



WARD REAL ESTATE
& DEVELOPMENT COMPANY

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Versailles Luxury Home Community

- Location:** Northeast corner 24th Street and Vineyard Road. City of Phoenix.
- Home sites:** 94 lots (90' x 140' minimum)
Two phases 47 lots each
- Price:** \$8,460,000
\$ 90,000 per platted and engineered lot
\$ 40,832 estimated improvement costs per lot
\$130,832 per finished lot (estimated)
\$1,454 a front foot finished
* No City of Phoenix impact fees.
- Utilities:** All utilities are to the site.
Phoenix Sewer and Water.
- Comments:** Versailles is an exceptional Luxury Home Community designed in the theme of a French County Garden. The project has a magnificent gated entrance with a central park in the center of the community. Versailles is located just north of the Legacy Golf Course, just off the Baseline corridor. Versailles has tremendous views of both South Mountain and Camelback Mountain. Downtown Phoenix, Sky Harbor Airport, the State Capital and the ASU Campus are all within a ten minute drive. There are over 120,000 jobs within 5 miles of this site. South Mountain Community College, Fry's grocery store and a Target retail store are ½ mile to the south.

Exclusively Marketed
by
Scott F. Ward

Area Map: Attached
Site Plan: Attached



CONCEPTUAL SITE PLAN DATA:

EXISTING ZONING: = MUA BAOD
 GROSS LAND AREA: = 47.32 AC
 NET LAND AREA: = 45.03 AC
 NUMBER OF LOTS: = 94
 DENSITY: = 1.99 DU/AC
 MINIMUM LOT SIZE: = 90'X140'

SITE PLAN LEGEND:

- PROJECT BOUNDARY
- (PHO REQUEST AREA) GROSS BOUNDARY
- ZONING CASE 2-15-09-8 MAU BOUNDARY

PROJECT DESCRIPTION:

The revised development plan maintains the use of the approved MUA BAOD Zoning District while proposing a modified residential development plan and removing the planned commercial land use component from the zoning entitlement area. This request area represents approximately 45 acres of the overall 67.3 acres originally approved with the 2009 zoning request, which is situated completely within the current MUA zoning boundary and bordering 24th Street to the west, Vineyard Road to the south and 26th Street to the east. The new development plan for the subject area proposes 94 single family residential lots with a minimum 90' x 140' lot size. The open space component of the plan will provide for active or passive recreation space as well as amenity areas envisioned to promote a French Garden overall theme for the project. The project will include a private gated entry and internal private accessways for vehicular circulations. Detached sidewalks are proposed throughout the plan as well as pathway connectivity which will meander throughout the proposed open space and amenity areas. A rich landscape palette is also envisioned for the project further promoting the garden theme and neighborhood aesthetics.

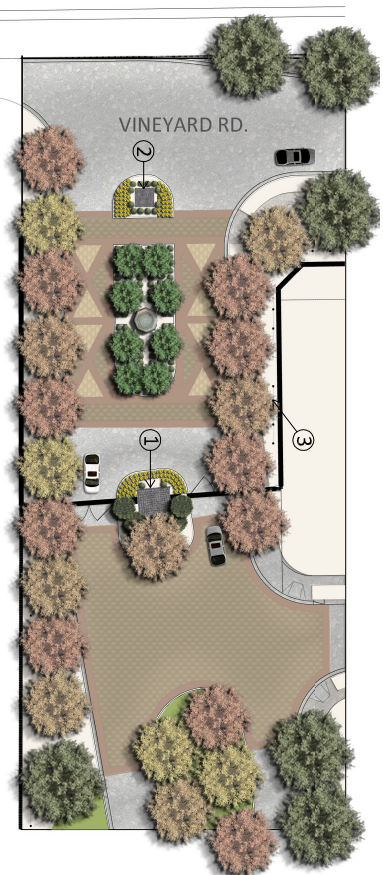
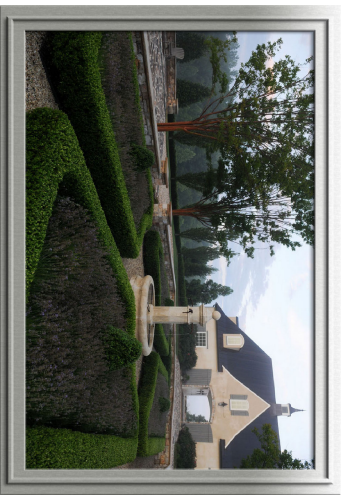


VERSAILLES
24TH ST & VINEYARD
CONCEPTUAL ZONING SITE PLAN





① ENTRY WITH GATES AND TOWER IN MEDIAN



② ENTRY MONUMENT



ENTRY MONUMENT SIGN AT 24TH STREET & VINEYARD INTERSECTION

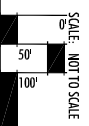
③ THEME WALL WITH TRELIS ACCENT



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VERSAILLES
24TH ST & VINEYARD
CHARACTER IMAGE STUDY



Date: 10/01/13
Project No: 1316
Drawn By: PR

Revised:



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