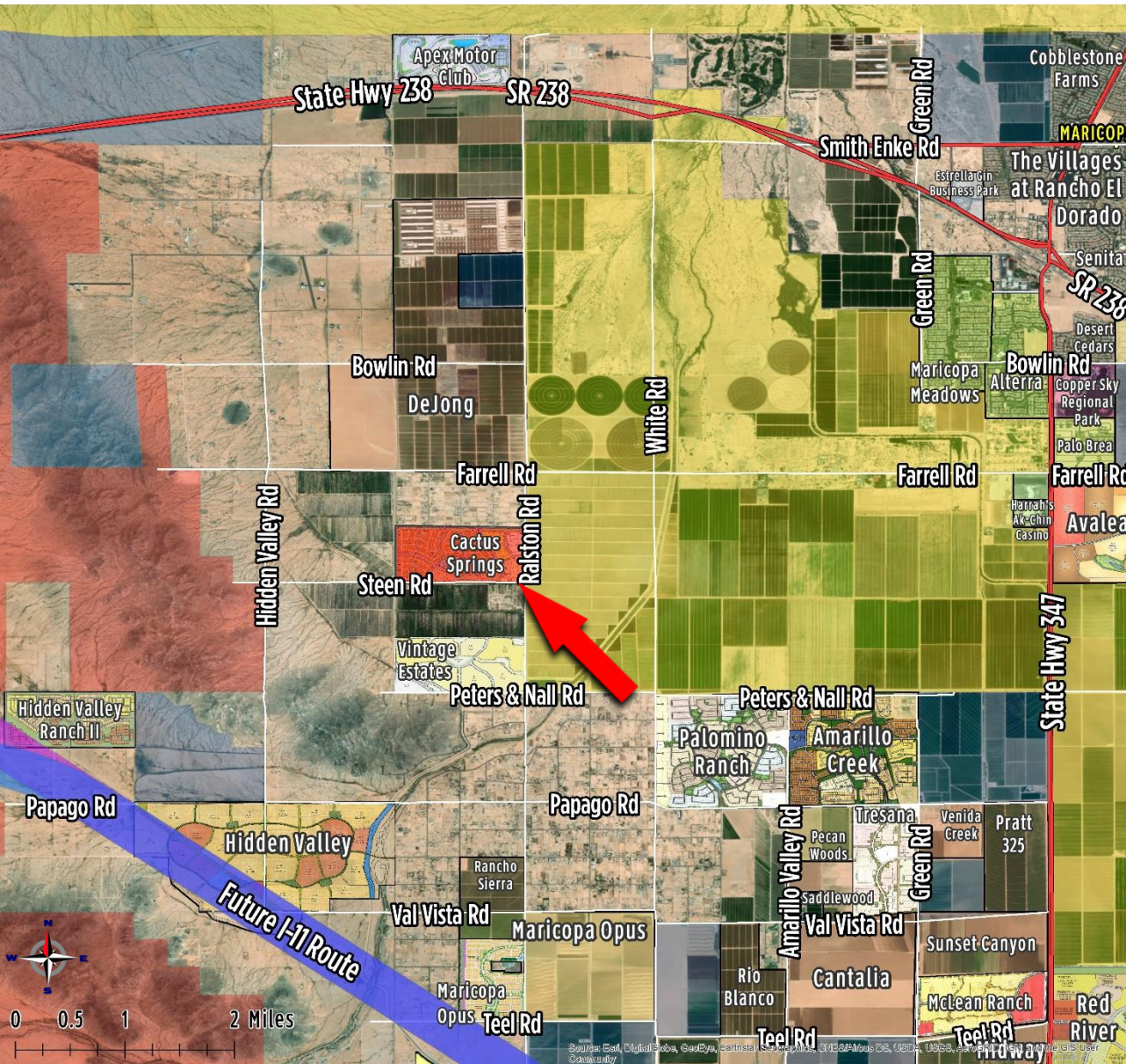


Cactus Springs | Pinal County, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Location: SWC of Pima Rd & Ralston Rd
Pinal County, AZ

Purchase Price: Submit Offers

Description:
320.7 Acres
1,050 Total Lots
711 Lots – 48'x110'
134 Lots – 53'x115'
91 Lots – 58'x115'
72 Lots – 63'x120'
42 Lots – 73'x125'
APN 510-32-002C
Zoned PAD

Comments:
The property is located within Global Water Resources CC&N. The farmland is located in the Maricopa-Stanfield Irrigation & Drainage District with 312 acres of grandfathered water rights (ADWR Cert. 58-111197.0003). A portion of the farm is on high end subsurface drip irrigation.



Jeff Beach
Jim Tipton
James Hotis

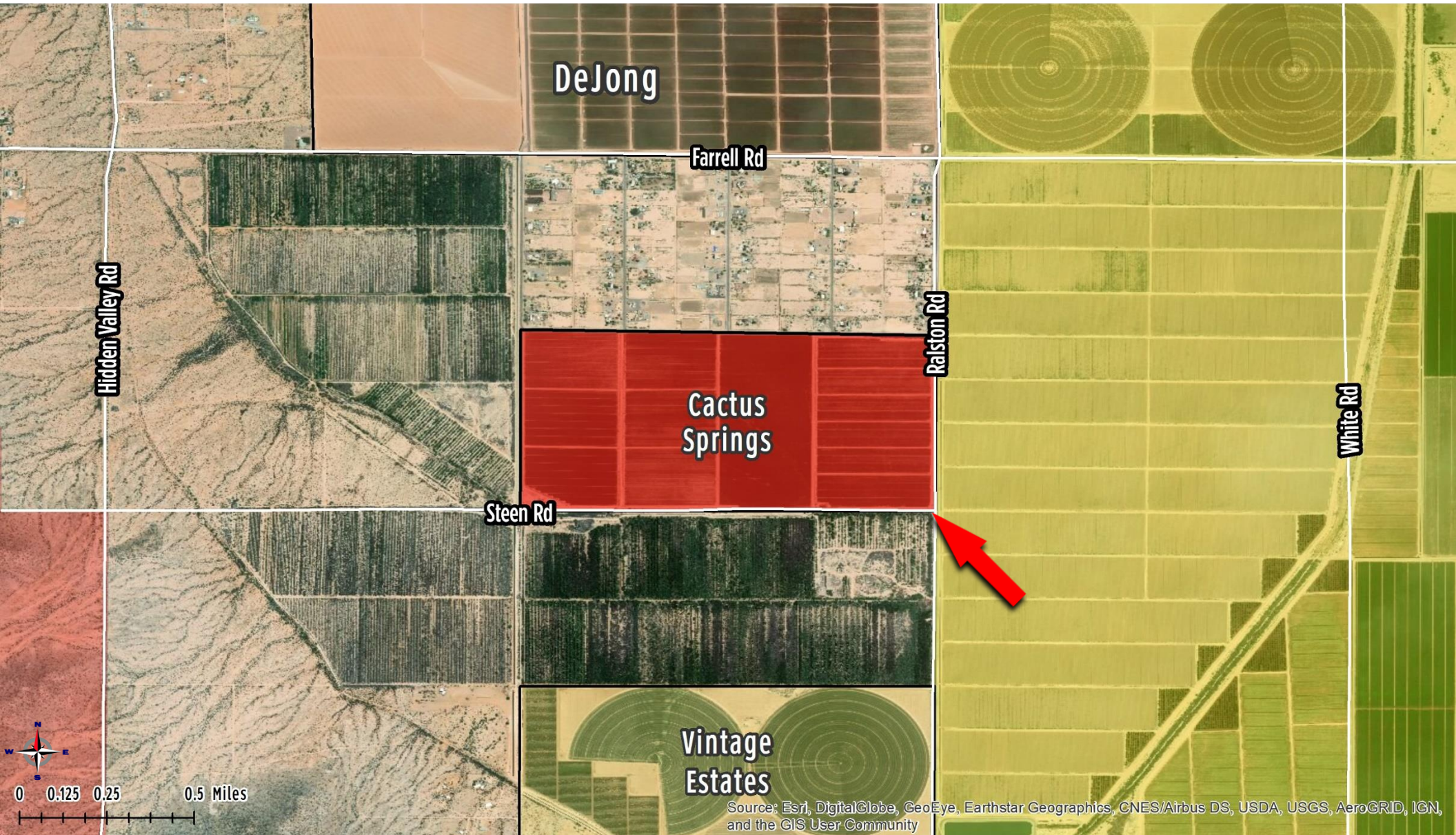
(602) 553-4120
(602) 553-4110
(480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner 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 specific conditions, imposed by our principals.

Cactus Springs | Pinal County, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Jeff Beach
Jim Tipton
James Hotis

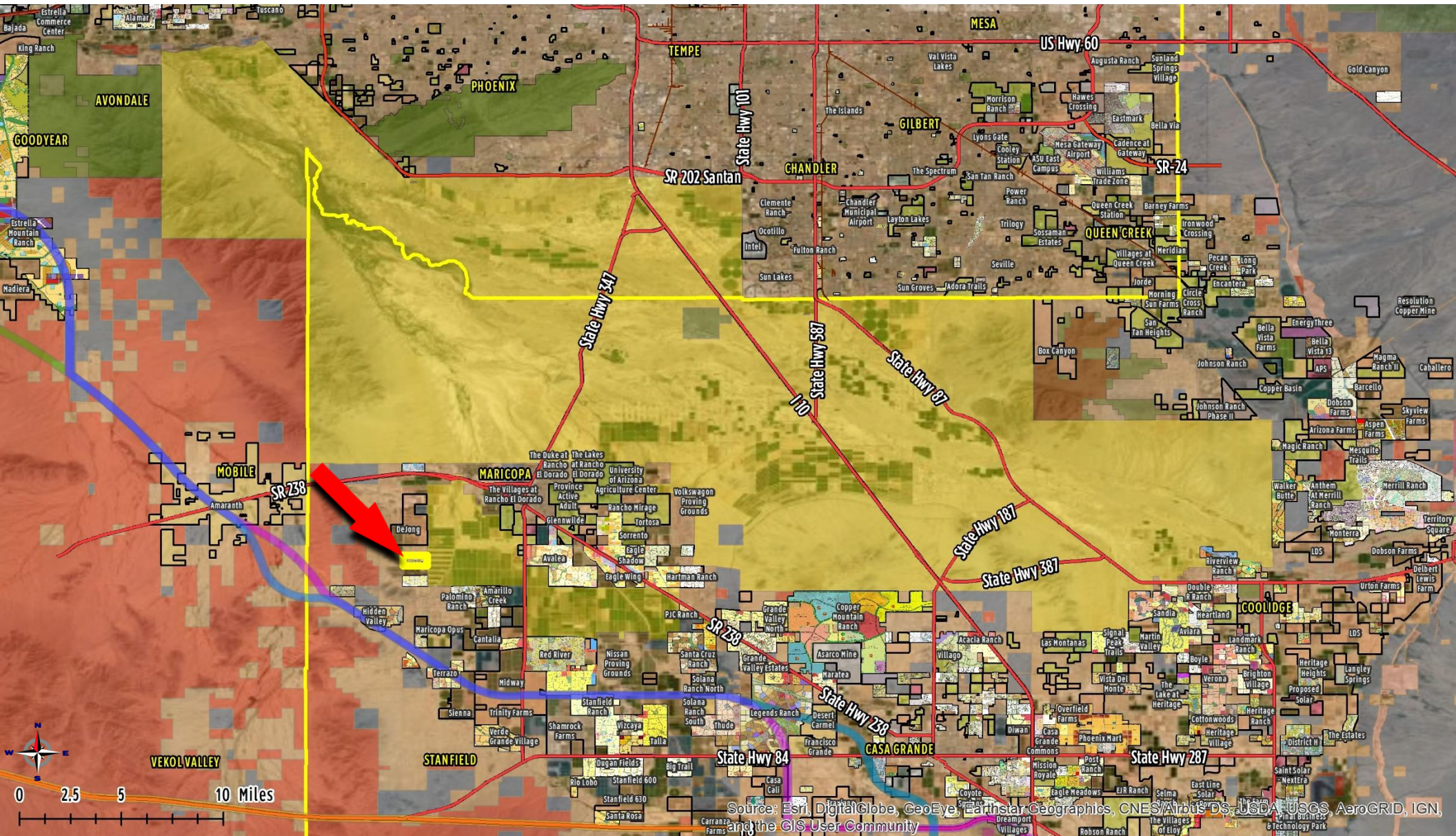
(602) 553-4120
(602) 553-4110
(480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner 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 specific listing conditions, imposed by our principals.

Cactus Springs | Pinal County, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Jeff Beach
Jim Tipton
James Hotis

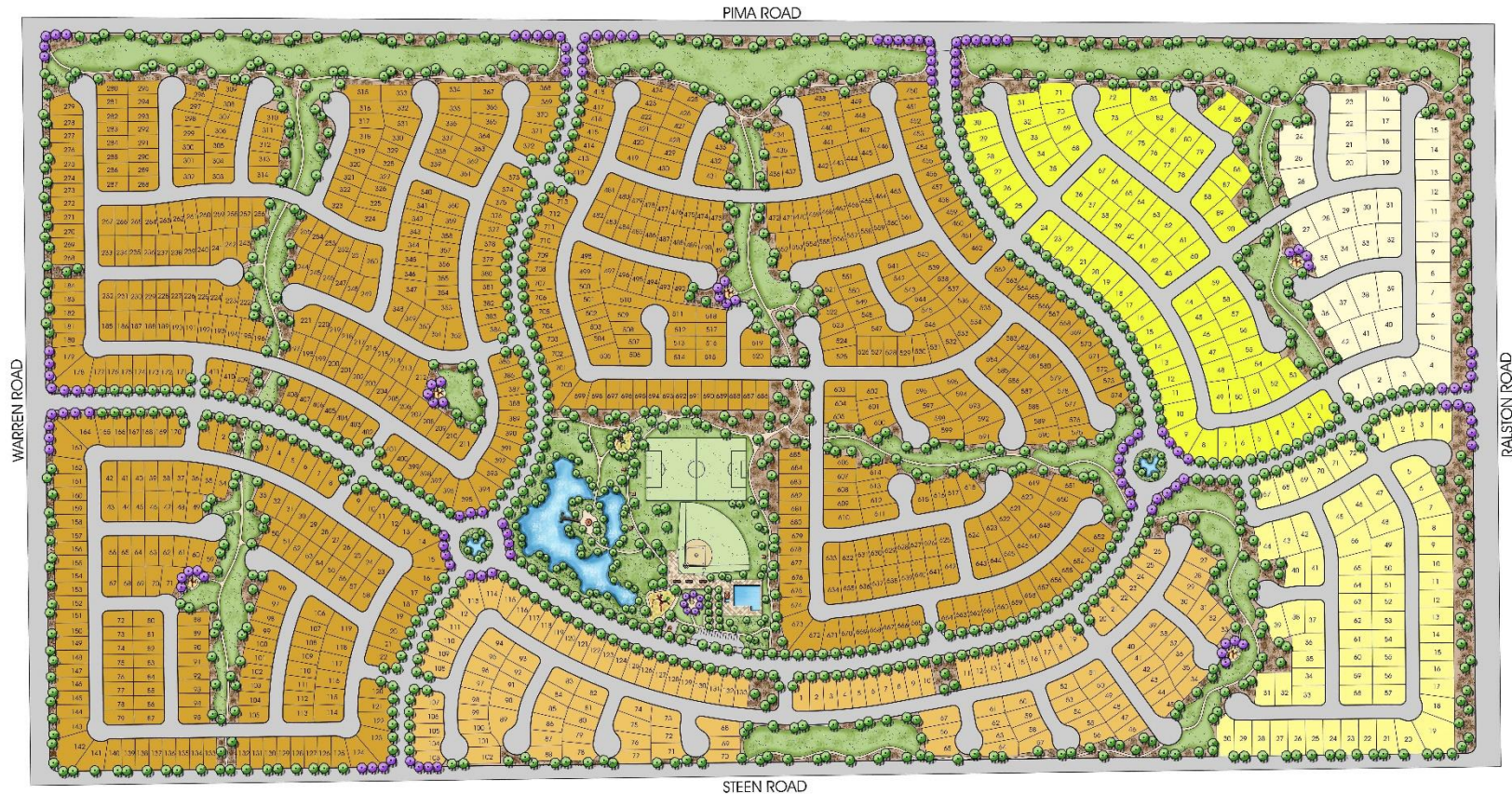
(602) 553-4120
(602) 553-4110
(480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner 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 specifying conditions, imposed by our principals.

Cactus Springs | Pinal County, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



VICINITY MAP



SITE DATA

GROSS SITE AREA	322.83 ACRES
OPEN SPACE PROVIDED	82.29 ACRES
TOTAL RESIDENTIAL AREA	170.81 ACRES
TOTAL NO. OF LOTS	1,050
GROSS DENSITY	3.3 UNITS PER ACRE
AVG. LOT FRONT WIDTH	58'
PROPOSED R.O.W.	69.73 ACRES

LOT SIZE SUMMARY

	LOT WIDTH	NO. OF LOTS	% OF TOTAL # OF LOTS
	48'	713	68%
	53'	133	13%
	58'	90	8%
	63'	72	7%
	73'	42	4%
TOTAL		1,050	100%

PRELIMINARY DEVELOPMENT EXHIBIT

CACTUS SPRINGS

PINAL COUNTY, ARIZONA

PREPARED FOR:
WALTON DEVELOPMENT & MANAGEMENT (USA), INC.



Walton **Stantec** **F2GROUP**
Investing on Solid Ground®



Jeff Beach
Jim Tipton
James Hotis

(602) 553-4120
(602) 553-4110
(480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner 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 specifying conditions, imposed by our principals.

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



(602) 553-4120
(602) 553-4110
(480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner 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 of price, rental or other conditions, withdrawal without notice, and to any specifying conditions, imposed by our principals.