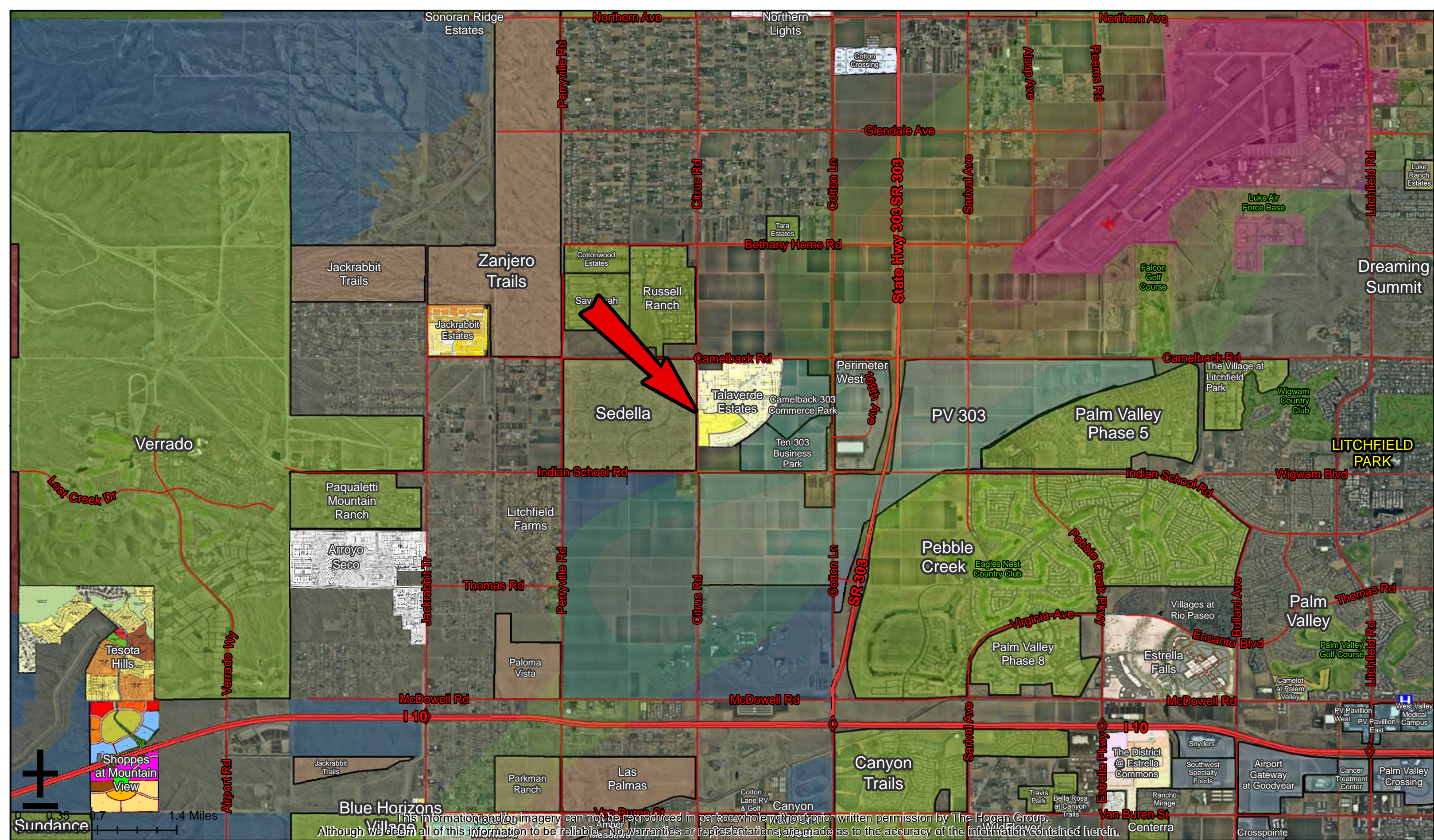
Property can be rezoned to 2 DU/Acre, which would allow for 86- 80' x 140's & side setbacks of 5' x 10'.

Purchase Price:

Submit

**DISCLAIMER**

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



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Talaverde Estates - Phase I

44.04 Acres - SE of Camelback Rd & Citrus Rd, Goodyear, AZ

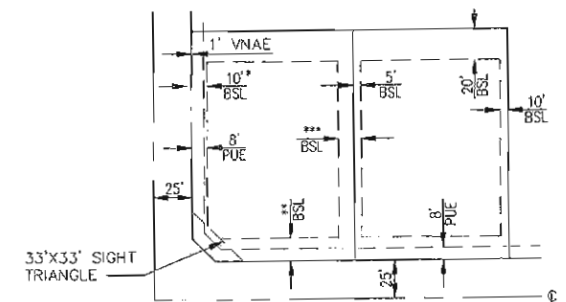
The Hogan Group
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TALAVERDE ESTATES

Conceptual Land Use Plan



Residential Lots	Acres	Units
110'x140'	207.59	395
Open Space/Retention	48	
Total	255.59	395



TYPICAL LOT DETAIL

NOT TO SCALE

* UNLESS A MINIMUM 8' WIDE LANDSCAPED TRACT IS PROVIDED BETWEEN THE LOT AND THE ADJACENT STREET, SIDE YARD SETBACK SHALL THEN BE MIN. 5'

** 15' LIVING AREA
10' PORCH
10' SIDE ENTRY GARAGE

*** 15' MINIMUM DISTANCE BETWEEN HOMES

NOTE:
BUILDING FOOTPRINT MAY VARY. FOOTPRINT SHOWN REPRESENTS LARGEST PROPOSED PRODUCT.

