

8141 E Indian Bend Rd, Suite 103
Scottsdale AZ 85250
Tel: (480) 443-8570
Fax: (480) 443-3736
www.westland-properties.com



PRICE REDUCED FOR IMMEDIATE SALE!!!
EXCLUSIVE LISTING
DEVELOPMENT OPPORTUNITY
ESTRELLA - PARCEL 5.9
ESTRELLA PKWY & SAN MIGUEL DR AREA
GOODYEAR, ARIZONA

LOCATION: Parcel is located within the Estrella Master Plan at Golf Course Drive and Desert Sage Drive, Goodyear, Arizona.

NUMBER OF ACRES: 28.11 Gross | 18 Net

NUMBER OF LOTS: 86 Proposed Townhome Lots | 3.1 DUA

APPROVED ZONING: PAD – HD / City of Goodyear

LIST PRICE: **\$899,000**

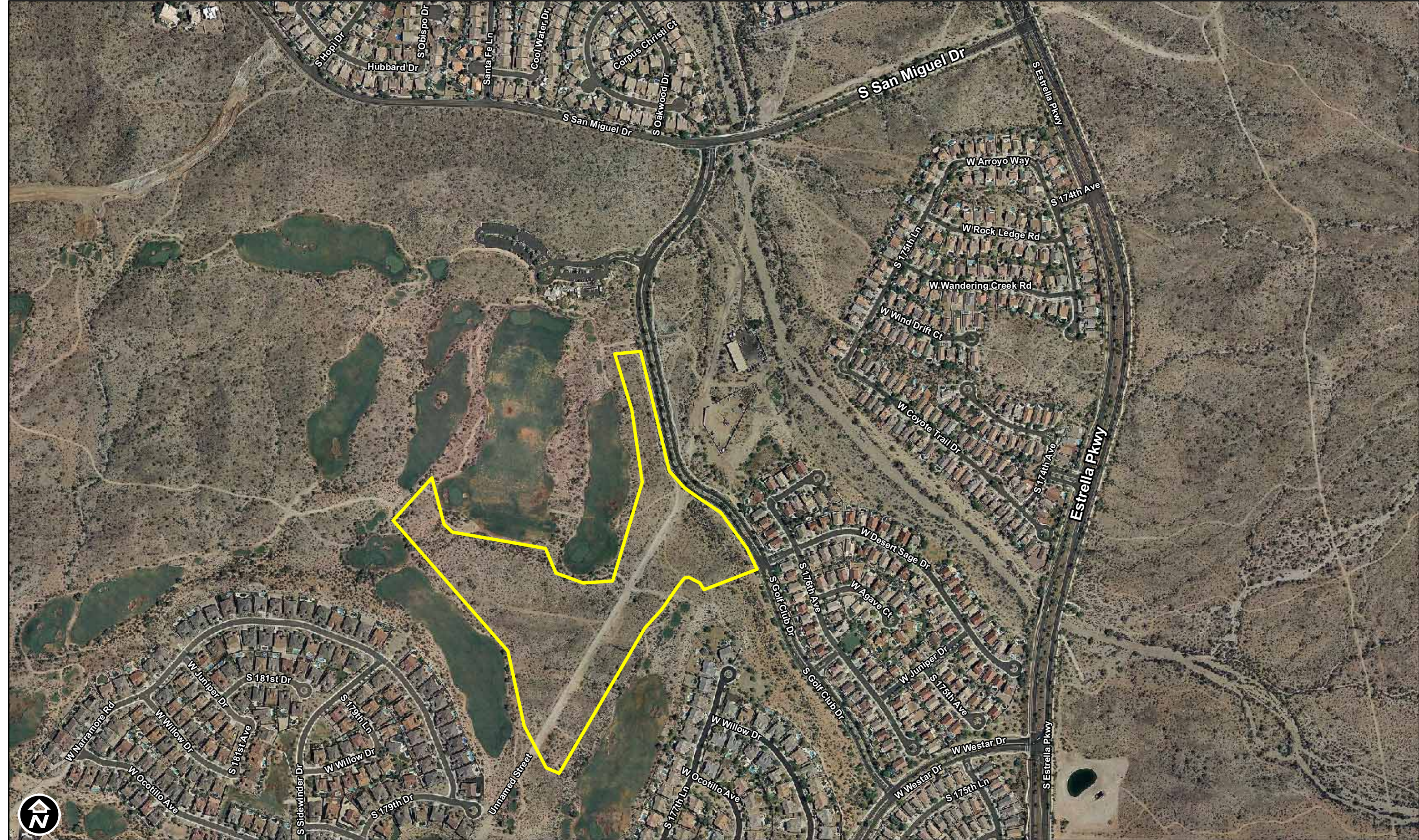
SUGGESTED TERMS: **Cash**

UTILITIES: Water: City of Goodyear
Sewer: City of Goodyear
Electric: Arizona Public Service

CONTACT: Grant D. Helgeson, Don McCaul
Westland Properties Group

COMMENTS: This is a bank owned asset in venture with the FDIC. Property is preliminary platted for 86 residential units with a combination of Duplex's and Triplex's. Property fronts on 3 separate fairways of the Estrella Golf Course with the clubhouse just ¼ mile from site.

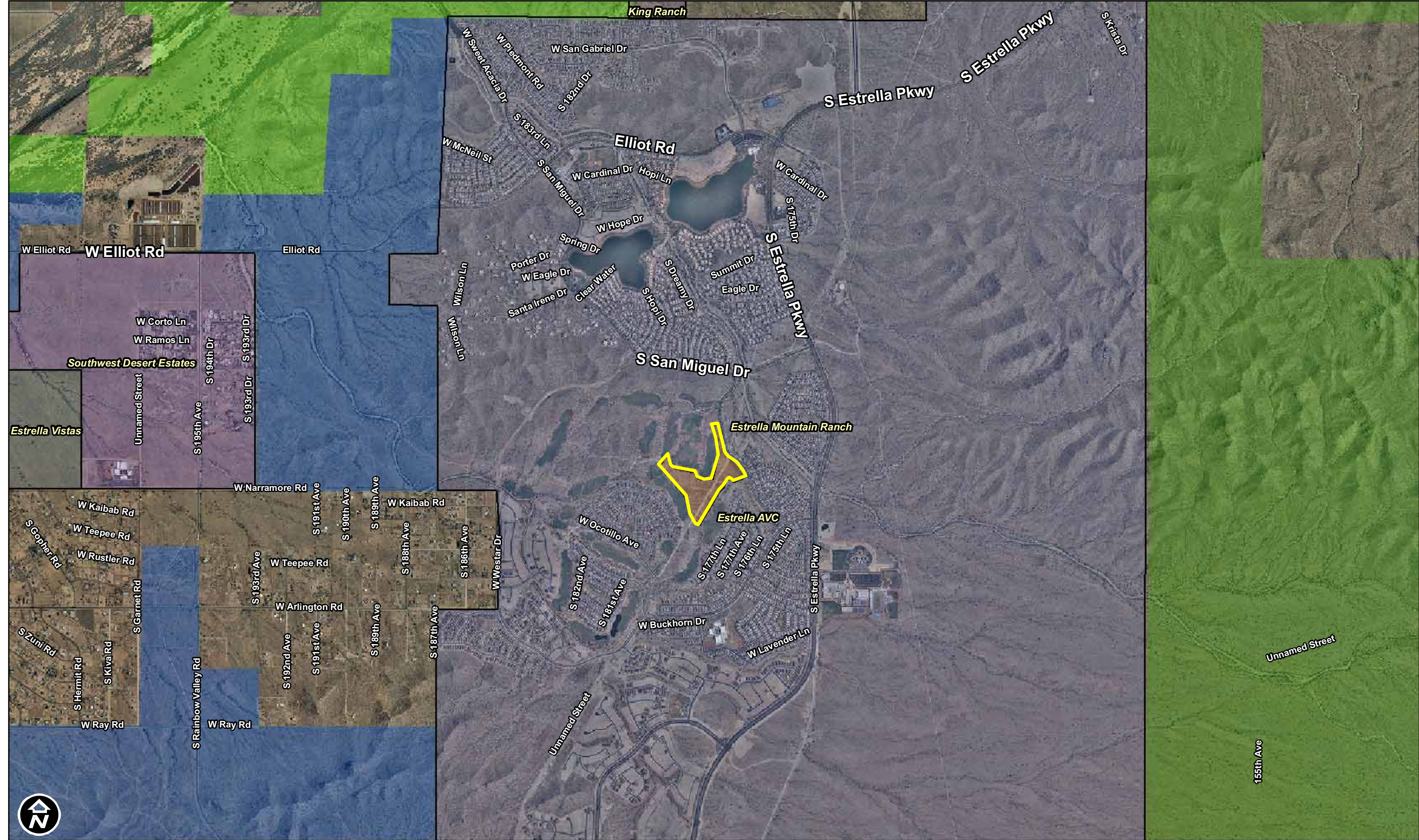
Site is being sold on an "As-Is, Where-Is" basis. This offering is subject to change of price or terms, prior sale or withdrawal from the market without notice.



ESTRELLA MOUNTAIN RANCH PARCEL 5.9
28.11 GROSS / 18 NET ACRE DEVELOPMENT OPPORTUNITY
ESTRELLA PKWY & SAN MIGUEL DR AREA
GOODYEAR, ARIZONA

Grant D Helgeson, Designated Broker - Direct: (480) 675-5149
Don McCaul, Broker - Direct: (480) 675-5144
Ryan Arp, Agent - Direct: (480) 675-5145

WPG WESTLAND PROPERTIES GROUP
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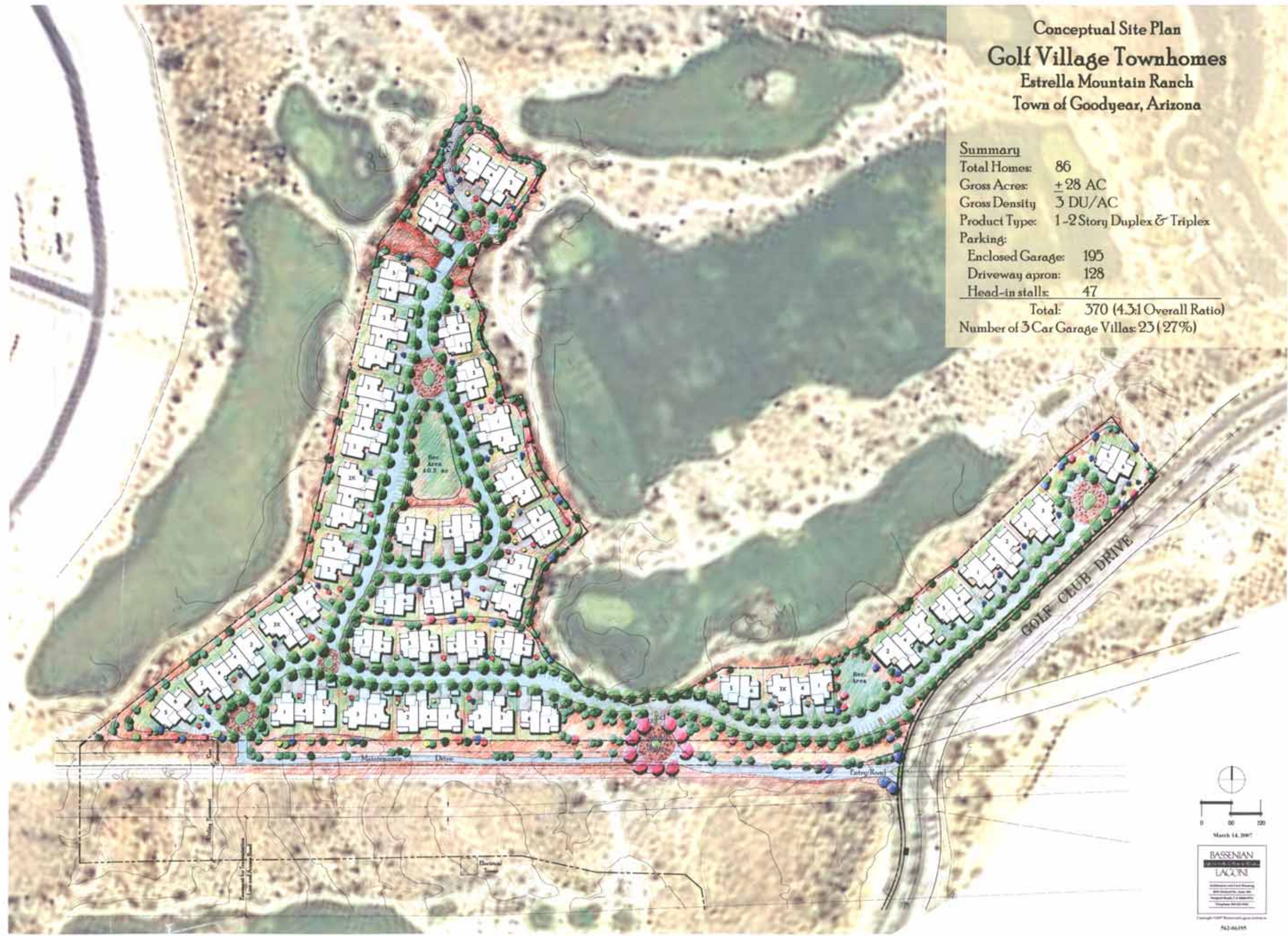
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Conceptual Site Plan
Golf Village Townhomes
 Estrella Mountain Ranch
 Town of Goodyear, Arizona

Summary

Total Homes:	86
Gross Acres:	+ 28 AC
Gross Density:	3 DU/AC
Product Type:	1-2 Story Duplex & Triplex
Parking:	
Enclosed Garage:	195
Driveway apron:	128
Head-in stalls:	47
Total: 370 (4.3:1 Overall Ratio)	
Number of 3 Car Garage Villas: 23 (27%)	



North Arrow
 Scale: 0 50 100
 March 14, 2007
BASSENIAN
 ARCHITECTURAL
 LACONI
 562-861195

