

ASPEN COMMONS

FUTURE HIGHWAY ADJACENT COMMERCIAL PADS AVAILABLE



El Dorado
Holdings, Inc.

Arizona Farms
2,311 Units

Dobson Tech Park

1,600 Acres (660 in escrow)

Future SR 505

Felix Road

Arizona Farms Blvd

communities
southwest

Monarch
2,050 Units

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EXCLUSIVELY LISTED BY

CRE8
ADVISORS™

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MARKET OVERVIEW

Aspen Commons

North Copper Basin
2,338 Units

Hunt Highway-18-119 VPD

Magma

Dobson Tech Park
1,600+ Acres

FUTURE SR 505

ASPEN COMMONS

SR 505 Exit

Arizona Farms Blvd

Silver Cross
1,195 Units

Arizona Farms
2,311 Units

Monarch
2,050 Units

Skyview Farms
9,900 Units

fray's
(Future)

Mesquite Trials
2,000 Units



Walker Butte
921 Units

El Dorado
12,000+ Units

Florence

Merril Ranch Phase 2
1,000+ Acres

Attaway Crossings
500+ Units

ARIZONA
79

CONCEPTUAL SITE PLAN

Aspen Commons

Dobson Tech Park

1,600 Acres (660 in escrow)

Arizona Farms Blvd

RETAIL PADS

PAD 5

PAD 6

Felix Road

FUTURE SR 505



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communities
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PROPERTY HIGHLIGHTS

Aspen Commons

SUMMARY

Intersection	E/SEC Arizona Farms Blvd & Felix
Location	Florence, Arizona
Asking Price	Call For Pricing
Total Acres	28.64
Zoning	PUD
APN	20070002N

UTILITIES

Power	Arizona Public Service - APS
Water	EPCOR

CONTACT

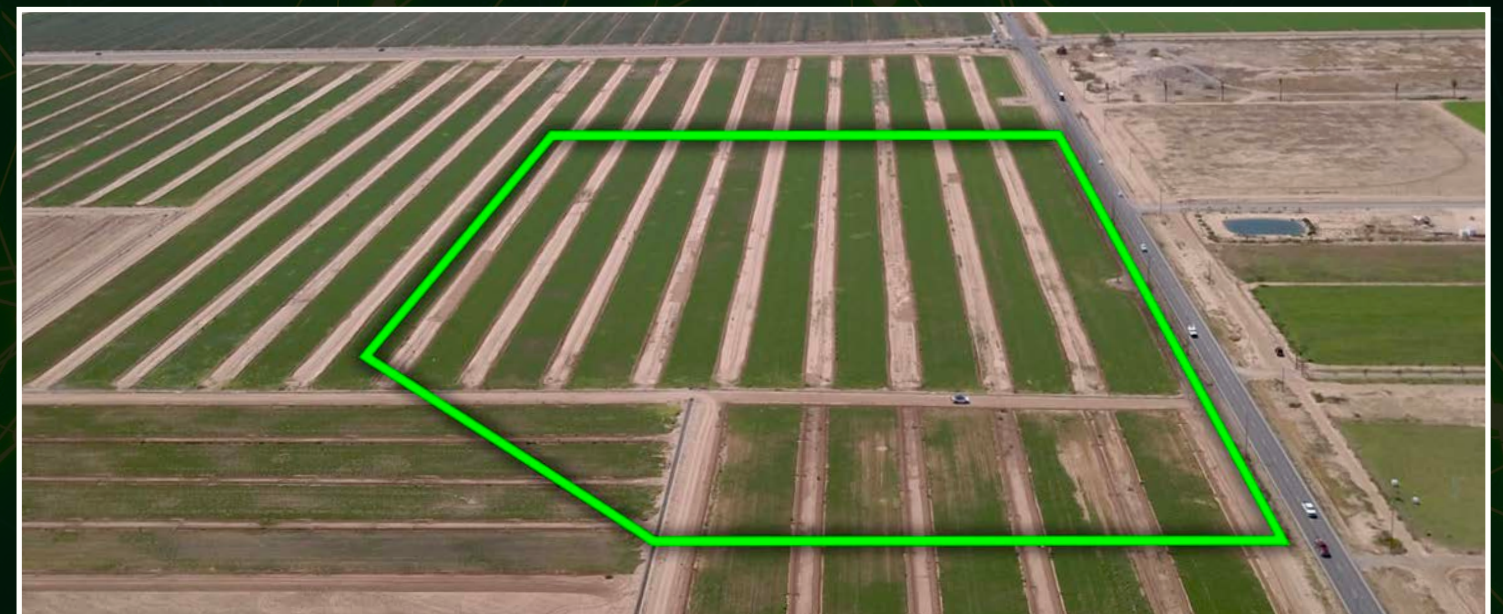
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OVERVIEW

- » Commercial development on Arizona Farms Blvd in front of Monarch, a 2,050 unit development by Communities Southwest. The Dobson Tech Park is on the NWC and is projected to bring over 1,000 jobs a year for over a decade. It is slated to become one of the largest technology centers in the Pheonix Metro.
- » Over 17,000 homes planned on Arizona Farms Blvd, with over 35,000 units planned within a 5 mile radius.
- » Phase 1 of the SR 505 will terminate at Arizona Farms exit with full diamond access less than 1/3 of a mile from Aspen Commons. Arizona Farms Blvd is the major East/West cooridor connecting Hunt Highway to SR 79.
- » Pad layout is conceptual. Pads can range in size from 1 to 28 acres.



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