

PHASE 3, PARCELS 29 & 31A | FINAL PLATTED AND ENGINEERED LOTS



Wildera



Wildera
Looking Northwest



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SAN TAN VALLEY (PINAL COUNTY), ARIZONA

WILDERA

**• PHASE 3, PARCELS 29 & 31A •
 FINAL PLATTED AND ENGINEERED LOTS**

LOCATION

Wildera is located at the northeast corner of Quail Run Lane and Bella Vista Road in San Tan Valley (Pinal County), Arizona.

SIZE AND PRICE

Parcel	Lot Count	Lot Size	Finished Lot Value	Estimated Lot Cost to Complete	Net Land Residual Parcel Purchase Price
29	111	48' x 115'	\$122,400 (\$2,550/FF)	\$54,480/Lot (\$1,135/FF)	\$7,539,120 (\$67,920/Lot)
31A	74	58' x 120'	\$142,100 (\$2,450/FF)	\$79,402/Lot (\$1,369/FF)	\$4,639,650 (\$62,698/Lot)
Total	185				\$12,178,770

**See linked budget under Due Diligence Materials. Buyer and Seller shall agree to the final cost to complete budget during buyer's feasibility period. The budget shall include a contingency of no more than 5%.*

TERMS

- Cash
- Initial Deposit: \$50,000 due at Opening of Escrow
- Feasibility Period: 75-Days
- Additional Deposit: Equal to 5% of the total purchase price due at end of Feasibility Period.
- Close of Escrow: The later of 15 days following the end of buyer's Feasibility Period or 15 days following the approval of the final plat.



SITE STATUS

The final plats for parcels 29 and 31A are complete to the point of EPCOR requiring HUF payments to submit for ADEQ approval and then final Pinal County sign off. This is an approximate 90-day process once fees have been paid.

AMENITY

Phase 1 of Wildera amenities, including a pool, pool bath, shade structure and a tot lot are breaking ground in January 2026. Anticipated completion is June 2026. Phase II amenities will include a basketball court, pickleball courts, and large grass field is to be determined.

DUE DILIGENCE

[CLICK HERE](#) for Parcels 29 and 31A Budget, Tentative Plats, Amenity Exhibits and Parcel Plans.

SETBACKS

5' and 8'

UTILITIES

- Water/Sewer: EPCOR
- Electricity: SRP
- Telephone/Cable/Internet: Cox
- Garbage: Waste Management

FEES

- Water Hook Up Fee: \$2,900/Lot
- Water Meter Fee: \$600
- Sewer Hook Up Fee: \$3,900/Lot

HOA ASSESSMENT

Estimated at \$100 per month.



SAN TAN VALLEY QUICK FACTS



POPULATION

2025 population: **120,795**
Est. Pop. Growth 2025-2030: **~13%**

PINAL COUNTY IS GROWING 5X THE US AVERAGE GROWTH RATE



HOUSEHOLDS

Median household income: **\$97,147**
Number of households: **37,658**
Median age of: **39.6**



EDUCATION

Central Arizona College **7,442 students**
American Leadership Academy **6,100 students**
Poston Butte High School **2,059 students**
Combs High School **1,357 students**
Legacy Traditional School **1,223 students**
Jack Harmon Elementary School **565 students**
Happy Valley School East Campus **520 students**
Combs Traditional Academy **266 students**



ATTRACTIONS

Encanterra Country Club
The Links at Queen Creek
Arizona Speedway
San Tan Regional Park

TOP ECONOMIC DEVELOPMENTS

LUCID MOTORS

Anticipated number of employees: **6,120**

LG ENERGY SOLUTION

Anticipated number of employees: **3,700**

NIKOLA

Anticipated number of employees: **1,762**

PROCTER & GAMBLE

Anticipated number of employees: **500**

Source: azbigmedia.com

CHANG CHUNG

Anticipated number of employees: **209**

KOHLER

Anticipated number of employees: **500**

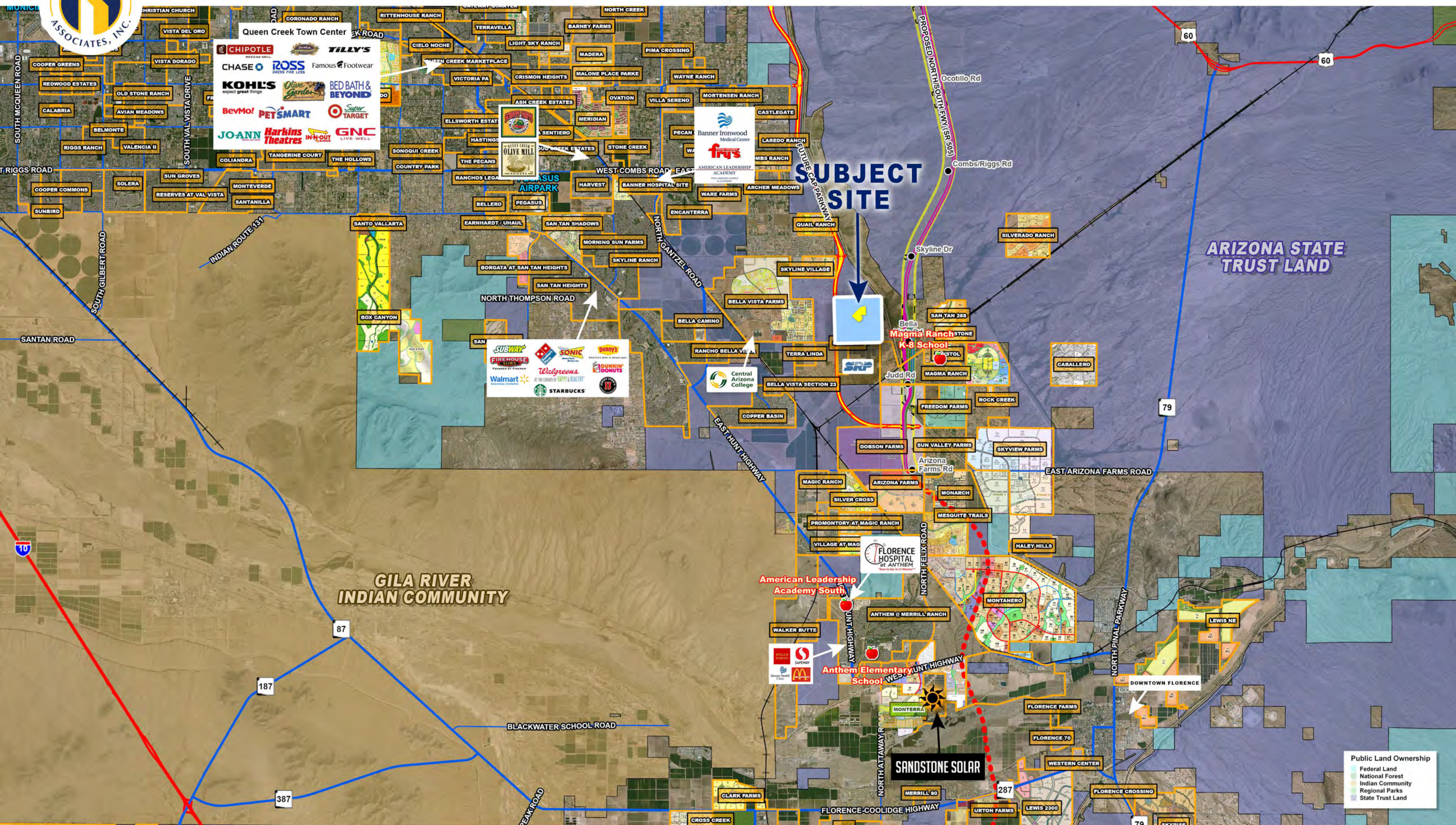
KANTO PPC

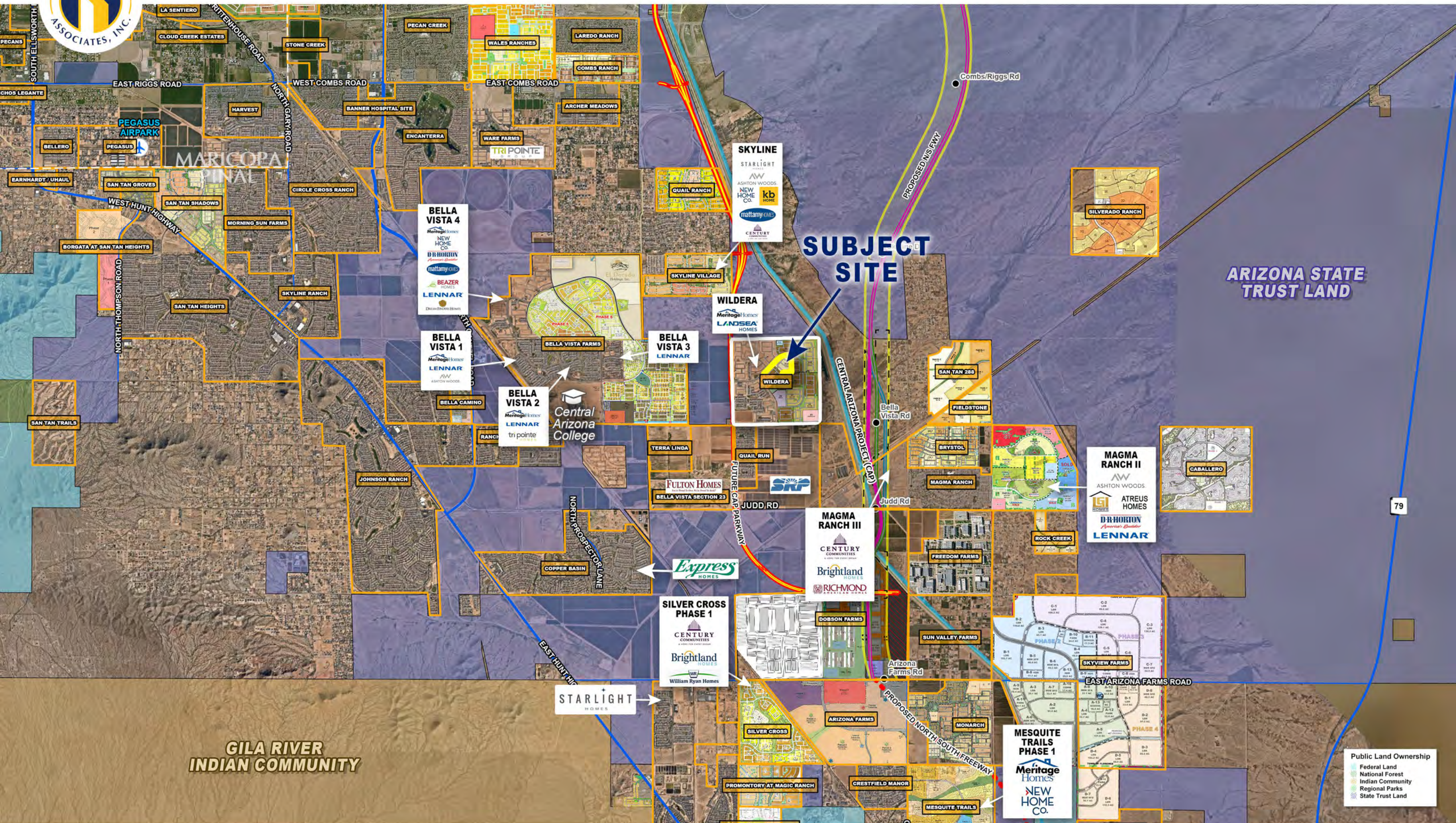
Anticipated number of employees: **161**

AIR PRODUCTS

Anticipated number of employees: **75**







GILA RIVER INDIAN COMMUNITY

ARIZONA STATE TRUST LAND

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land



Wildera

Site Plan



Development Plan			
PARCEL	LOT SIZE	YIELD	AREA
18	58 x 120	123	37.05 ac
19	48 x 125	118	31.40 ac
20	53 x 120	118	29.59 ac
21	Comm.	0	20.00 ac
22	48 x 115	102	22.97 ac
23	48 x 115	102	21.05 ac
24	53 x 120	124	33.51 ac
25	Comm.	0	17.00 ac
26	48 x 115	125	31.52 ac
27	53 x 120	122	28.24 ac
28	School	0	16.05 ac
29	48 x 115	111	27.80 ac
30	48 x 115	109	20.21 ac
31A	58 x 120	74	22.29 ac
31B	48 x 115	73	15.67 ac
32A	53 x 120	103	27.22 ac
32B	53 x 120	69	18.58 ac
33	48 x 115	144	34.34 ac
34	58 x 120	116	33.07 ac
35	48 x 115	128	29.03 ac
36	53 x 120	95	26.58 ac
37	48 x 115	96	21.94 ac
38	53 x 120	110	25.91 ac
PARK			13.55 ac
ARTERIAL R.O.W.			26.60 ac
COLLECTOR R.O.W.			24.92 ac
TOTAL*		2162	656.07 ac

* 2167 Total Units Allowed Per Approved PAD; Total Gross Area Does Not Include Water Campus Or Well Site





SILVERADO RANCH

CABALLERO

STATE LAND

MAGMA RANCH

SUBJECT SITE

WILDERA

STATE LAND

BELLA VISTA ROAD

QUAIL RUN

QUAIL RUN LANE

STATE LAND



PHOTOGRAPHY DATE: 01-11-2025



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