

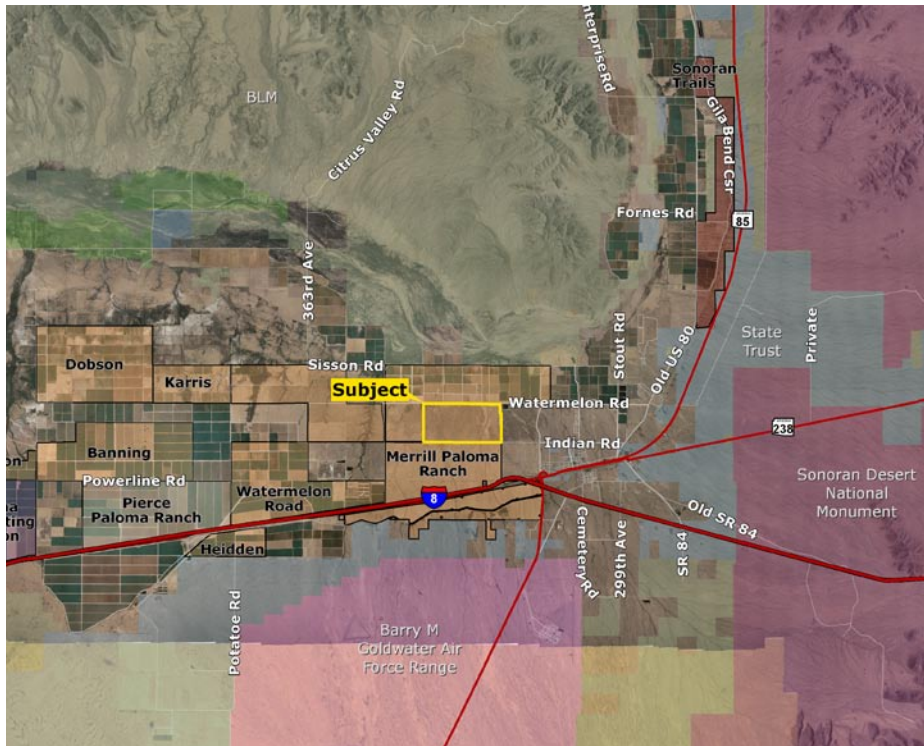


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# Merrill Paloma Ranch

Gila Bend, Arizona



**Location:** Property is located W/SWC of Watermelon and Gila Blvd in Gila Bend, Arizona.

**Size:** 1,200 acres of 9,000-acre Master Planned Community

**Price:** Submit

**Development Agreement:**

**Density** - 6.0 units per gross acre

**Term** - Initial term is 35 years with ten year extensions through remainder of time needed to develop the property with no time limit set. Only requirement is to build 2,000 units during each ten year extension period.

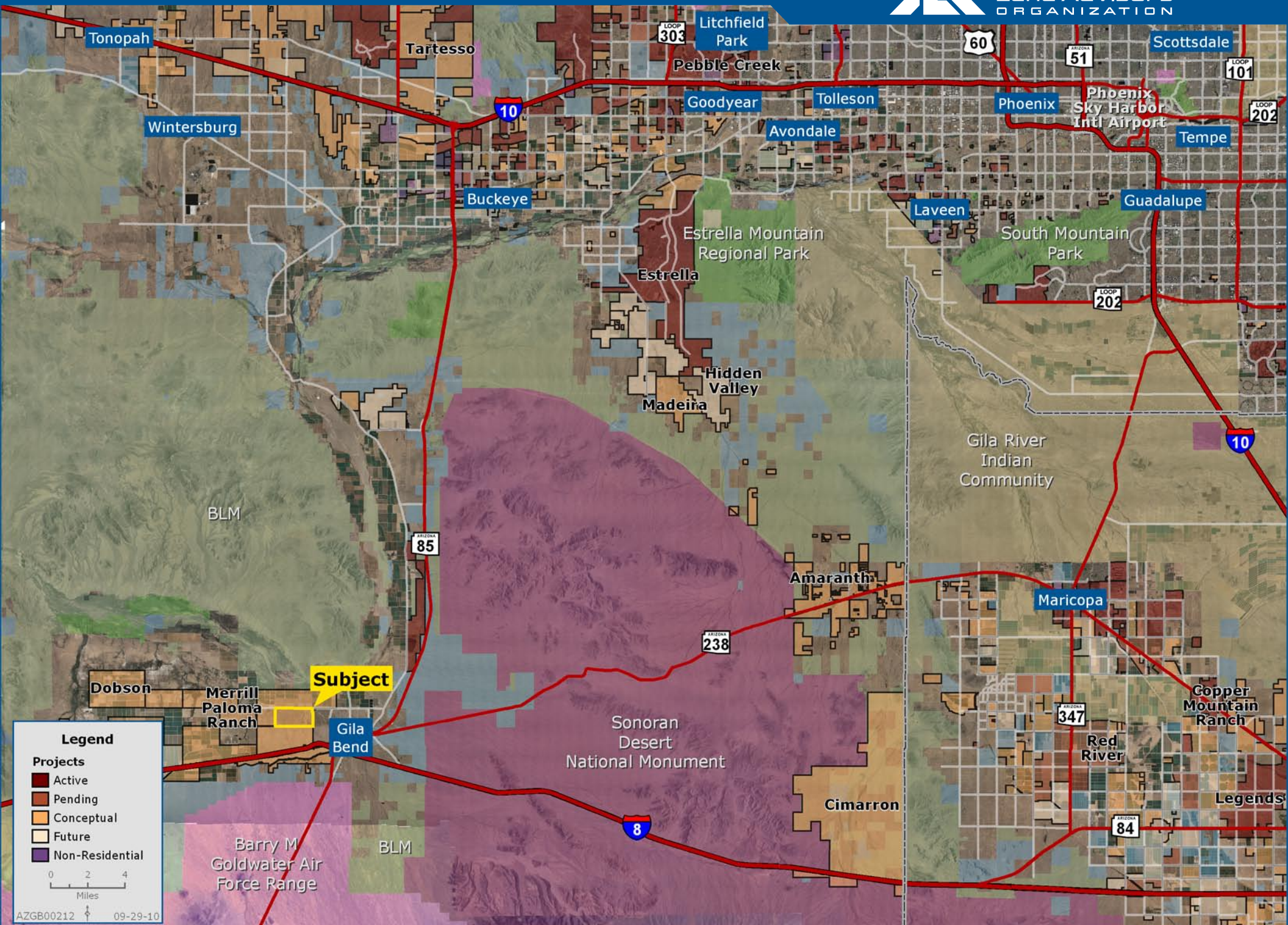
**Impact Fee** - No impact fee for "water, sewer, utilities, transportation systems, public services or any other infrastructure cost or expense".

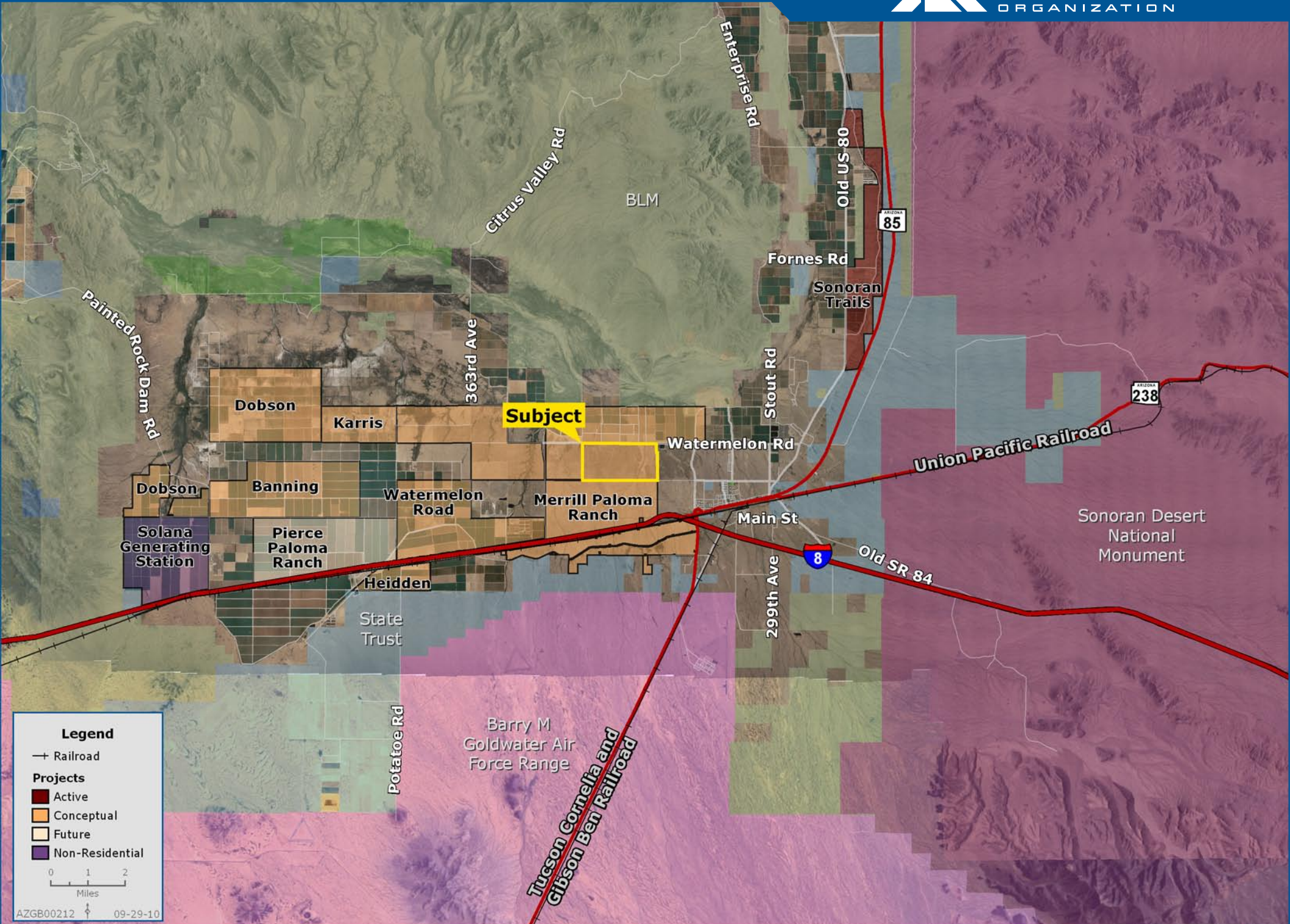
**Water and sewer facilities** - Right to form own water and/or sewer company or to build them through the CFD and donate them to the Town of Gila Bend.

**Community Facilities District (CFD) Bond Agreement:**

Expiration - Expires 2066

General Obligation Bonds - \$1,800,000,000





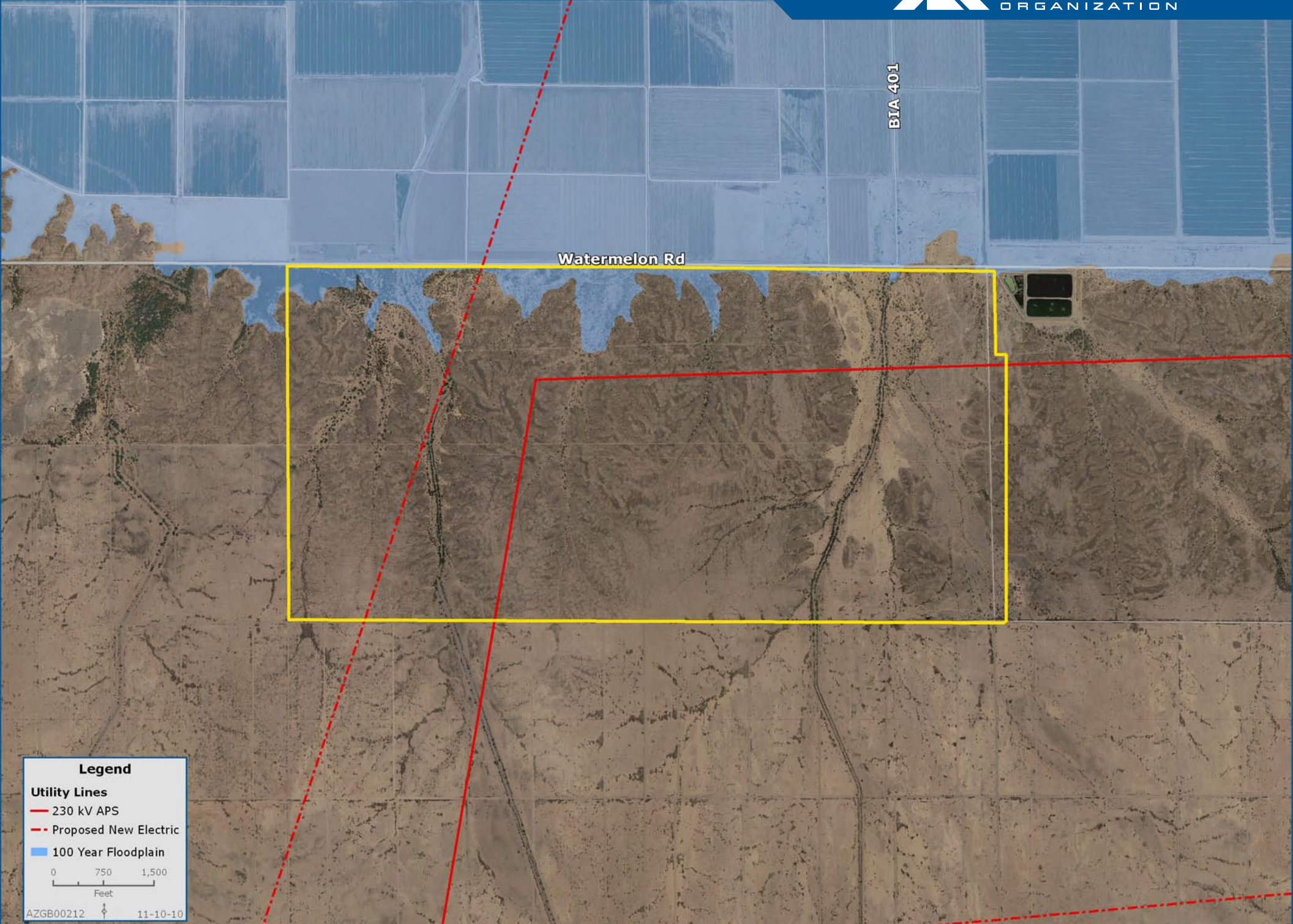
**Legend**

- +— Railroad
- Projects**
- Active
- Conceptual
- Future
- Non-Residential

0 1 2  
Miles

AZGB00212 09-29-10





**Legend**

**Utility Lines**

- 230 kV APS
- - - Proposed New Electric
- 100 Year Floodplain

0 750 1,500  
Feet

AZGB00212 11-10-10