

## **APERION SCOTTSDALE 20 SUBDIVISION**

Aperion Scottsdale is a 20 acre-acre parcel located at 120<sup>th</sup> street and Redbird Road in Scottsdale. The project was engineered and developed into 6 high-end home-sites averaging over 2 acres of building envelope. The lots were sold out within 4 months from the start of sales.



## **CORTESSA**

This property was rezoned and masterplanned to include 1,700 residential lots consisting of 4 different lot types and 20 acres of commercial land. The property is located on the northwest corner of Citrus Road and Olive Avenue. Standard Pacific homes purchased the property and sales began in early 2004. Currently the master plan is 60% built out. The project was sold for \$18MM.



## EL CIDRO RANCH

The 208 acre property known as El Cidro Ranch is located at the South west corner of Lower Buckeye Road and Cotton Lane. El Cidro Ranch is approved for over 420 residential lots and 25 acres of commercial. This project was purchased by Toll Brothers in December of 2004. The project was sold for \$11.5MM.



## ESTRELLA MANOR

Estrella Manor is an 80 acre property one-quarter-mile south of Lower Buckeye Road and 67<sup>th</sup> Avenue in the City of Phoenix. Estrella Manor was platted and engineered for 303 homesites ranging in size from 45 foot to 60 foot wide product

Centex homes purchased the 303 homesites in spring of 2000 and had great success with the subdivision, with an earlier than expected buildout. The Project was sold for \$3.8 MM.

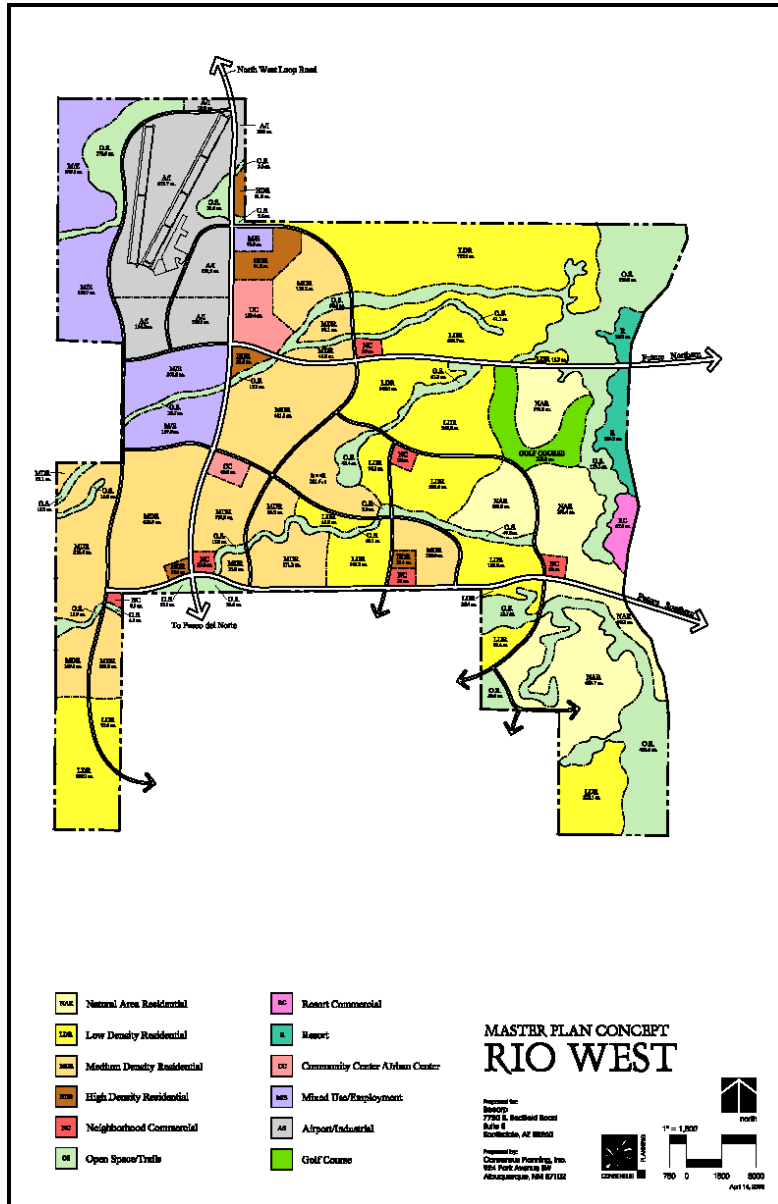


## **INSPIRATION AT RIO WEST**

Inspiration at Rio West is a planned 11,000-acre self-sustaining, mixed-use master planned community located in Sandoval County, New Mexico a suburb of Albuquerque New Mexico. This property was approved with 29,000 homes with approximately 3,000 acres of commercial and employment uses.

The project is bisected by the Northwest Outer Loop freeway which has received federal funding and is the construction plan stage. The site was also recently approved by the state FAA as the next location for the next Albuquerque airport.

In addition, the project entered into a number of public/private agreements with the County regarding developing a water source, secure infrastructure reimbursements and “green” energy solutions for the project.

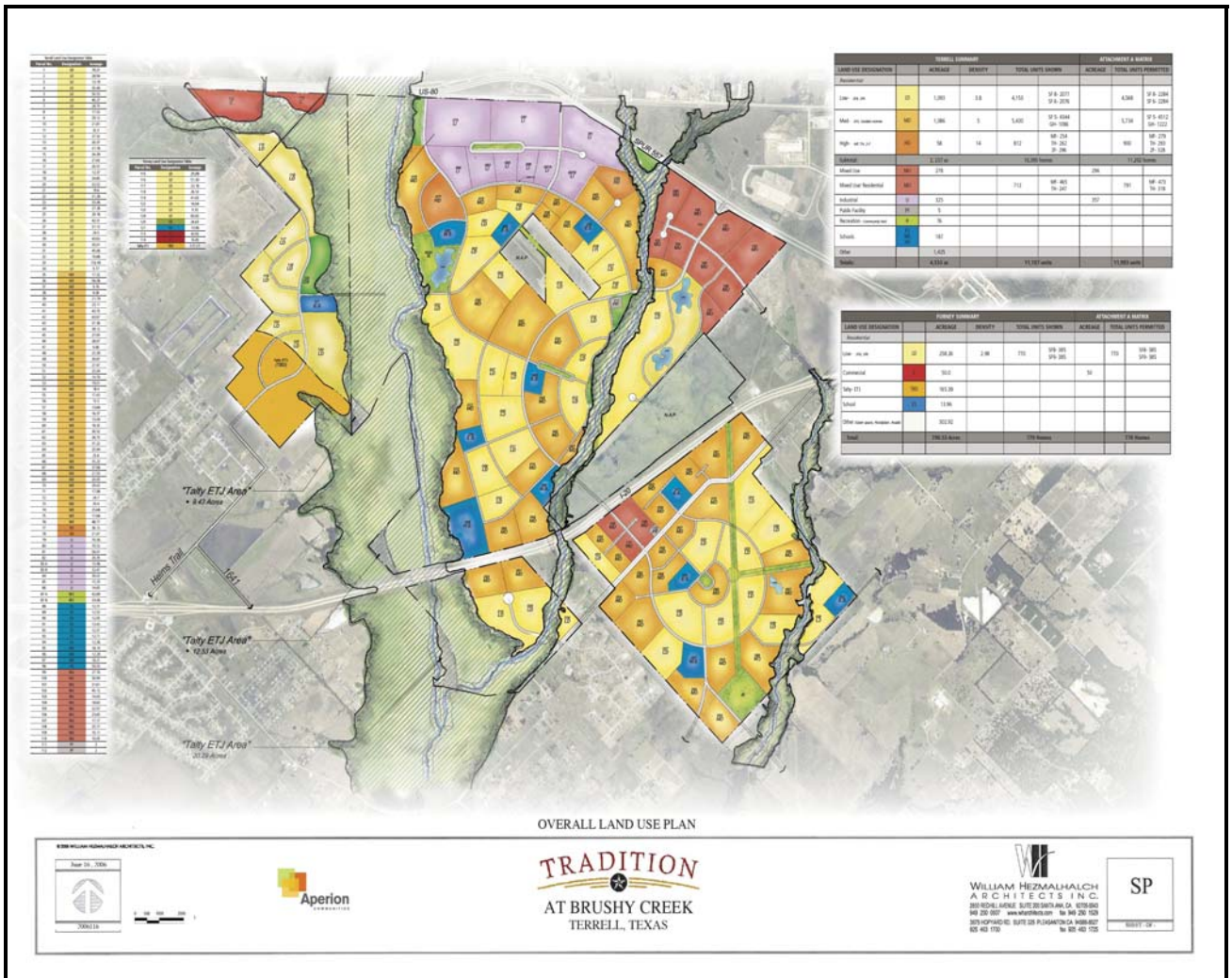


## INSPIRATION AT BRUSHY CREEK

Located in Terrell, Texas this 6,500 acre master planned community was approved for more than 12,000 homes, 380 acres of mixed use commercial, and 350 acres of Industrial/ business park uses. The project is currently at the first phase of platting.

This project received Municipal Utility District approval which provided for over \$500 million dollars worth of infrastructure reimbursable to the developer.

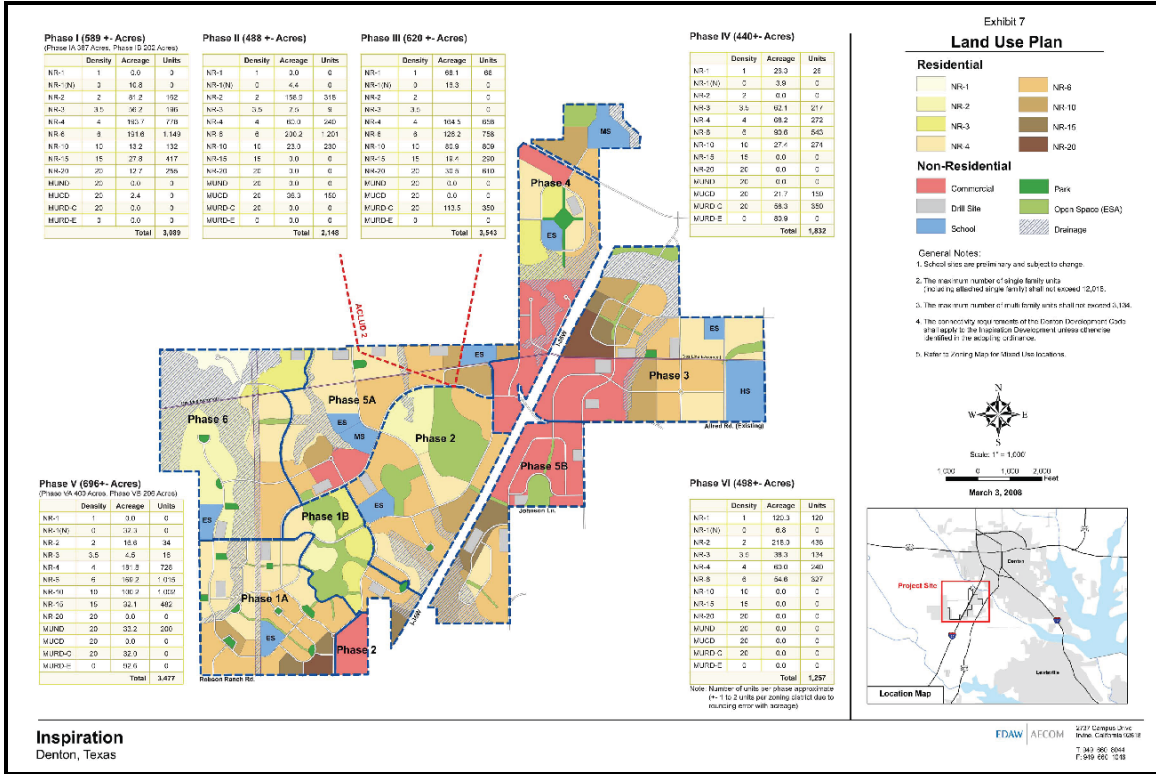
This project is 20 minutes east from downtown Dallas, situated between 2 freeways, the I-80 and the I-20. It is intended for the property to have 3 major freeway interchange entrances which will allow for swift access into the community.



## INSPIRATION AT HUNTER RANCH

Inspiration at Hunter Ranch is located along the I-35 W corridor and is situated at the entrance of the City of Denton, Texas. Approved for just over 14,000 homes, 400 acres of destination retail and 150 acres of Business Park, this project is the largest master plan

approved by the City. Furthermore, over \$80 MM of reimbursements are available to the developer.

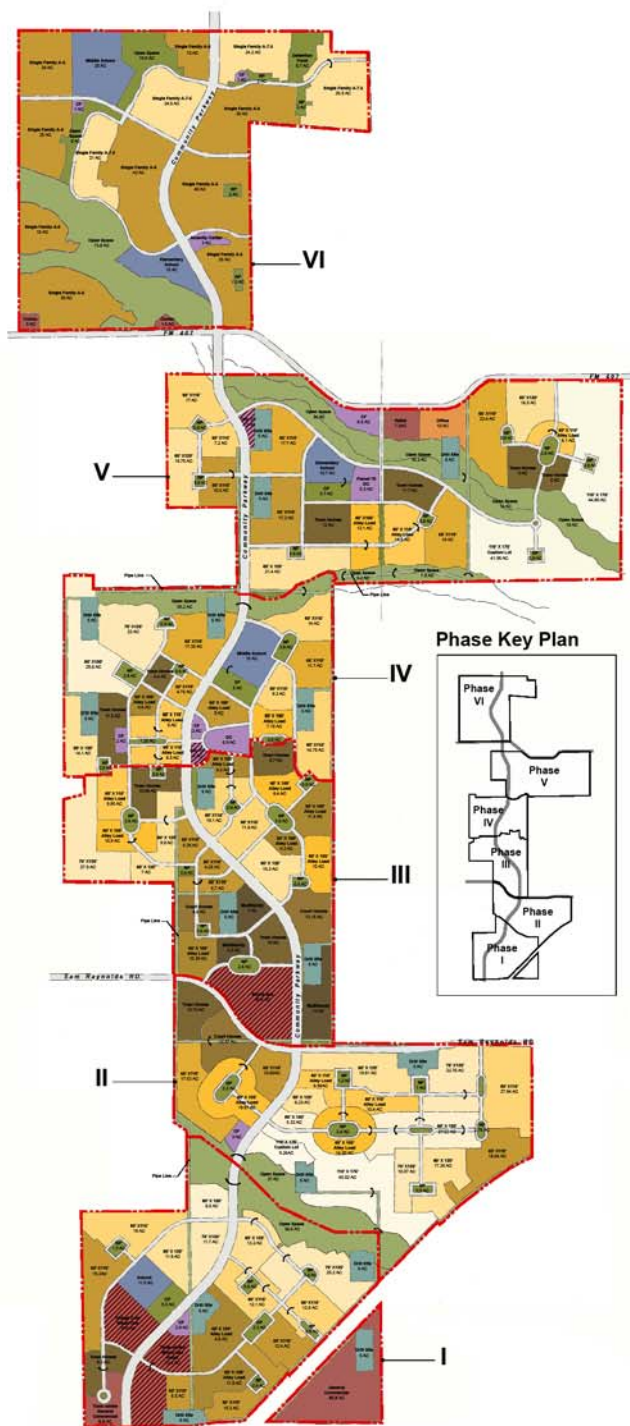


## INSPIRATION AT FORT WORTH

Inspiration Fort Worth is located in the Alliance Airport corridor in Fort Worth. This 2,665 acre property was zoned and platted for 8,000 homes and 300 acres of mixed use development.

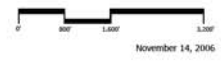
This project was the first in Fort Worth to receive a Municipal Utility District (MUD), a unique reimbursement mechanism that allows the project to be its own quasi-judicial entity. Over the course of the project the MUD will reimburse over \$400 MM to the project developer, and this excludes any land sales to builders.

Inspiration at Fort Worth is located directly in the path of growth, as evidenced by the explosive home construction boom along the state highway 114 corridor from west of DFW airport to the I-35 W freeway.



**DRAFT**  
**Tradition**  
**Conceptual Master Plan**

EDAW | AECOM

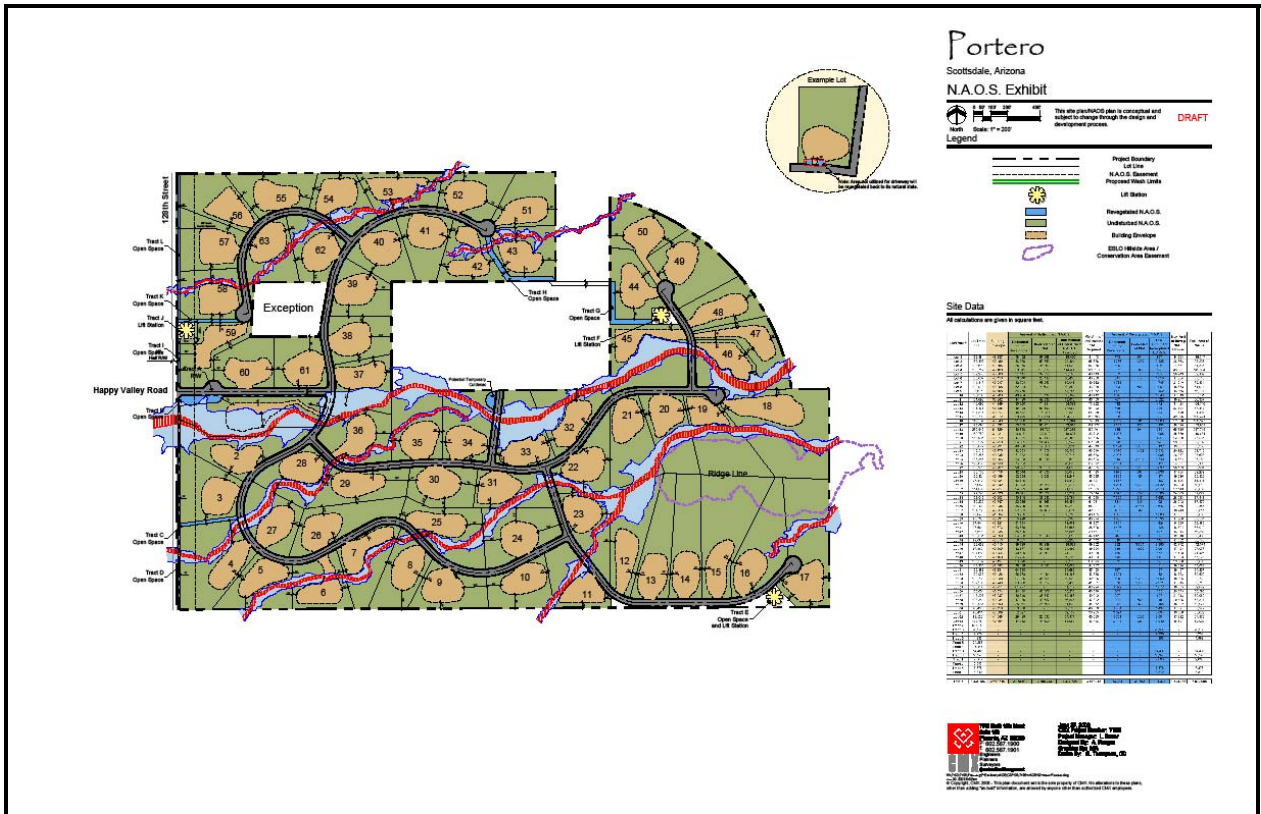


# NORTE VISTA

Norte Vista a 63 acre site. It was zoned, platted and engineered in the Town of Buckeye for 50 exclusive, irrigated lots with horse privileges. In addition it has a 15 acre commercial retail center approved.

# PORTERO

Portero is located at the intersection of Ranch Gate Road and 128<sup>th</sup> street in Scottsdale, Arizona. The 193 acre site was platted and engineered into 65 custom 3 acre lots. Half of the lots back onto the recently created Scottsdale Preserve The subdivision is gated with private roads. Each homesite was carefully situated to give the homebuyer a beautiful desert experience. The homesites ranged from 32,000 to 59,000 square feet.



## **QUEEN CREEK ESTATES**

Located at Riggs Road and Sossaman in Queen Creek, this 30 acre parcel was zoned, engineered and platted for 20 homesites. The lots were sold off to a small independent builder.

## **RAINBOW HEIGHTS**

Rainbow Heights is a 150 acre project that was zoned and platted and is located at the southwest corner of Rainbow and Broadway Roads. Approved for 525 homesites and a 15 acre retail/commercial corner this project was sold to a private investment group.

## **RIO VERDE ESTATES**

This 20-acre parcel is located at 136th street and Dynamite Road. It was platted and engineered into 20 custom lots. Adjacent to highly vegetated arroyos, saguaro cacti and desert vegetation this project exceeded the anticipated sellout date by over 1 year, with homesites sales ranging from \$350,000 to \$600,000



## **SARIVAL VILLAGE/CORTINA**

Sarival Village/Cortina is a 320 acre property located ¼ mile south of Sarival Avenue and Yuma roads in Goodyear, Arizona. Sarival Village/Cortina was acquired, platted and engineered for 1200 homesites ranging in size from 45 foot to 65 foot wide home sites.

Ryland Homes purchased 150 platted homesites in March 1999 and began construction on the 45x110 and the 50x 110 lots. Dietz-Crane purchased 150 lots in 2001. DR Horton bought the remaining 900 lots in 2003. The Project was sold for \$10.5 MM



### **SCOTTSDALE NATIONAL**

Scottsdale National is located at 136<sup>th</sup> Street and Dynamite Blvd, in Scottsdale, Arizona. This 275 acre parcel was platted and engineered into 135 custom homesites. Each home site was carefully crafted to allow for maximum enjoyment of the surrounding open space. Home site sizes ranged from 18,000 square feet to 30,000 square feet. The Project was sold for \$34 MM

