



AREA PLAN APPENDICES



Southeast Chandler Area Plan

ACKNOWLEDGMENTS

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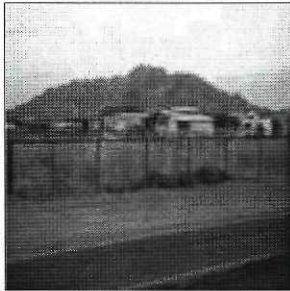
Greater Agricultural Land Alliance

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Appendices: Southeast Chandler Area Plan

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— City of Chandler Land Use Element

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Under Separate Cover

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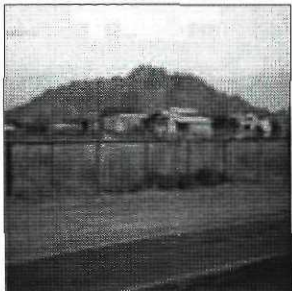


Appendix | — Southeast Chandler Today



Appendices: Southeast Chandler Area Plan

APPENDIX I - SOUTHEAST CHANDLER TODAY



"Adopt an area plan for the Southeast Chandler Character Area that preserves the agricultural atmosphere of the community and creates open spaces, community gardens, and a feeling of openness."

— City of Chandler Land Use Element

With a contextual understanding of the urbanization-related dynamics taking place within Southeast Chandler, it is important to provide more in-depth supplemental information about the area. The following section provides a summarized profile of the population of Southeast Chandler, including data regarding households, income, employment, labor force, and educational attainment. To the extent possible, this snapshot profile of Southeast Chandler is accompanied by data on the development trends of Maricopa County, the City of Chandler, and Census Tract 5227.03. (The Southeast Chandler planning area lies entirely within Census Tract 5227.03; land in Gilbert, Mesa, Queen Creek, and unincorporated Maricopa County are also included in this Census Tract.)

The data and analysis provided in this report have been prepared by Sunregion Associates, Inc.TM (Sunregion). To the extent that specific area data are available, we have presented key socioeconomic, demographic, and housing trends details for Maricopa County, Chandler, Census Tract 5227.03, and Southeast Chandler.

The analysis clearly shows a pattern of accelerating population, employment, and housing growth in Maricopa County, Chandler and Southeast Chandler. From 1990 to 1998, growth has been very rapid not only in the areas identified above, but throughout Arizona.

Although we have experienced 7 years of rapid growth, there is some concern nationally and locally that the economy may slow later this year, and slow still further in 2000. Although population, housing, and employment growth will continue, it will likely be at a more moderate pace after the year 2000.

Section A — Planning Area

Southeast Chandler (the planning area), in the southeastern portion of the Phoenix metro area, includes land within the City of Chandler and outside the city in Maricopa County. This planning area is generally bounded by Highway 87 (Arizona Avenue) on the west, Val Vista Drive on the east, Ocotillo Road on the north, and the Hunt Highway on the south.

Major developments in the south central portion of Southeast Chandler include the Springfield and Sunbird Golf Resort projects. These developments are located between McQueen and Cooper Roads on the west and east, and Riggs Road and the Hunt Highway on the north and south. Centex and Horton Homes also have subdivisions under development in the area north of Chandler Heights Road and east of McQueen Road.

In addition to Maricopa County and City of Chandler data, Census Tract 5227.03 has also been identified to illustrate selected trends in the area. The planning area lies entirely within Census Tract 5227.03. However, this Tract is very expansive and also includes other East Valley land in Gilbert, Mesa, Queen Creek, and unincorporated Maricopa County.



Appendices: Southeast Chandler Area Plan

APPENDIX I - SOUTHEAST CHANDLER TODAY

Section B — Data Sources

The primary data sources used for this analysis are the 1990 U.S. Census of Population and Housing, and the 1995 Special Census for Maricopa County. More current data, although limited, was derived from the Arizona Department of Economic Security, the Maricopa Association of Governments (MAG), Arizona State University, the City of Chandler, and proprietary sources. Although data is limited, especially for Southeast Chandler, it is clear that this area is growing rapidly and is presently a major focal point for retirees.

Section C — Population Trends

From 1990-1998, Southeast Chandler's population increased from 966 to a total of 3,718 year-round and seasonal residents, with a year-round resident population of 2,790 (see Table 1). Southeast Chandler's share of City of Chandler population increased from 1.1 percent in 1990 to approximately 1.7 percent in 1998 (see Table 2). Interestingly, Southeast Chandler's share of seasonal population within occupied seasonal housing units represented 32 percent of all of Chandler's seasonal population in October, 1995 (see Table 3). The following summarizes the residential profile of Southeast Chandler (as of 1995):

- ❖ Over half of the residents were 65 and older.
- ❖ Only 29.6 percent of the residents worked, compared with 48.2 percent for the City of Chandler as a whole.
- ❖ Some 41.9 percent of the residents were retired.
- ❖ Some 12.6 were students, compared to the Chandler average of 22.3 percent. (See Table 4).

Section D — Household Trends

The average household size in Southeast Chandler was 2.2 persons per occupied dwelling unit, compared to 2.87 for the City of Chandler as a whole, and 2.62 in Maricopa County (see Table 5).

From 1980-1998, an average of 30,223 homes (occupied housing units) were absorbed annually in Maricopa County, 2,472 per year in the City of Chandler, and 118 units per year in Southeast Chandler (see Table 6). Sunregion estimates that an average of 198 housing units were developed per year in Southeast Chandler from 1990-1998. Projections, which will be prepared for inclusion elsewhere in the *Southeast Chandler Area Plan/Development Policy*, will clearly show that Southeast Chandler is poised for considerable growth.

From 1990-1995, as a result of strong market conditions, the housing vacancy rate declined from 11.5 percent in Maricopa County to 5.9 percent. In the City of Chandler the vacancy rate declined from 8.8 percent to 5.4 percent. Within Southeast Chandler, however, the vacancy rate, excluding seasonal units, increased from 7.5 percent to 13.5 percent. We attribute this increase to speculative building, vacant units awaiting occupancy, and the like. As the market matures in Southeast Chandler the vacancy rate will decline (see Table 8).

In 1995, nearly 93 percent of the housing units in Southeast Chandler were single-family detached units. This compares to 71.1 percent within the City of Chandler, and 57.9 percent in Maricopa County (see Table 9).



Appendices: Southeast Chandler Area Plan

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Section E — Income

In 1998, median household income in Southeast Chandler was \$45,650, less than the City of Chandler median, but more than the County median (see Table 10). Per capita income was \$23,200 in Southeast Chandler in 1998. While this was less than in both the City and County, it is not unexpected among a population which has a substantial number of retirees (see Table 10).

Section F — Educational Attainment

Current educational attainment data is not available for Southeast Chandler. However, the data which is available for Census Tract 5227.03, of which Southeast Chandler is a part, suggests that the population had somewhat lower education attainment than in the City of Chandler and the County (see Table 11).

Section G — Employment and Labor Force

In 1998, there were an estimated 995 jobs within the boundaries of the Southeast Chandler area (see Table 12). As noted previously, 29.6 percent of the residents in Southeast Chandler were employed in 1995. This level of employment represented about 648 workers. Based on the same level of employment participation we estimate that 832 residents were employed in 1998 (see Table 13). In Census Tract 5227.03, within which Southeast Chandler is located, the largest numbers of working residents were employed in agriculture (14.1%), manufacturing (14.2%), retail trade (14.0%), and services (27.4%) (see Table 14).

Development activity has been brisk in Southeast Chandler. As of February, 1999 within the active subdivisions for which we have data, 2,020 lots had been sold, and 1,488 remain to be sold (see Table 15). In planned projects not yet under construction, an estimated 7,327 residential units are scheduled for development, at an average density of 3.38 units per acre (see Table 16).

Section H — Existing, Planned & Proposed Residential Development Projects

Historic building permit data is not available for Southeast Chandler. This area lies within both the City of Chandler as well as unincorporated areas in Maricopa County. However, as reported previously, the area experienced residential development (both occupied and vacant units) of 198 units per year from 1990-1998.

Section I — Planned and Proposed Apartment, Hotel, Industrial, Office & Shopping Center Projects

At this time, we have not identified any planned apartment, hotels/motel, industrial, office, or shopping center projects within Southeast Chandler. However, the City of Chandler has plans to construct a municipal golf course on land east of the Southern Pacific Railroad line between Chandler Heights Road and Riggs Road.



Appendices: Southeast Chandler Area Plan

APPENDIX I - SOUTHEAST CHANDLER TODAY

Section J — Tables

TABLE A/I-1
Resident Population

(MARICOPA COUNTY, CHANDLER CENSUS TRACT 5227.03, AND SOUTHEAST CHANDLER)

Year	Maricopa County	Chandler	Census Tract 5227.03	Southeast Chandler
1990	2,122,101	89,862	12,446	966
1995	2,551,765	132,360	18,107	2,186
1998	2,806,100	160,165	31,360	2,790
1990-98 Average Annually	82,908	8,522	2,293	221

Source: U.S. Bureau of the Census, Census of Population and Housing, 1990; Special Census for Maricopa County, October, 1995; Arizona Department of Economic Security, December, 1998; Maricopa Association of Governments, Socio-Economic Projections, June, 1997; and, Sunregion Associates, Inc.

Table 2 clearly portrays Chandler's increasing share of the County's population; and, Southeast Chandler's increasing share of Chandler's population from 1990-1998.

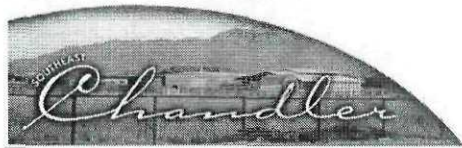
TABLE A/I-2
Resident Population Growth

Year	Maricopa County	Chandler's Share of County Population	Southeast Chandler's Share of Chandler Population
1990	100.0%	4.23%	1.07%
1995	100.0%	5.19%	1.65%
1998	100.0%	5.71%	1.74%

Source: Sunregion Associates, Inc., derived from Table 1.

As reported in Table 3, the 1995 Special Census, Southeast Chandler was home to a large percentage of Chandler's seasonal population. However, the counts do not reflect peak seasonal visitation or provide an accurate indication of the number of seasonal housing units.

Historically, February is the peak month for seasonal visitation, consequently the October Special Census figures understate seasonal population. Seasonal housing units are housing units intended primarily for seasonal use. Consequently, the seasonal population estimates in Table 3 do not include seasonal visitors who stay in transient lodging places, or with friends and relatives.



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Later in this report, in Table 8, data is provided on the number of seasonal units in October, 1995. In addition, Sunregion provides a seasonal housing unit estimate for 1998.

TABLE A/I-3
Seasonal Population
(AS OF OCTOBER, 1995*)

Year	Maricopa County	Chandler	Census Tract 5227.03	Southeast Chandler
1995	31,743	654	221	209

Source: Special Census for Maricopa County, October, 1995. * Excludes population in hotels/motels and other transient lodging places. Includes only those in occupied seasonal units. In October, the majority of seasonal units are unoccupied.

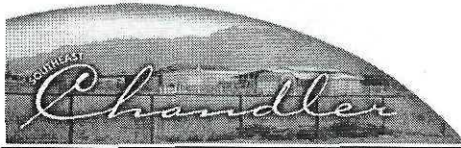
Table 4 provides some summary information regarding comparative resident population characteristics in Maricopa County, Chandler, Census Tract 5227.03, and Southeast Chandler. The most notable points are that:

- ❖ Southeast Chandler has a substantially older population than the other areas.
- ❖ With its older population base, Southeast Chandler, as expected, has a larger share of retired residents, and smaller shares of working residents and students than in Census Tract 5227.03, Chandler, and Maricopa County.

TABLE A/I-4
Resident Population Profile
(OCTOBER, 1995)

Profile	Maricopa County	Chandler	Census Tract 5227.03	Southeast Chandler
Total Population	2,551,765	132,360	18,107	2,186
Population 18 + %	1,865,647 73.1%	91,055 68.8%	12,109 66.9%	1,832 83.8%
Population 65+ %	510,018 20.0%	14,002 10.6%	2,888 16.0%	1,140 52.2%
Median Age	33.2	30.6	29.8	66.0
Working %	1,067,134 41.8%	63,735 48.2%	7,406 40.9%	648 29.6%
Student %	522,053 20.5%	29,547 22.3%	4,501 24.9%	276 12.6%
Retired %	355,714 13.9%	8,346 6.3%	1,795 9.9%	916 41.9%
Live in Group Quarters %	43,899 1.7%	992 .8%	516 2.9%	0 0%
Total	100.0%	100.0%	100.0%	100.0%

Source: Special Census for Maricopa County, October, 1995.



Appendices: Southeast Chandler Area Plan

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After many years of declining household size during the 1970s, the 1980s and into the early 1990s, it now appears that household size is stabilizing within the County and Chandler. Nevertheless, as noted in Table 5, average household size in Census Tract 5227.03, and especially in Southeast Chandler, declined sharply from 1990-1995. Sunregion believes that the decline noted in Southeast Chandler results from a substantial increase in the number of year-round resident retired persons who migrated into the area; primarily into the Sunbird and Springfield developments.

TABLE A/I-5
Average Resident Household Size Trends
(1985-1995)

Year	Maricopa County	Chandler	Census Tract 5227.03	Southeast Chandler
1985	2.62	2.92	--	--
1990	2.59	2.86	3.44	3.44
1995	2.62	2.87	3.22	2.20

Source: U.S. Bureau of the Census, Census of Population and Housing, 1990; and, Special Census for Maricopa County, October, 1985 and 1995.

In Table 6 below, strong construction and in-migration trends are clearly reflected in the increase in occupied resident housing units in each geographic area. It should be noted that occupied resident housing unit figures do not include housing units occupied by seasonal residents.

TABLE A/I-6
Resident Occupied Housing Unit Trends
(1995-1998)

Year	Maricopa County (# of Units)	Chandler (# of Units)	Census Tract 5227.03 (# of Units)	Southeast Chandler (# of Units)
1990	807,560	34,967	3,475	296
1995	957,730	45,727	5,619	993
1998	1,056,900	55,360	10,944	1,268
1990-95 Increase	150,170	10,760	2,144	697
1990-95 Average Annual*	26,896	1,927	384	125
1990-98 Increase	249,340	20,393	7,469	972
1990-98 Average Annual*	30,223	2,472	905	118

Source: U.S. Bureau of the Census, U.S. Census of Population and Housing, April, 1990; and Special Census for Maricopa County, October, 1995; Arizona State University, Arizona Business, January, 1999; Maricopa Association of Governments, Socio-Economic Projections, June, 1997; and, Sunregion Associates, Inc. *Annual average number of units, based on average monthly increase from April, 1990-October, 1995 (67 months); and, April, 1990 to July, 1998 (99 months).



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Like Table 6, Table 7 does not reflect seasonal housing unit counts. Table 7 shows the number of non-seasonal vacant housing units and vacancy rates in Maricopa County, Chandler, Census Tract 5227.03 and Southeast Chandler, in 1990 and 1995. Vacant units include those units for sale or rent, units vacant but awaiting occupancy, and other types of vacant units.

TABLE A/I-7
Year-Round Non-Seasonal Vacant Housing Units
(1990-1995)

Year	Maricopa County		Chandler		Census Tract 5227.03		Southeast Chandler	
	#	%	#	%	#	%	#	%
1990	105,204	11.5	3,024	8.8	300	7.9	24	7.5
1995	59,617	5.9	2,480	5.4	469	7.7	152	13.3
1990-95	-7982		-95		+29		+22	
Average Annual*								

Source: U.S. Bureau of the Census, U.S. Census of Population and Housing, April, 1990; and, Special Census for Maricopa County, October, 1995. *Annual average number of units.

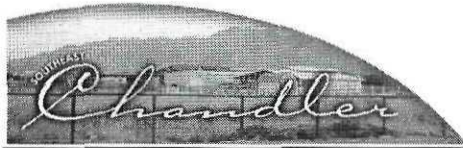
The number of seasonal housing units is on the rise in each geographic area. Within the City of Chandler, Southeast Chandler accounted for 42.3 percent of its seasonal housing units in 1995. As of mid-year 1998, Sunregion estimates that there are 488 seasonal units in

Southeast Chandler. Overall, we estimate that an average of 198 housing units per year have been developed in Southeast Chandler since 1990. Sunregion's total housing stock estimate for Southeast Chandler as of July, 1998 is 1,950 units.

TABLE A/I-8
Total Seasonal Housing Units
(1990-1998)

Year	Maricopa County #	Chandler #	Census Tract 5227.03 #	Southeast Chandler #
1990	39,277	466	39	na
1995	51,248	892	436	377
1990-95	2,082	74	69	na
Average Annual*				
1998	5,655	1,080	849	488

Source: U.S. Bureau of the Census, U.S. Census of Population and Housing, April, 1990; and, Special Census for Maricopa County, October, 1995.



Appendices: Southeast Chandler Area Plan

APPENDIX I - SOUTHEAST CHANDLER TODAY

The mix of housing in Southeast Chandler is shown in Table 9. At present the area consists primarily of single-family detached units. In fact, Southeast Chandler has a substantially higher percentage of single-family detached units than the other comparative areas.

TABLE A/I-9
Total Housing Units By Type
(1995)

Type of Unit	Maricopa County		Chandler		Census Tract 5227.03		Southeast Chandler	
	# of HU	%	# of HU	%	# of HU	%	# of HU	%
Total	1,068,610	100	49,099	100	6,524	100	1,522	100
Single Detached	619,270	57.9	34,929	71.1	5,599	85.8	1,411	92.7
Multi-Family	367,040	34.4	12,474	25.4	214	3.3	12	.8
Mobile Home	79,710	7.5	1,597	3.3	707	10.8	99	6.5
Other	2,590	.2	99	.2	4	.1	0	0

Source: Special Census for Maricopa County, October, 1995.

Limited income data is available for smaller areas such as Southeast Chandler. However, the data that is available indicates that per capita income in the area is less than in the City of Chandler and the County. This is not necessarily unexpected in an area dominated by retiree households. However, Sunregion's *median household income* estimate indicates that this measure in Southeast Chandler is higher than in the County, but lower than in the City of Chandler.

TABLE A/I-10
Median Household And Per Capita Income

Year	Maricopa County	Chandler	Southeast Chandler
Median Household Income			
1990	\$30,797	\$38,124	--
1995	\$35,623	\$46,096	--
1998	\$41,595	\$53,824	\$45,650
Per Capita Income			
1990	\$14,970	\$14,720	--
1995	\$22,571	\$22,194	--
1998	\$26,355	\$25,915	\$23,200

Source: U.S. Bureau of the Census, Census of Population and Housing, 1990; Special Census for Maricopa County, October, 1995; Arizona Department of Economic Security, State Data Center Newsletter, Summer, 1998; Arizona's Economy, The University of Arizona; ABC Demographic Consultants, Inc.; and, Sunregion Associates, Inc.

Unfortunately, current educational attainment information is not available. Furthermore, specific education information which is available does not exist for Southeast Chandler. However, a rough idea of the educational attainment in the area is provided by both the Census Tract 5227.03 information and the City of Chandler information.



Appendices: Southeast Chandler Area Plan

APPENDIX I - SOUTHEAST CHANDLER TODAY

TABLE A/I-11

Educational Attainment Trends
(POPULATION 25 YEARS AND OLDER)

Year	Maricopa		Census Tract
	County	Chandler	5227.03
1990:			
High School Graduates	81.5%	85.8%	75.2%
Bachelors or Higher	22.1%	26.2%	16.8%

Source: U.S. Bureau of the Census, Census of Population and Housing, 1990.

Table 12 provides employment estimates for Maricopa County, the Chandler Planning Area, and Southeast Chandler for 1995 and 1998. The Chandler Planning Area includes the incorporated limits of the City, plus additional geography which is within the City's planning sphere of influence. The absolute size of the employment base in Southeast Chandler is modest. Since 1995, employment growth has also been modest.

TABLE A/I-12

Employment In Maricopa County, Chandler, And
Southeast Chandler
(IN 1995 AND 1998)

Year	Maricopa	Chandler	Southeast
	County	Planning Area	Chandler
1995	1,264,800	47,288	928
1998	1,466,959	63,489	995
1995-98 % Change	+16.0%	+34.3%	7.2%

Source: Maricopa Association of Governments, Socio-Economic Projections, June, 1997; Arizona Department of Economic Security, Special Monthly Labor Market Report, Prefinal, January thru December, 1998; and, Sunregion Associates, Inc.

Although Sunregion has limited labor force data for Southeast Chandler, we do know that at the time of the 1995 Special Census for Maricopa County, some 29.6 percent of the residents of Southeast Chandler were employed, compared to 48.2 percent in Chandler. This is not unexpected given the large retirement age population (41.9 percent retired). Table 13 provides employed resident estimates for the City of Chandler and Southeast Chandler.



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TABLE A/I-13

Employed Residents In Chandler And Southeast Chandler

Year	Chandler	Southeast Chandler
1995	63,735	648
1998	77,190	832

Source: Maricopa Association of Governments, Socio-Economic Projections, June, 1997; and, Sunregion Associates, Inc.

Although specific current employment data is not available for Southeast Chandler, Sunregion believes that in 1990, and even today, it would be reasonable to conclude that its residents are generally employed in a manner consistent with the residents of Census Tract 5227.03, as reported in Table 14.

TABLE A/I-14

Percentage Distribution Of Employment By Industry
(1990)

Industry	Maricopa County	Chandler	Census Tract 5227.03
Agr.			
Forestry/Fisheries	2.0%	2.4%	14.1%
Mining	.1%	.1%	.5%
Construction	6.4%	5.8%	9.9%
Manufacturing	15.1%	22.9%	14.2%
T.C.P.U	7.8%	8.1%	5.9%
Wholesale Trade	4.4%	4.8%	3.2%
Retail Trade	17.7%	15.8%	14.0%
F.I.R.E	9.0%	7.3%	5.9%
Services	33.0%	28.8%	27.4%
Public Administration	4.5%	4.0%	4.9%
Total	100.0%	100.0%	100.0%

Source: U.S. Bureau of the Census, 1990.

As shown in Table 15, as of February of this year, some 2,020 lots have been sold in the subdivisions which are presently active or recently sold out, and 1,488 lots remain to be sold in Southeast Chandler.



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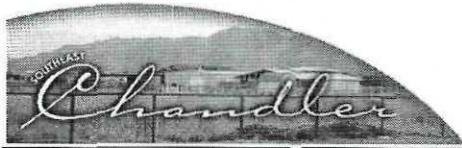
TABLE A/I-15
Existing Active Residential Development Projects in
Southeast Chandler

Principals	Project Name	Location	Lots That Remain	Total Lots
1. Centex Homes	Chandler Heights Est. 1	SWC Riggs Road & 132nd Street	298	298
2. Robson Communities	Sunbird Golf Resort	SWC Cooper & Riggs Roads	0	1,621
3. Pulte Homes	Springfield	SEC of McQueen & Riggs Roads	525	740
4. Pulte Homes	Springfield - Holidays	"	40	137
5. Pulte Homes	Springfield - Traditions	"	50	120
6. Pulte Homes	Springfield - Vistas	"	40	86
7. Alexander & Sons	Circle G @ Riggs Homestead 3	Circle G Ranch - N. of Riggs Rd. W. of Eastern Canal	--	--
8. Armour Constr	Circle G @ Riggs Homestead	"	--	--
9. Landmark Constr	Circle G @ Riggs Homestead 3	"	--	--
10. Love Development	Circle G @ Riggs Homestead 3	"	--	--

Principals	Project Name	Location	Lots That Remain	Total Lots
11. Misc. Custom	Circle G @ Riggs Homestead 1	"	--	--
12. Nu-Vista Homes	Circle G @ Riggs Homestead 3	"	--	--
13. Wall & Sons	Circle G Riggs Ranch 2	"	--	--
14. Western Development	Circle G Riggs Homestead 3	"	--	--
15. Hancock Homes	Chandler Heights Est. 1	NEC 124th St. & Chandler Heights Road	131	135
16. Shea Homes	Cooper Commons 3	NWC Riggs & Cooper Roads	119	126
17. Standard Pacific Homes	Cooper Commons 1	SEC Riggs & Cooper Roads	245	245
Total Lots Remaining &			1,488	3,508

Source: The Property Book, Rupp Aerial Photography, Kamrath & Associates, et al, as of February, 1999.

As reported in Table 16, as of February, 1999, in Southeast Chandler an estimated 7,327 units are planned for construction in subdivisions not currently under development. These 7,327 units are planned on approximately 2,169 acres at an average density of 3.38 units per acre.



Appendices: Southeast Chandler Area Plan

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TABLE A/I-16
Planned Residential Development Projects in Southeast Chandler

Principals	Project Name	Location	Acreage/ Proposed Lots	Average Density
1. Carefree Partners/ Stitler Cos	Cooper Commons MPC	SEC Cooper & Riggs Roads	478 Acres - 1,628 Units	3.40 units per acre
2. Circle Development	Riggs Homestead Ranch III	NW Gilbert & Riggs Roads	53 Acres - 51 Custom	.96 units per acre
3. Hogan & Associates		NWC Cooper & Riggs Roads	31 Acres* - 105 Lots (8,500-20,000 square feet)	3.38 units per acre*
4. Circle G Development	Riggs Homestead Ranch IV	SEC Cooper & Chandler Heights Roads	30 Acres - 32 Lots	1.1 units per acre
5. US Development	Cooper Heights	NE of Cooper and Riggs Roads	40 Acres - 88 Lots	2.2 units per acre
6. Vanderbilt Farms	Sun Groves	SEC Lindsay & Riggs Roads	640 Acres - 2,225 Lots	3.48 units per acre
7. Vanderbilt Farms	Sun Groves	SEC Lindsay & Riggs Roads	124 Acres - 720 Cluster Lots	5.81 units per acre
8. Vanderbilt Farms	Sun Groves	SEC Lindsay & Riggs Roads	263 Acres 933 SF Lots	3.54 units per acre
9. Vanderbilt Farms	Sun Groves	SEC Lindsay & Riggs Roads	220 Acres - 602 SF Lots	2.74 units per acre

Principals	Project Name	Location	Acreage/ Proposed Lots	Average Density
10. Trend Homes	--	NEC SPRR Tracks & Chandler Heights Road	160 Acres - 540 units*	3.38*
11. Fulton Homes		SE of McQueen & Ocotillo Road	40 Acres - 135 units*	3.38*
12. Fulton Homes		NWC Cooper & Chandler Heights Road	50 Acres 133 Lots	2.66 units per acre
13. Del Webb Coventry		McQueen Road & Hunt Highway	40 Acres - 135 units*	3.38*
14. Monterey Homes		NWC McQueen & Riggs Roads	NA	NA
Total Acreage & Units/Lots			2,169 Acres - 7,327	3.38 units per acre

Source: The Property Book, Rupp Aerial Photography, Kammrath & Associates, et al, as of February, 1999. NA means not available. *Estimate by Sunregion Associates, Inc. based on 3.38 units per acre.