



Londen Land Company, LLC

RESIDENTIAL LAND AVAILABLE

142 +/- acres

Town of Florence, AZ

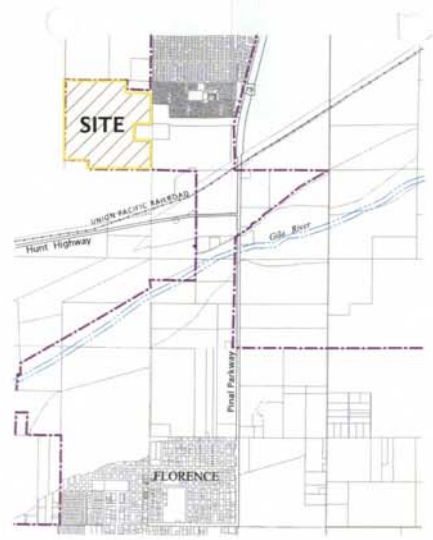
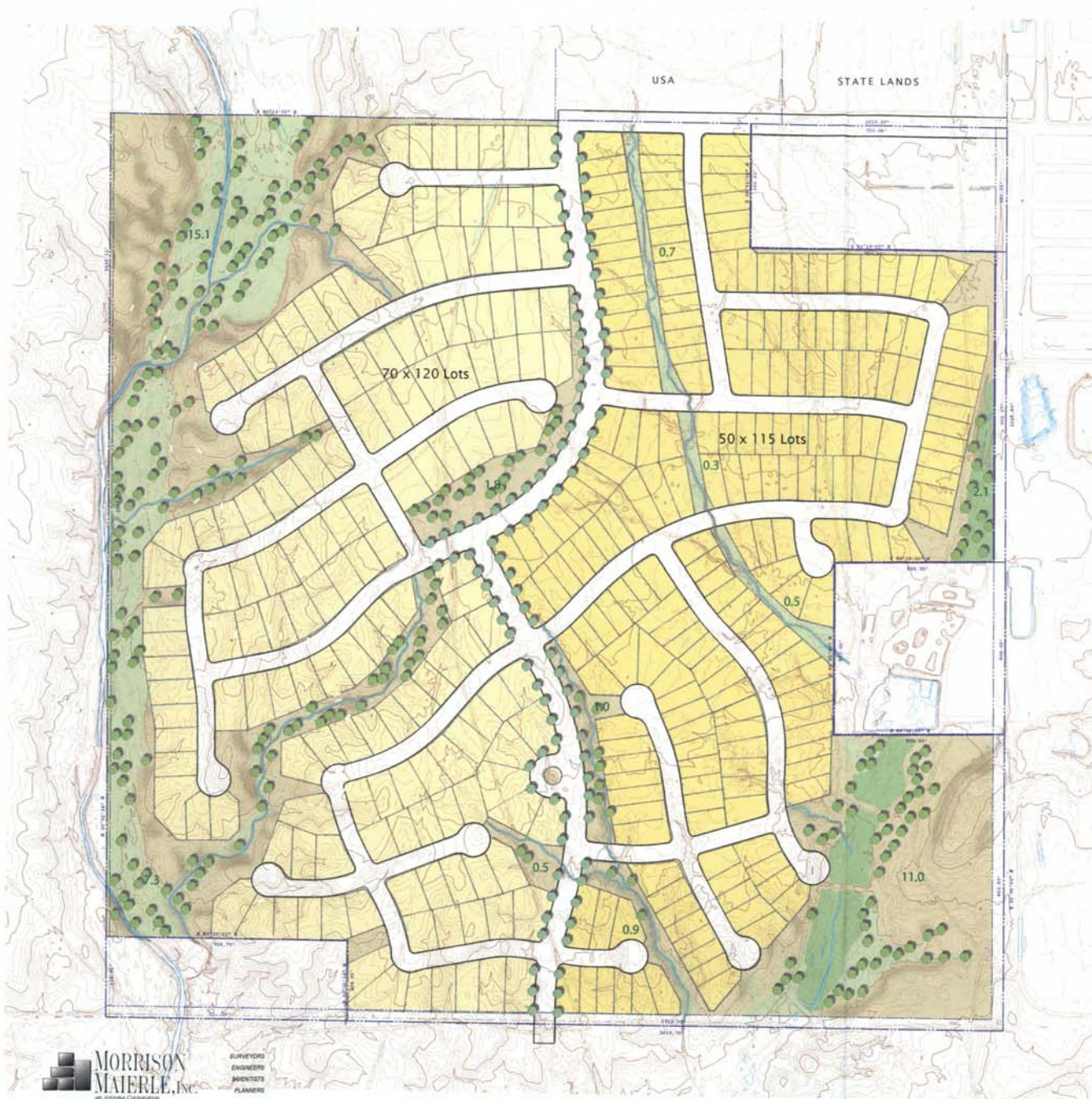
- LOCATION:** North and West of Hunt Hwy 79
- SIZE:** 142.231 acres
- LOT SIZES:** 160- 8400sf lots
215- 5750sf lot
Open Space- 41.2acres
- CURRENT LAND USE:** Low Density Residential (1.0 – 4.0 DU/AC)
Town of Florence General Plan
- APN:** 200-31-017C
- Utilities:** *Electric:* Arizona Public Service *Gas:* Southwest Gas
Sewer: Town of Florence *Phone:* Qwest
Water: Town of Florence
- IMPACT FEES:** *Water:* \$900 per lot
Sewer: \$680 per lot
- Comments:** Florence is an original territorial town. Founded in 1866, its History reflects the state's mining, agriculture and native cultures.
- With 5,000 daytime employees commuting to Florence from other areas with virtually no options to live and work in Florence, this property is a prime location for a residential development.

FOR INFORMATION CALL:

THE LONDEN COMPANIES
Jack Londen and Lynn Londen
602-957-1650

4343 East Camelback Road, Suite 400 ♦ Phoenix, Arizona 85018 ♦ Phone: 602-957-1650 ♦ Fax: 602-840-9765

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not Guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal

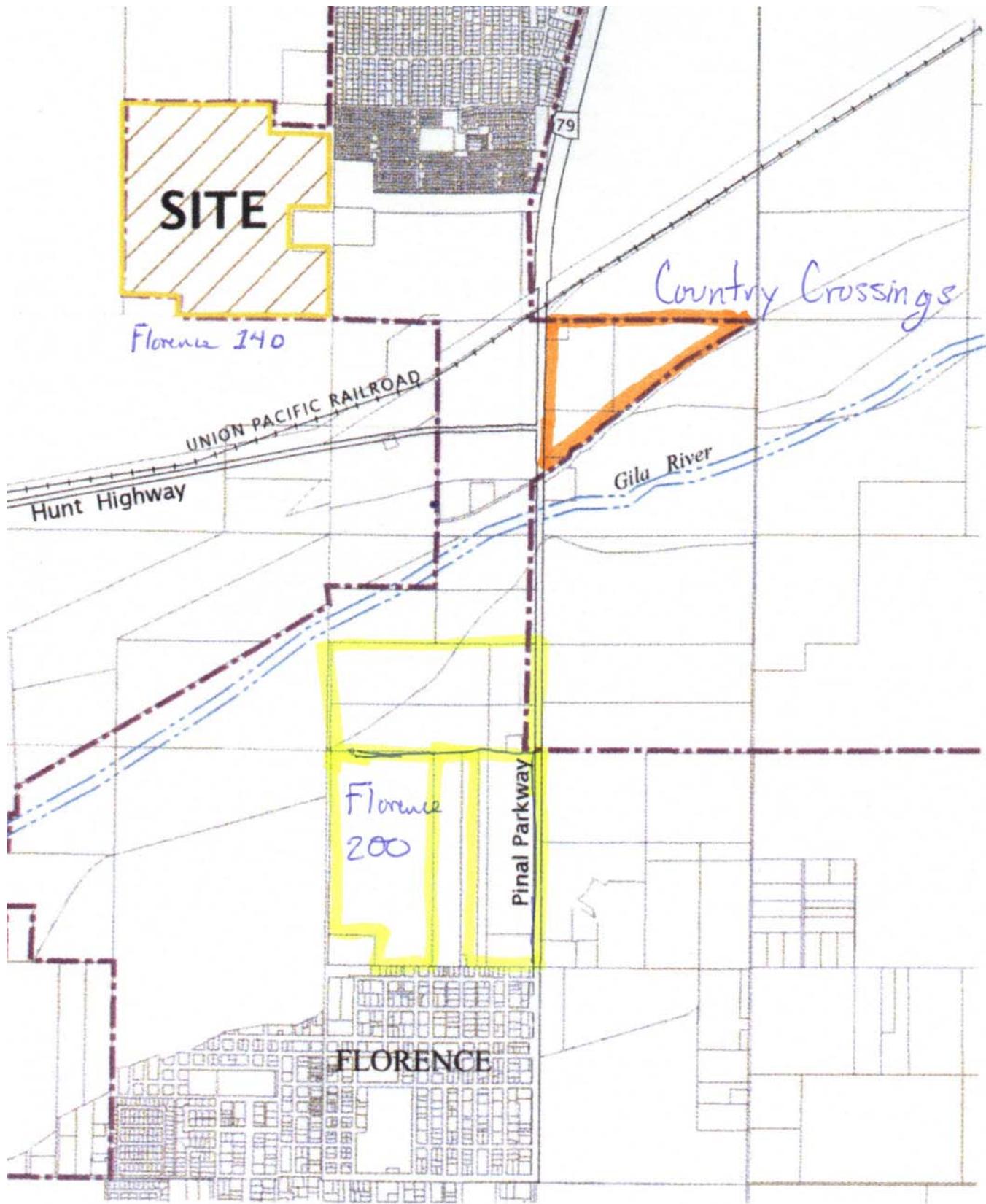


VICINITY MAP

Londen Property
 Section 23
 Florence, Arizona

CONCEPT PLAN

use	Area, ac	No. of Lots
70 x 120 Lots	50.4	160
50 x 115 Lots	47.8	215
Open Space	41.2	-
Total	139.4	375



VICINITY MAP