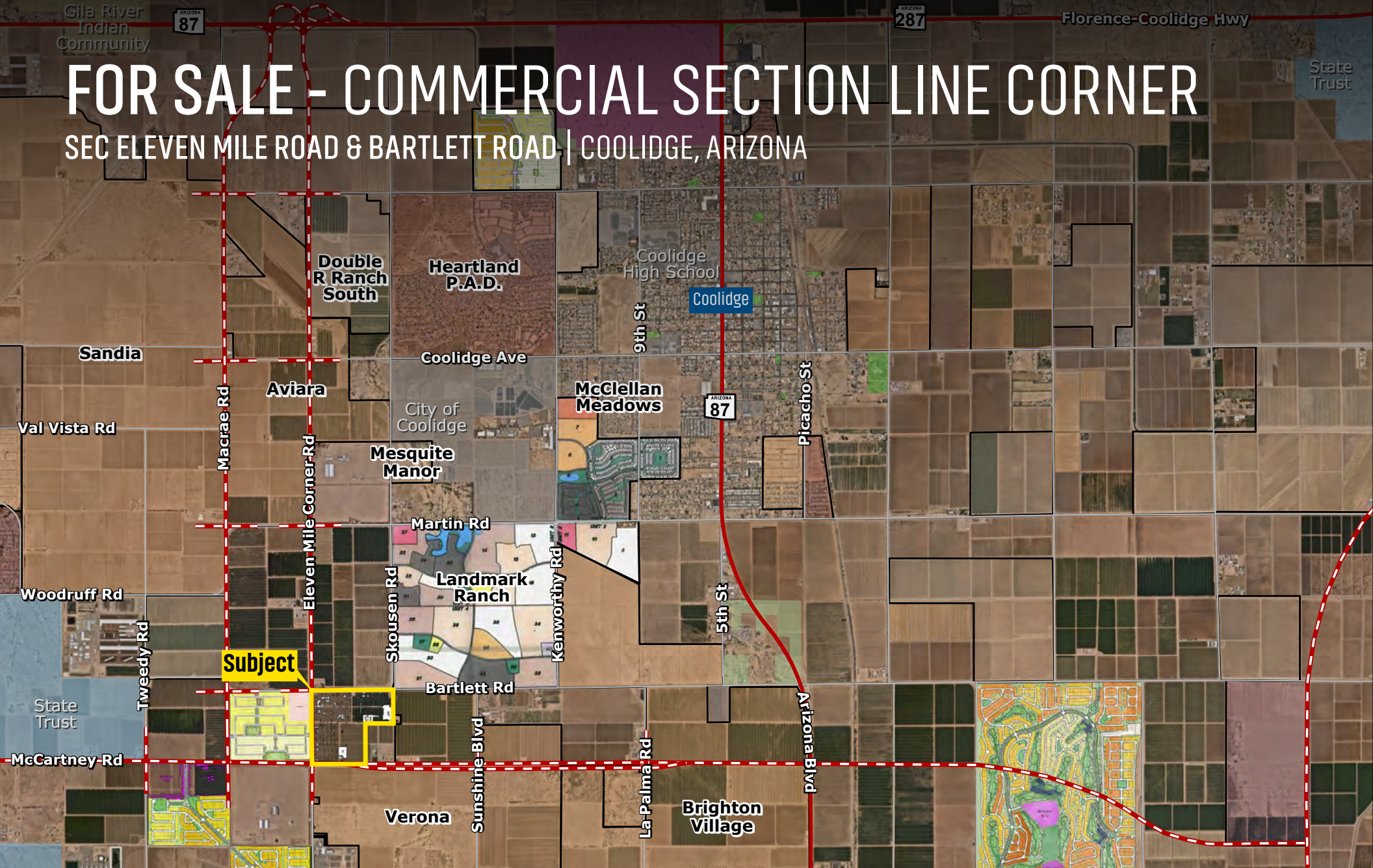


# FOR SALE - COMMERCIAL SECTION LINE CORNER

SEC ELEVEN MILE ROAD & BARTLETT ROAD | COOLIDGE, ARIZONA



CONTACT FOR MORE INFORMATION

Bret Rinehart  
brinehart@landadvisors.com  
480.874.4306

Ryan Semro  
rsemro@landadvisors.com  
480.874.4317

Ben Heglie (Owner/Agent)  
bheglie@landadvisors.com  
480.874.4302

 Land Advisors<sup>®</sup>  
ORGANIZATION

480.483.8100 | LandAdvisors.com

# EXECUTIVE SUMMARY



## LOCATION

The Property is located at the southeast corner of Eleven Mile Road and Bartlett Road in Coolidge, Arizona



## PRICE

Submit



## SIZE

±114.4 gross acres



## PARCEL

401-24-002B



## ZONING

PAD, City of Coolidge ([Click to view the Verona PAD](#))



## UTILITIES

Power - Electrical District 3

Water - Arizona Water Company

Sewer - City of Coolidge

Gas - Southwest Gas

Irrigation District - Hohokam Irrigation District



## DEMOGRAPHICS

|                                | 3 Miles    | 5 Miles   | 10 Miles  |
|--------------------------------|------------|-----------|-----------|
| Est. 2026 Avg Population       | ±9,877     | ±21,686   | ±64,058   |
| Est. 2026 Avg Household Income | \$118,9902 | \$106,877 | \$111,169 |



## TAXES

\$4,102.76 (2025)

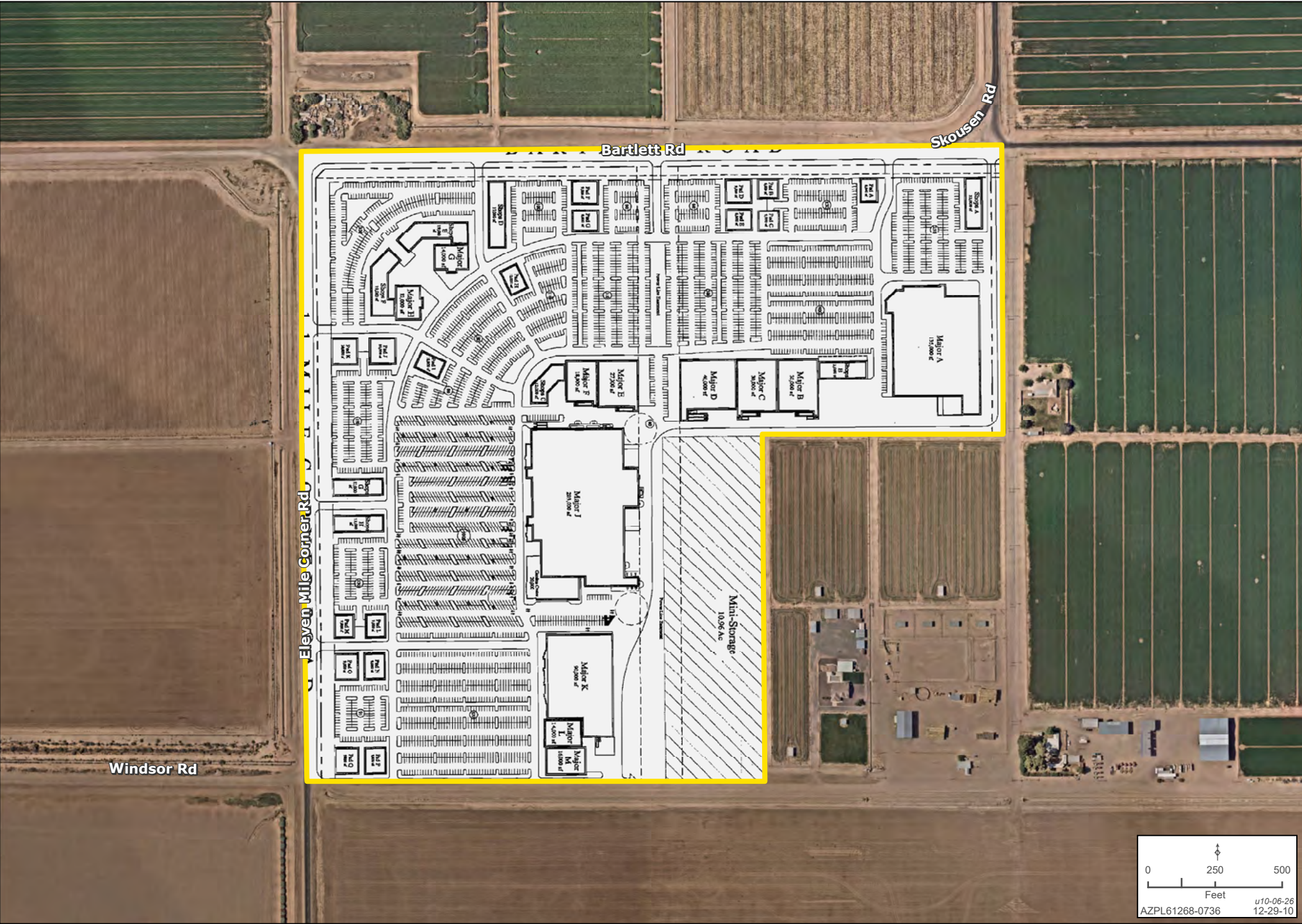


## HIGHLIGHTS

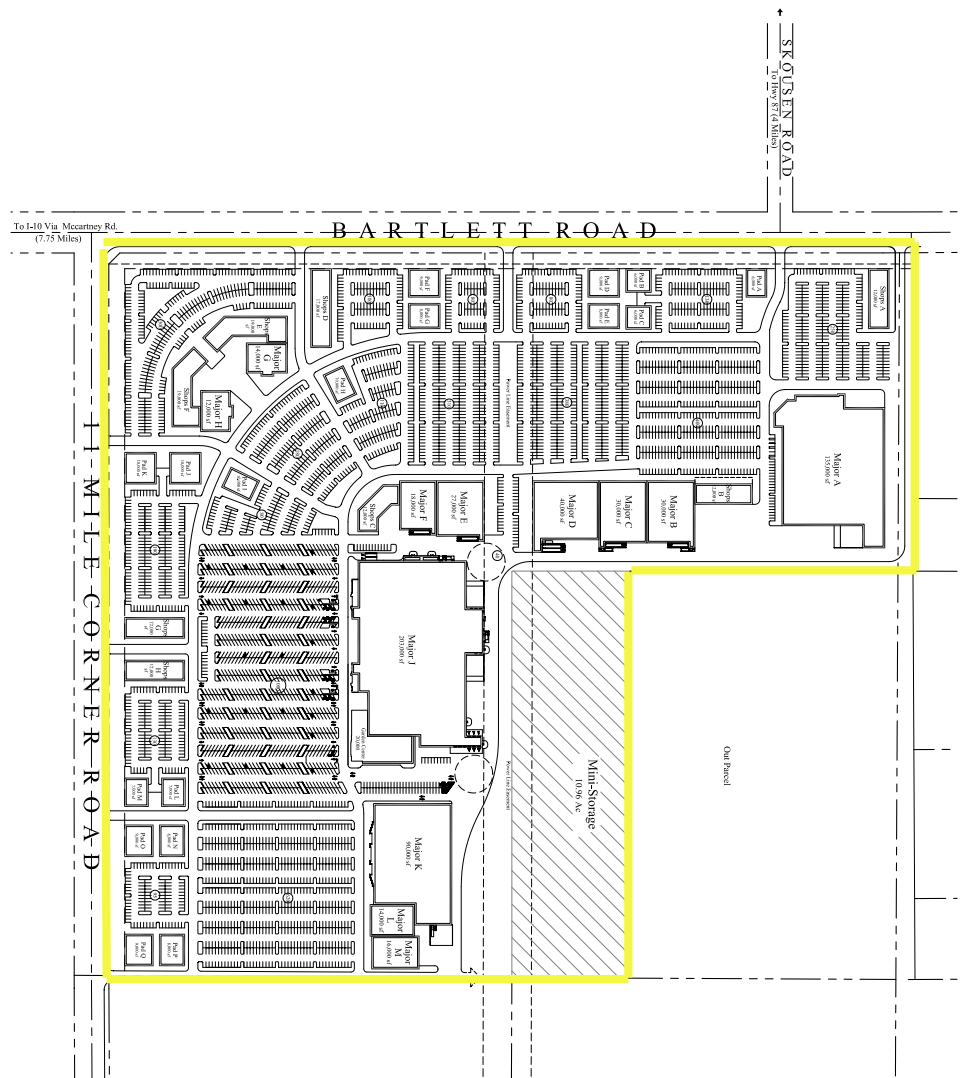
- Section line corner
- Potential Power Center location
- Site planned and zoned for commercial
- Agricultural lease in place (approximately \$11,400 in annual income)
- [Coolidge Regional Transportation Plan](#)
- [McCartney Road & Eleven Mile Corner Road Transportation Study](#)

DETAIL

Ben Heglie | Ryan Semro | Bret Rinehart | 480.483.8100 | www.landadvisors.com



# CONCEPTUAL SITE PLAN (SUBJECT TO CHANGE)



| Project Data     |     |                      |     |                 |
|------------------|-----|----------------------|-----|-----------------|
| Item             |     |                      |     |                 |
| Site Area (Net)  | +/- | 95.60 ac             | +/- | 4,164,531.00 sf |
| Building Areas   |     |                      |     |                 |
| Major Tenants    |     | 629,000 sf           |     |                 |
| Shops            |     | 117,000 sf           |     |                 |
| Pads             |     | 134,000 sf           |     |                 |
| Subtotal         |     | 880,000 sf           |     |                 |
| Garden Center    |     | 20,000 sf            |     |                 |
| Grand Total      |     | 900,000 sf           |     |                 |
| Lot Coverage     | +/- | 21.6%                |     |                 |
| Parking Required |     | 3,520 sp             |     |                 |
|                  |     | ( 880,000 sf / 250 ) |     |                 |
| Parking Provided |     | 4,435 sp             |     | 5.04 per 1000   |

Conceptual Master Plan

Verona Marketplace  
City of Coolidge, Arizona

Miller Holdings, Inc.

# DEVELOPMENT

Ben Heglie | Ryan Semro | Bret Rinehart | 480.483.8100 | www.landadvisors.com



# REGIONAL

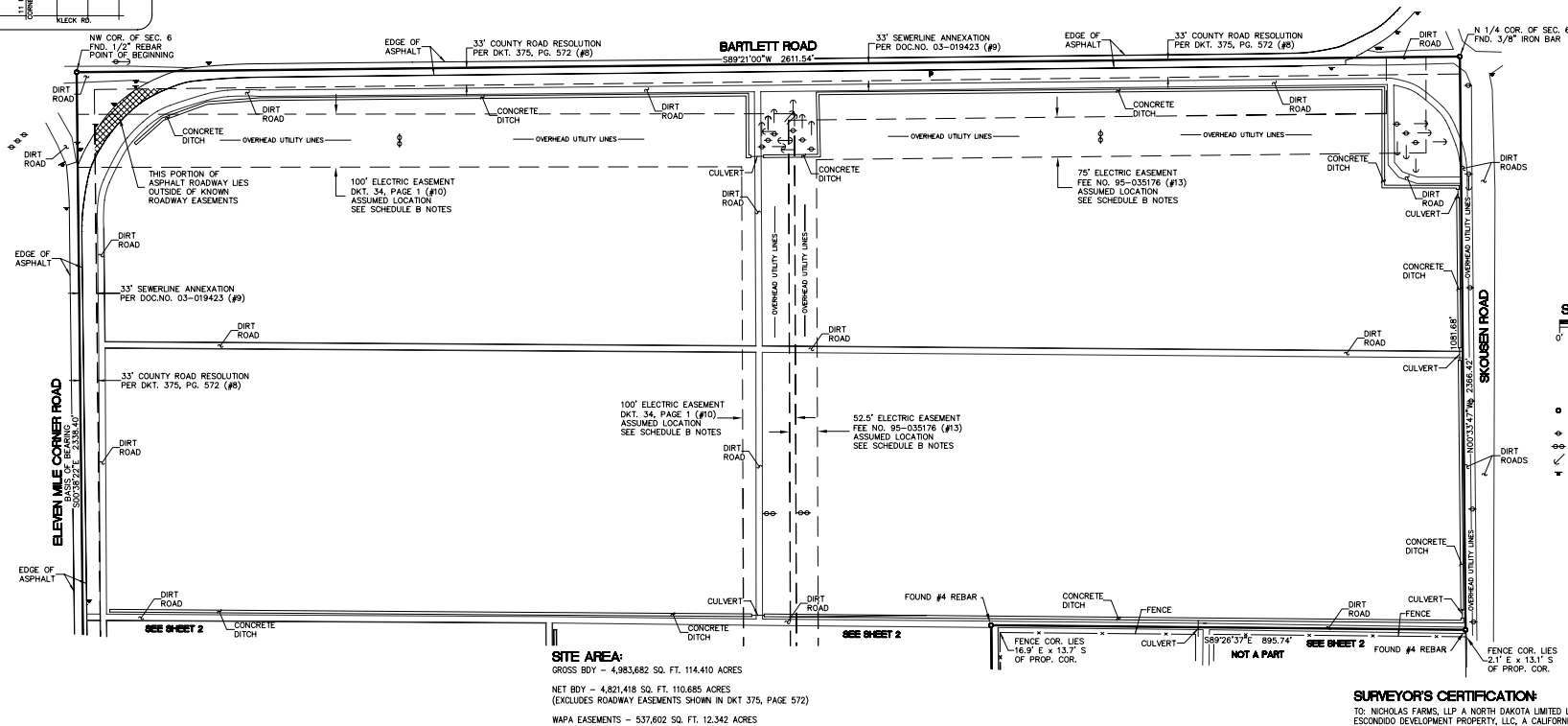
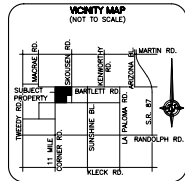
Ben Heglie | Ryan Semro | Bret Rinehart | 480.483.8100 | [www.landadvisors.com](http://www.landadvisors.com)



# PROPERTY ALTA SURVEY



## A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 6 SOUTH, RANGE 8 EAST, OF GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



### LEGAL DESCRIPTION:

PER TRUSTEE'S DEED RECORDED IN FEE NO. 09-062111

ALL OF GLO LOTS 3, 4 AND 5, AND A PORTION OF GLO LOT 6, LOCATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 38 MINUTES 22 SECONDS EAST ALONG THE WEST BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2338.40 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS EAST A DISTANCE OF 1770.88 FEET;

THENCE NORTH 00 DEGREES 28 MINUTES 22 SECONDS WEST A DISTANCE OF 1293.96 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 37 SECONDS EAST A DISTANCE OF 895.74 FEET TO THE EAST LINE OF GLO LOT 3 OF SAID SECTION 6;

THENCE NORTH 00 DEGREES 33 MINUTES 47 SECONDS WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 1081.66 FEET MORE OR LESS TO THE NORTH QUARTER CORNER OF SECTION 6;

THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2011.54 FEET MORE OR LESS TO THE POINT OF BEGINNING.

### NOTES:

- EXCEPT AS NOTED, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTER THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER ONLY. SURVEY IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- SURVEY IS VALID ONLY IF PRINT BEARS SEAL AND/OR SIGNATURE OF SURVEYOR.
- FIELDWORK PERFORMED DURING MARCH 2005 AND MAY 2011.
- CONDITIONS SHOWN ARE THOSE THAT EXISTED AT THE TIME OF THE SURVEY.
- BOUNDARY AND EASEMENT INFORMATION TAKEN FROM A TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NO. NCS-47756-PHX1, FIRST AMENDED, EFFECTIVE DATE, 28 NOVEMBER 2011.
- PROPERTY MAY BE SUBJECT TO EASEMENTS (RECORDED OR UNRECORDED) NOT KNOWN TO THE SURVEYOR, AND NOT SHOWN HEREON.
- SITE IS PRESENTLY BEING FARMED AND SHOWS NO SURFACE EVIDENCE OF EARTHWORK OR DUMPING.
- NO BUILDINGS EXIST ON THE SITE.
- THIS SURVEY PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS ADOPTED 3 FEB 2011.

### FLOOD INFORMATION:

SUBJECT PROPERTY LIES IN ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 04021C1225E, DATED 4 DEC 2007.

### SCHEDULE "B" NOTES:

- ITEMS 1, 2, 3, 4, 5, 7, 14, 15, 16 AND 17 ARE NOT MAPPABLE AND NOT SHOWN ON THIS DRAWING.
- ITEM 6, INGRESS AND EGRESS EASEMENT AGREEMENT PER FEE NO. 04-65784, 04-79503 AND 05-045204, IS SHOWN ON THIS DRAWING.
- ITEM 8, COUNTY ROAD RESOLUTION PER DKT. 375, PG. 572, IS SHOWN ON THIS DRAWING.
- ITEM 9, MATTERS RELATED TO A SEWERLINE ANNEXATION PER DOC. NO. 03-019423, ARE SHOWN HEREON.
- ITEM 10, ELECTRIC EASEMENT PER DKT. 34, PG. 1, IS NOT MAPPABLE BECAUSE THE COPY PROVIDED WAS ILLEGIBLE. POSITION SHOWN IS BASED ON PHYSICAL LOCATION OF TRANSMISSION TOWERS. WIDTH IS ASSUMED BASED ON DOCUMENTS TO THE SOUTH REFERRING TO THE SAME EASEMENT.
- ITEM 11, WATER DISTRIBUTION EASEMENT PER DKT. 1284, PG. 443, IS NOT MAPPABLE BECAUSE THE DOCUMENT LACKS A SPECIFIC LOCATION FOR SAID EASEMENT.
- ITEM 12, IRRIGATION RIGHT OF WAY PER DKT. 1568, PG. 881, IS SHOWN ON THIS DRAWING.
- ITEM 13, TRANSMISSION LINES EASEMENT PER FEE NO. 95-035176, COULD NOT BE ADEQUATELY POSITIONED WITHIN THE PROPERTY WITH THE LEGAL DESCRIPTION PROVIDED. POSITION SHOWN IS BASED ON PHYSICAL LOCATION OF TRANSMISSION TOWERS.

NOTE: THIS PROPERTY IS SUBJECT TO ALL PROVISIONS OF THOSE DOCUMENT REFERENCED IN THE ASSOCIATED TITLE REPORT WHETHER EXPRESSLY STATED OR NOT.

### SURVEYOR'S CERTIFICATION:

TO: NICHOLAS FARMS, LLP A NORTH DAKOTA LIMITED LIABILITY PARTNERSHIP;  
ESCONDIDO DEVELOPMENT PROPERTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY;  
JOHNSON BANK; FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11A, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4 MAY 2011.

MATTHEW A. GRAHAM  
ARIZONA R.L.S. 28274  
DATE: 16 DECEMBER 2011



**ALTA/ACSM LAND TITLE SURVEY**  
**BARTLETT AND 11 MILE CORNER ROADS**  
**JOHNSON BANK**



**THE GRAHAM COMPANIES**  
29711 N 147TH ST.  
SCOTTSDALE, AZ 85262  
602.909.7528

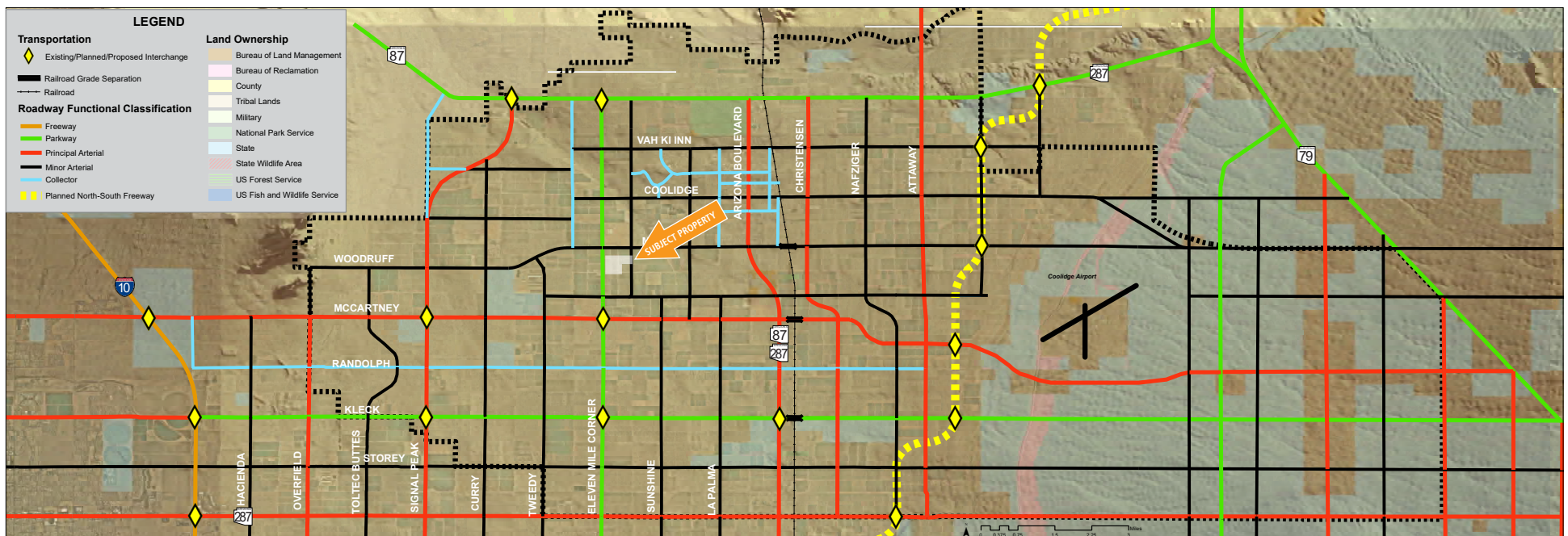
FIELDWORK:  
MAG:  
DRAWN:  
CHECKED: DATE: 12/16/11  
PROJECT NO:  
11-808  
SHEET 1 OF 2



# COOLIDGE TRANSPORTATION PLAN



[CLICK HERE TO VIEW THE MCCARTNEY ROAD & ELEVEN MILE CORNER ROAD TRANSPORTATION STUDY](#)



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