

Amado 100 Property

Commercial Scale Greenhouses and Acreages in Santa Cruz County, Arizona

Offered Exclusively by Headquarters West, Ltd.

This is an excellent opportunity to acquire an exceptionally well-equipped Arizona greenhouse operation at a fraction of replacement cost. The greenhouses are currently being updated, including new polycarbonate roofs on all three greenhouses installed at Seller's expense prior to closing. Adjacent acreages offered together with the greenhouses property or separately.

Greenhouses Parcel - 111-22-006

Property

- ~ 17.9 acres with three commercial greenhouses /separate growing environments
- The three greenhouses total ~ 160,000 square feet including support spaces
- Santa Cruz County CUP-24-3-01 for Marijuana Cultivation Site
- Two water wells
- Two office buildings
- Camera surveillance system
- Grid connected power – Unisource Energy
- Three backup diesel generators – one for each greenhouse
- Natural gas – Unisource Energy

Greenhouses Configurations

- Argus automated irrigation and fertilization systems
- Reverse osmosis water treatment systems
- Automated light deprivation systems
- Additional lighting systems – (80) DE HPS light fixtures in each bay
- Evaporative cooling walls
- Natural gas heating systems
- CO2 generating systems – one for each bay
- Horizontal air flow (HAF) systems
- Finished concrete floors
- New polycarbonate roofs in progress

Price: \$8,500,000

Cash or Seller will finance with acceptable down payment and terms.

Farm Parcel –111-22-007B

- ~ 72 acres of fallow farmland
- Irrigation well
- Water Right: 2024 allotment ~ 336 Acre Feet
- Santa Cruz County B2 Zoning – General Business District

Price: \$3,000,000

Cash or Seller will finance with acceptable down payment and terms.

Frontage Parcel – 111-08-004B

- ~ 10 acres of native desert
- Paved access to and through property from I-19 Frontage Road
- Double steel gates at the entrance
- Santa Cruz County B2 Zoning – General Business District

Price: \$1,000,000

Cash or Seller will finance with acceptable down payment and terms.

Virtual data room: TreyChampieHeadquartersWest.sharefile.com/Amado_100_Property

Trey Champie Champie@HeadquartersWest.com Mobile: (520) 235-3577



File Aerial Photos – Data Room will be Updated Regularly













Virtual Data Room: [TreyChampieHeadquartersWest.sharefile.com/Amado 100 Property](https://TreyChampieHeadquartersWest.sharefile.com/Amado_100_Property)

Files:

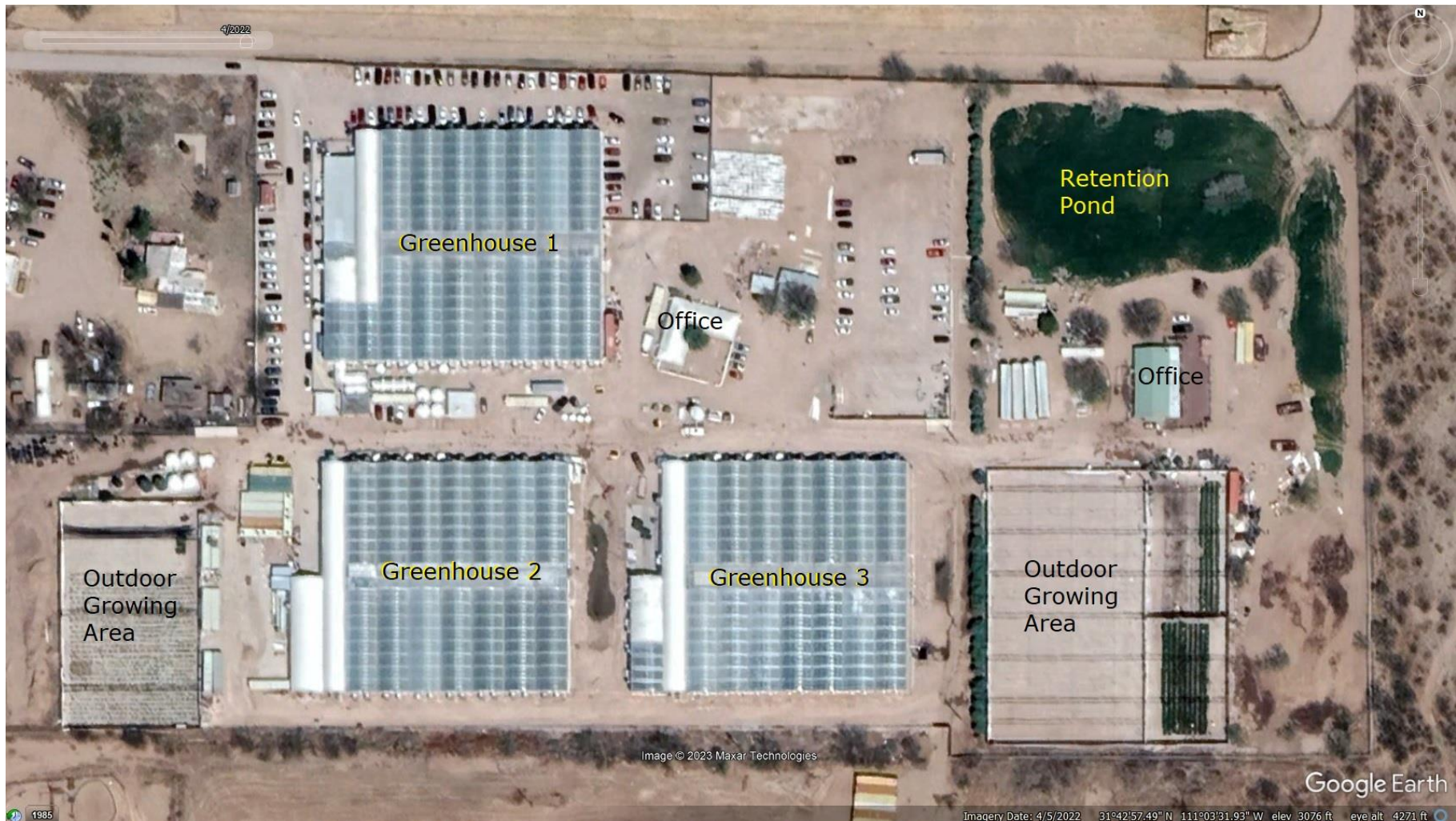
1. Brochure
2. Data Set and Disclaimers
3. Greenhouses and Square Feet & Greenhouses Layout
4. Parcels and Acreages & Map
5. Wells, Data Sheets & Location Map
6. Water Right & Map
7. Zoning, Comprehensive Plan, CUP-24-3-01 – Action Letter and Acceptance
8. Recent ALTA Survey
9. Recent Phase 1 Environmental Site Assessment
10. Property Taxes
11. FIRM Mapping and DFIRM Panel
12. KMZ File

NOTE: Information is obtained from sources deemed to be reliable. **However,** accuracy of the information is **not guaranteed**. Prospective buyers should verify any and all information relevant to their decision process.

Greenhouses

Per Santa Cruz County Assessor

<u>Greenhouse</u>	<u>Constructed</u>	<u>Primary Square Feet</u>
1	2015	56,767
2	2015	52,491
3	2014	52,491
		<hr/>
		161,749

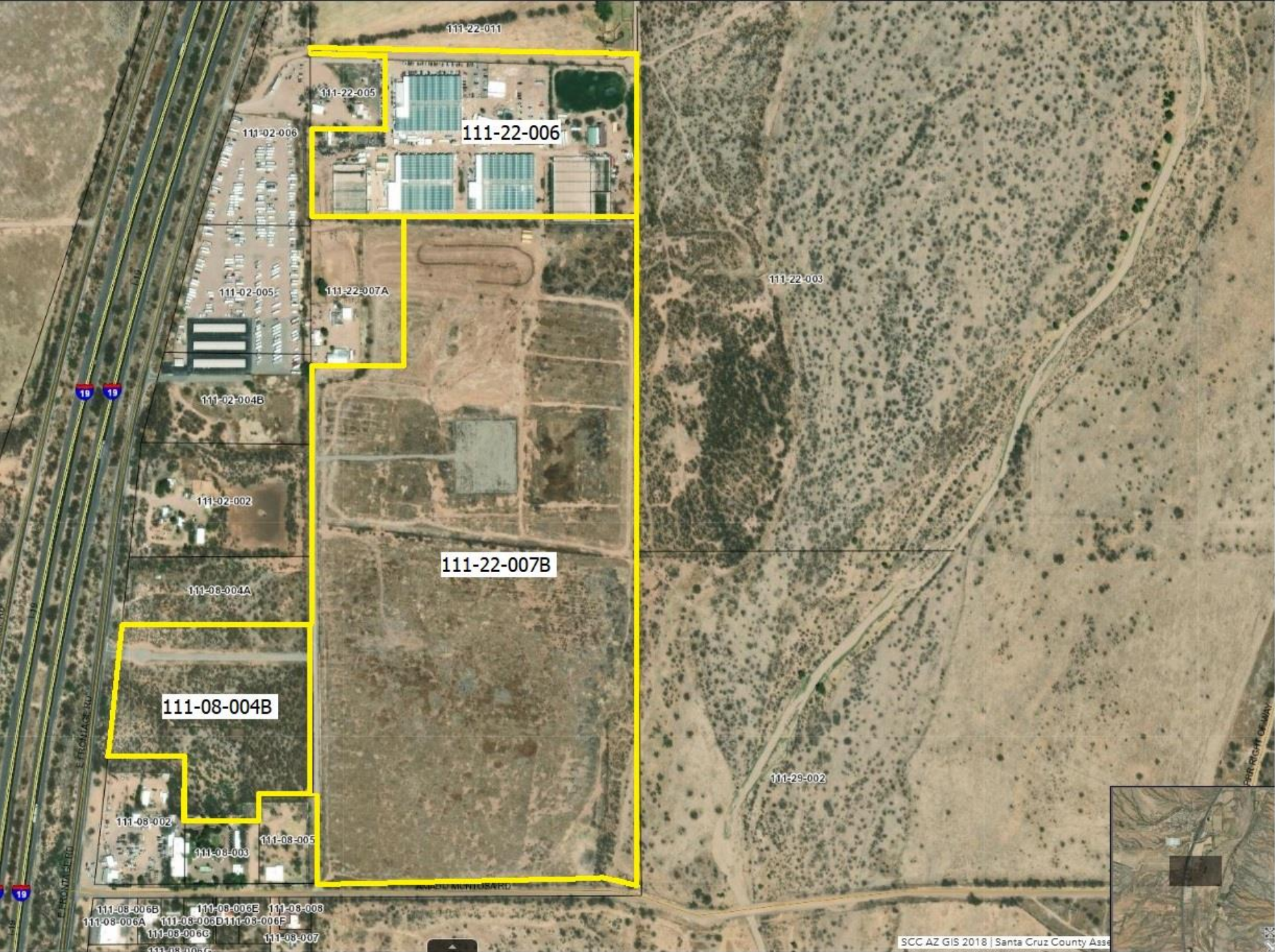


Parcel Numbers, Boundaries and Acreages Per Santa Cruz County Assessor GIS or ALTA Survey

Reference: Santa Cruz County GIS Main Page: [Santa Cruz County, AZ GIS \(arcgis.com\)](http://arcgis.com)

<u>Parcel Number</u>	<u>Acres</u>
111-22-006	17.90
111-22-007B	75.00
111-08-004B	<u>11.48</u>
Total Acres	104.38

Map Next Page



Water Wells

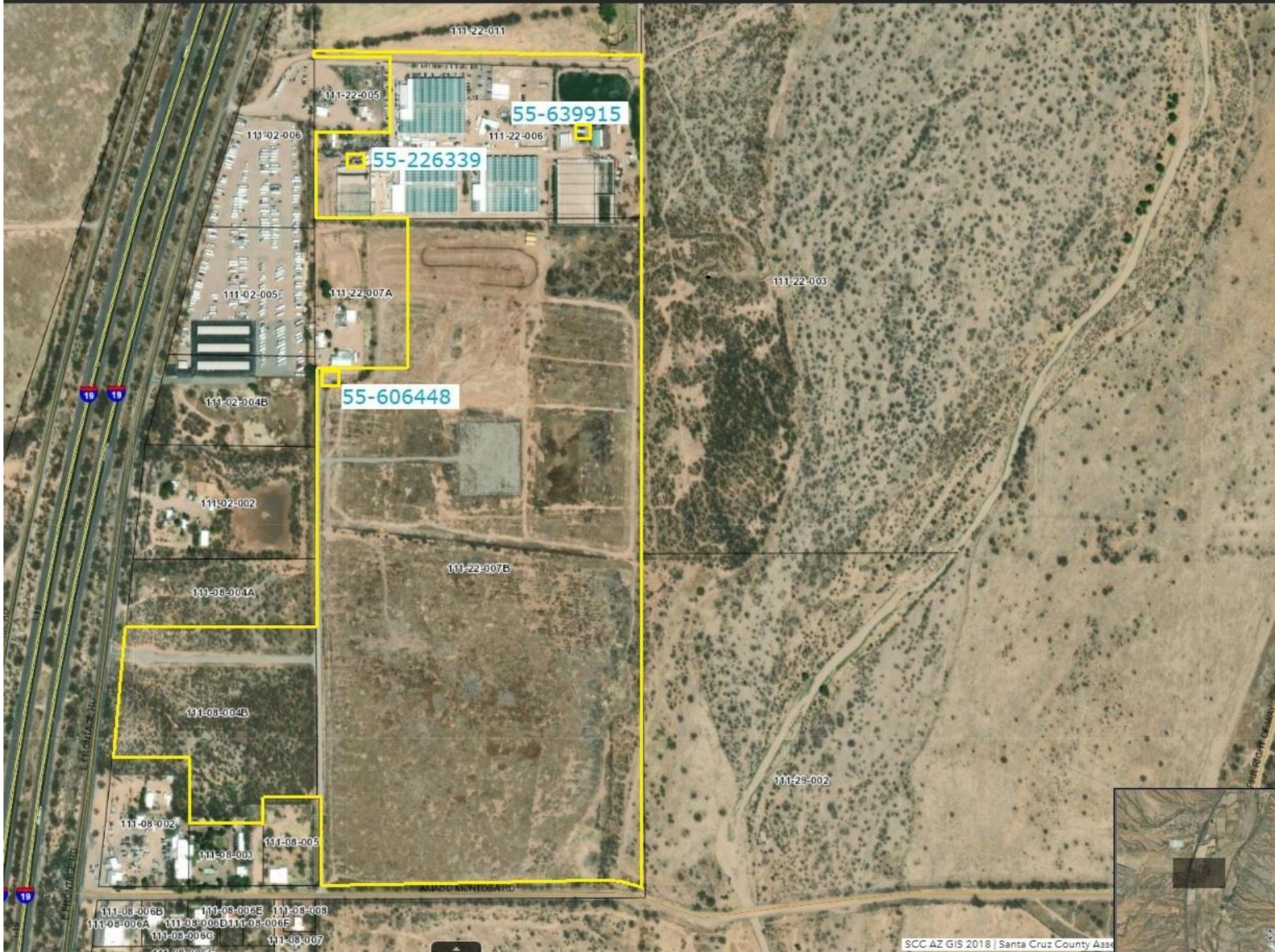
References –

ADWR Main Website: [GIS Data and Maps | Arizona Department of Water Resources \(azwater.gov\)](http://azwater.gov)
Wells: [Wells 55 \(azwater.gov\)](http://azwater.gov)

ADWR Well Registration Number	Well Type	APN Location
55-226339	Exempt	111-22-006
55-639915 APN in ADWR data sheet requires clarification	Exempt	111-22-006
55-606448 Ref Certificate of Grandfathered Groundwater Right Number 58- 100689.0003	Non-Exempt	111-22-007B

See Water Right Sheet for Details

Map Next Page



Arizona Department of Water Resources

Protecting & Enhancing Arizona's Water Supplies For Current And Future Generations.






[!\[\]\(72e6b3f30b0cbaf3bcf8f61204947e9a_img.jpg\) Search](#)
[!\[\]\(30f8020d63f320624cd43edd85a36c84_img.jpg\) Map](#)
[!\[\]\(6070b5d552d0652e703d8967dec1d5e5_img.jpg\) Data Export](#)
[!\[\]\(2d3695536f9a3d4ee340d802f8669c38_img.jpg\) Well Registry Help](#)
[!\[\]\(df12702e6cab60a98ad62a132c9ca044_img.jpg\) Email](#)

Well Registry Information

Registration Number **55-226339**

General	Construction	Status	Owner	Driller	Pump Data
---------	--------------	--------	-------	---------	-----------

Well Information					
Site Type	W - WELL	Well Type	E - EXEMPT	Replaces Well 55-	
Location Information 					
Cadastral	D20013006CBC	Book	111	Map	22
Parcel	006	Latitude		Longitude	
Basin and County Information					
Basin	SANTA CRUZ AMA	Sub Basin	70 - SANTA CRUZ AMA	Watershed	09 - SANTA CRUZ RIVER
AMA/INA	H - SANTA CRUZ AMA	County	12 - SANTA CRUZ		
Site Uses			Water Uses		
Site Use 1	CAPPED	Water Use 1	COMMERCIAL		
Site Use 2		Water Use 2			
Site Use 3		Water Use 3			
GWSI Well Information What is this?					
GWSI Site ID	No corresponding GWSI well	GWSI Local ID	No corresponding GWSI well		

Well Registry is ADWR's well database containing reported information on well status, location and construction.

Arizona Department of Water Resources

Protecting & Enhancing Arizona's Water Supplies For Current And Future Generations.



[Search](#)
[Map](#)
[Data Export](#)
[Well Registry Help](#)
[Email](#)

Well Registry Information

Registration Number **55- 639915**

General	Construction	Status	Owner	Driller	Pump Data
---------	--------------	--------	-------	---------	-----------

Well Information					
Site Type	W - WELL	Well Type	E - EXEMPT	Replaces Well 55-	
Location Information ?					
Cadastral	D20013006000	Book	111	Map	22
		Parcel	010	Latitude	
				Longitude	
Basin and County Information					
Basin	SANTA CRUZ AMA	Sub Basin	70 - SANTA CRUZ AMA	Watershed	09 - SANTA CRUZ RIVER
AMA/INA	H - SANTA CRUZ AMA	County	12 - SANTA CRUZ		
Site Uses			Water Uses		
Site Use 1	WATER PRODUCTION		Water Use 1	DOMESTIC	
Site Use 2			Water Use 2		
Site Use 3			Water Use 3		
GWSI Well Information What is this?					
GWSI Site ID	No corresponding GWSI well		GWSI Local ID	No corresponding GWSI well	

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Well Registry Information

Registration Number **55- 606448**

General	Construction	Status	Owner	Driller	Pump Data
---------	--------------	--------	-------	---------	-----------

Well Information					
Site Type	W - WELL	Well Type	N - NON-EXEMPT	Replaces Well	55-
Location Information 📍					
Cadastral	D20013006CCB	Book	111	Map	22
Parcel	007B	Latitude	31 42 48.2	Longitude	111 3 39.8
Basin and County Information					
Basin	SANTA CRUZ AMA	Sub Basin	70 - SANTA CRUZ AMA	Watershed	09 - SANTA CRUZ RIVER
AMA/INA	H - SANTA CRUZ AMA	County	12 - SANTA CRUZ		
Site Uses			Water Uses		
Site Use 1	WATER PRODUCTION		Water Use 1	IRRIGATION	
Site Use 2			Water Use 2		
Site Use 3			Water Use 3		
GWSI Well Information What is this?					
GWSI Site ID	314248111033801	GWSI Local ID	D-20-13 06CCB1	📍	📅

Well Registry is ADWR's well database containing reported information on well status, location and construction.

Water Right

Groundwater Right Registration Number: 100689.0003
Allotment Quantity Acre Feet: 336.34
Allotment Year: 2024
(Reference Well No. 55-606448)

References -

ADWR Main Page: [GIS Data and Maps | Arizona Department of Water Resources \(azwater.gov\)](#)

Water Rights: [IGFR \(azwater.gov\)](#)

Map Next Page

Groundwater Rights

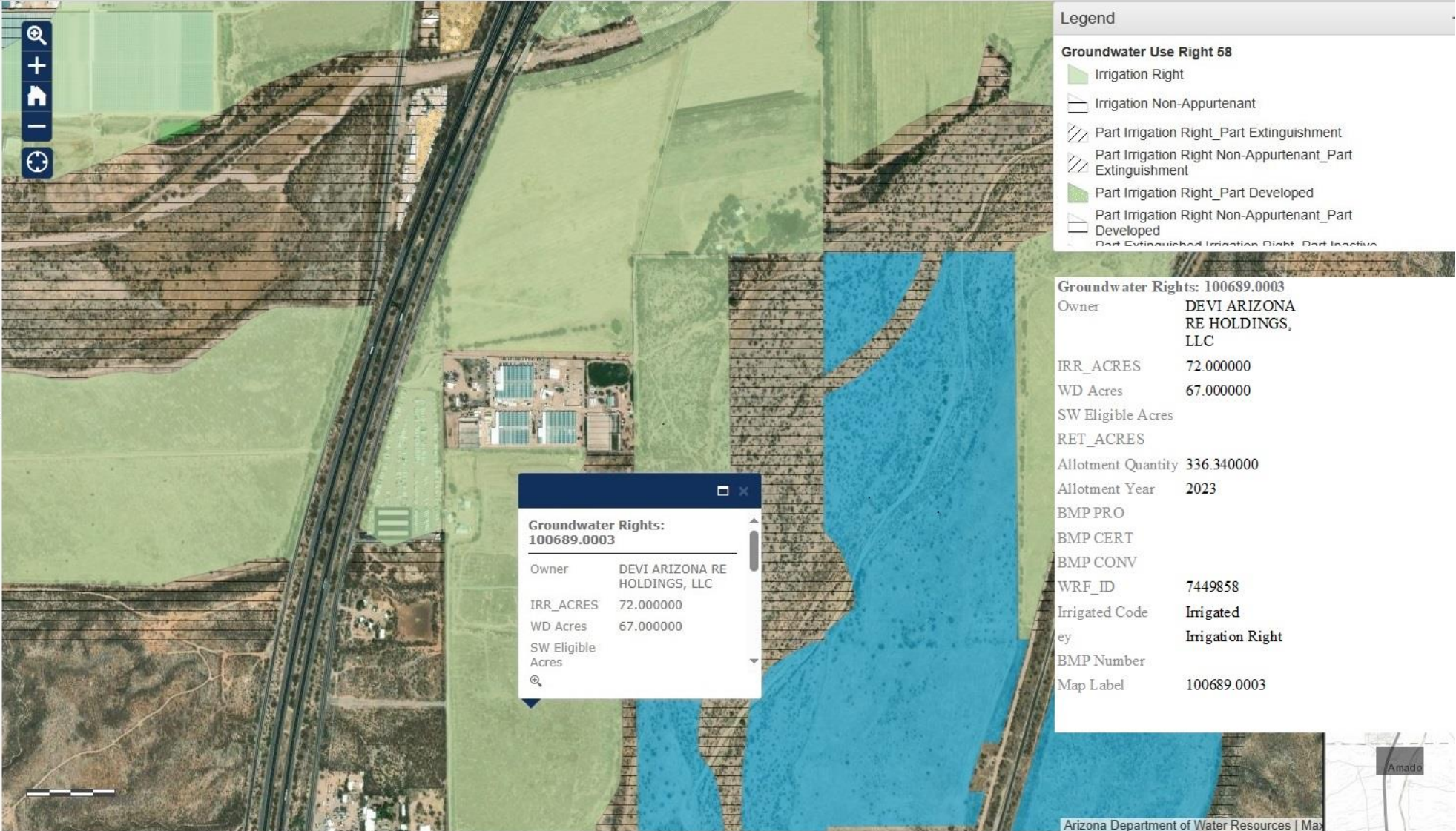
Clear

Layers

Basemap

Print

Information



Legend

Groundwater Use Right 58

- Irrigation Right
- Irrigation Non-Appurtenant
- Part Irrigation Right_Part Extinguishment
- Part Irrigation Right Non-Appurtenant_Part Extinguishment
- Part Irrigation Right_Part Developed
- Part Irrigation Right Non-Appurtenant_Part Developed
- Part Extinguished Irrigation Right_Part Inactive

Groundwater Rights: 100689.0003

Owner DEVI ARIZONA RE HOLDINGS, LLC

IRR_ACRES 72.000000

WD Acres 67.000000

SW Eligible Acres

RET_ACRES

Allotment Quantity 336.340000

Allotment Year 2023

BMP PRO

BMP CERT

BMP CONV

WRF_ID 7449858

Irrigated Code Irrigated
ey Irrigation Right

BMP Number

Map Label 100689.0003

Groundwater Rights: 100689.0003

Owner DEVI ARIZONA RE HOLDINGS, LLC

IRR_ACRES 72.000000

WD Acres 67.000000

SW Eligible Acres



Zoning and Comprehensive Plan

References -

Santa Cruz County Main: [Santa Cruz County, AZ GIS \(arcgis.com\)](https://arcgis.com)

Planning & Zoning: [Santa Cruz County Zoning Map \(arcgis.com\)](https://arcgis.com)

<u>APN</u>	<u>Santa Cruz County Zoning</u>	<u>Additional</u>
111-22-006	GR - General Rural Zoning District	CUP for Cannabis
111-02-004B	B2 - General Business Zoning District	No
111-08-004B	B2 - General Business Zoning District	No
111-22-007B	B2 - General Business Zoning District	No

NOTE: The new CUP for 111-22-006 is CUP-24-3-01: Off-Site Marijuana Cultivation Site on a GR (General Rural) zoned property located at 2935 E Frontage Road in Amado, AZ 85640

Maps Next Four Pages



Search by address



111-01-009

111-01-002

111-02-003

111-22-011

111-21-00

111-21-00

111-22-001

111-22-005

111-02-006

111-22-006

1-22-004

111-22-008

111-22-001

111-02-004B

111-02-002

111-22-007B

111-08-004A

111-08-004B

111-24-001A

111-24-002

111-23-007

111-24-001C

111-08-002

111-08-005

111-08-003

111-24-013

600ft

-111.063 31.708 Degrees

111-08-006A

111-08-008

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(1 of 2)

Zoning District: GR

ZONEDESC GR

ZONETYPE GR

[Zoom to](#) ...



Search by address

600ft

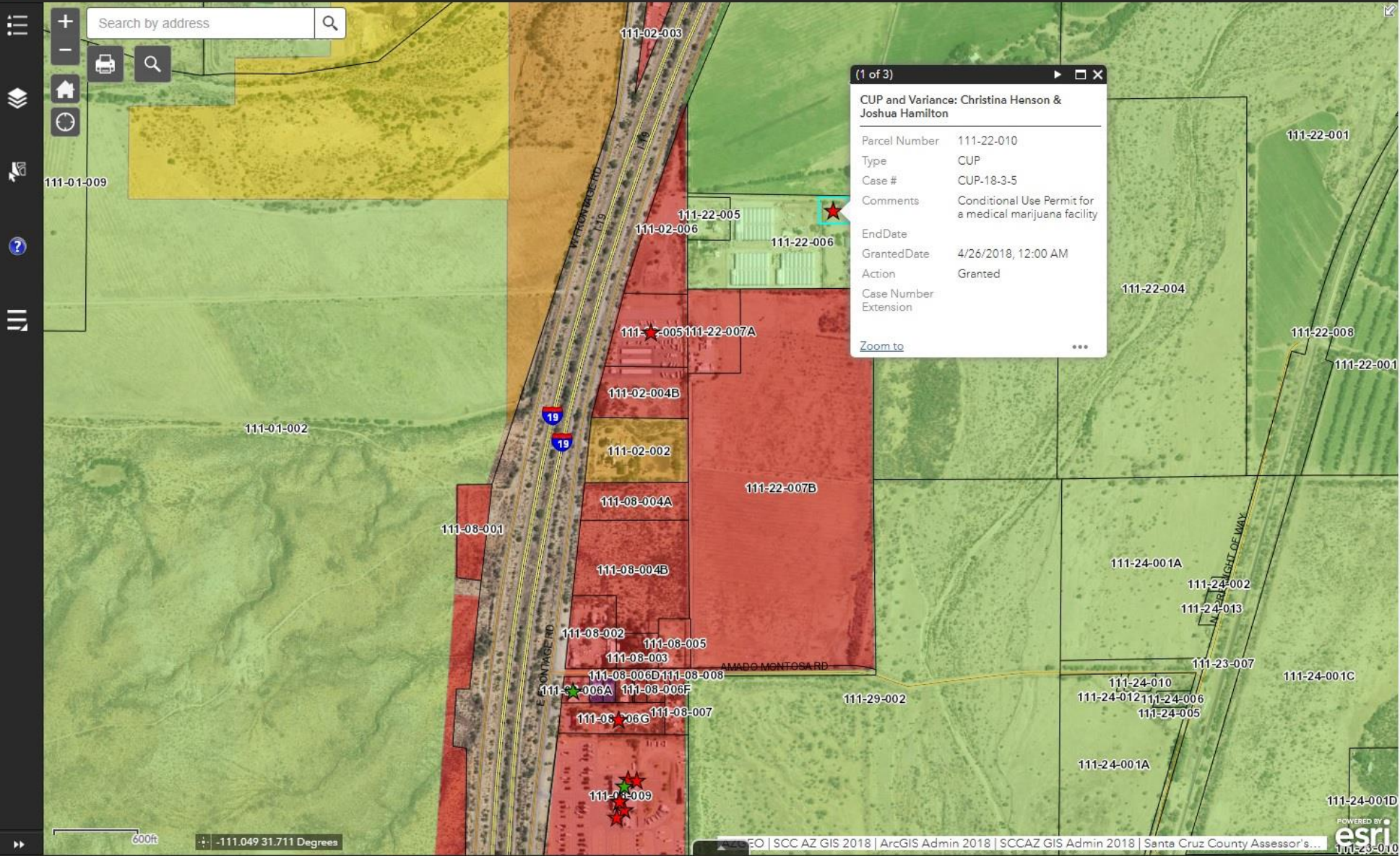
-111.049 31.711 Degrees

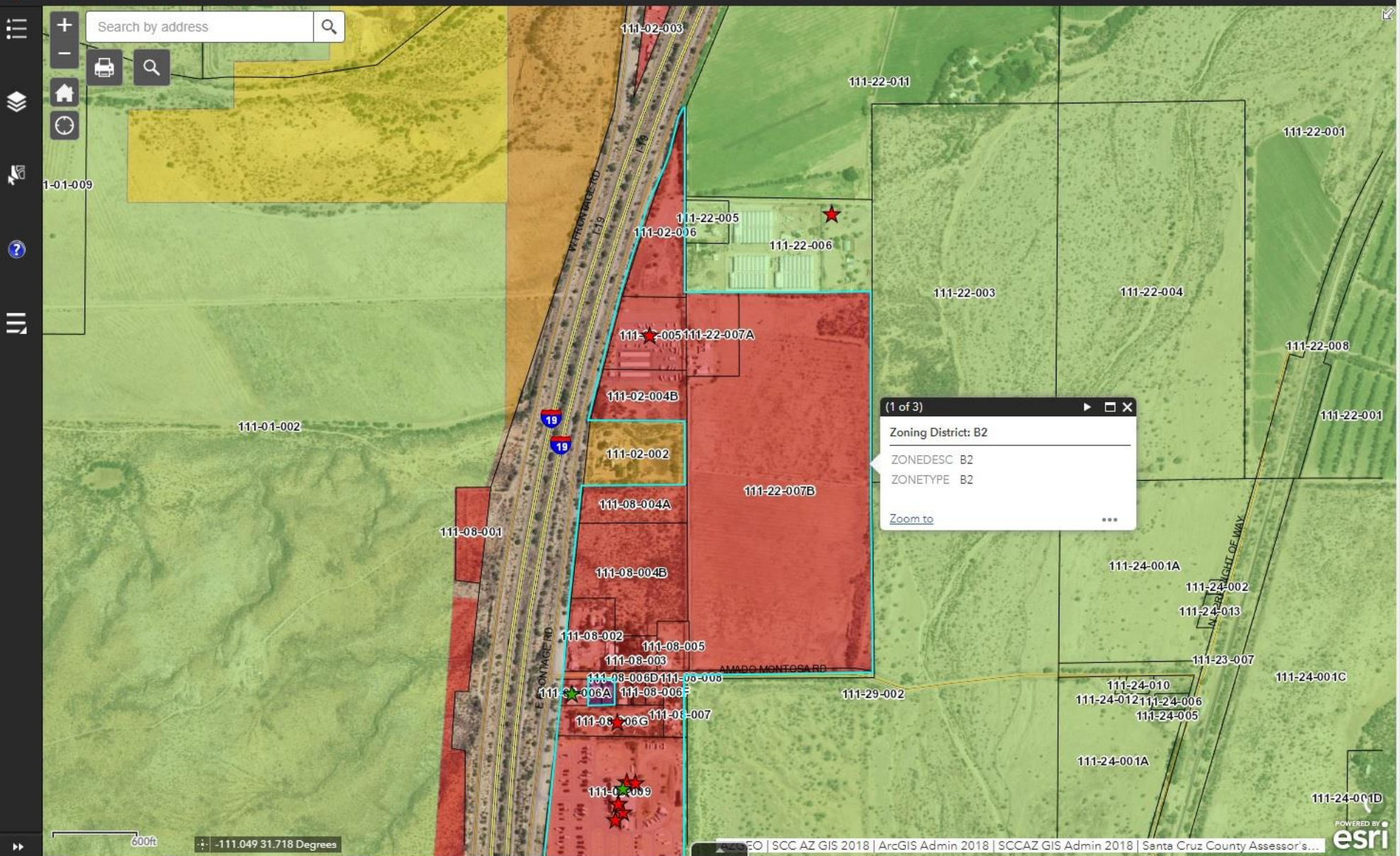
(1 of 3)

CUP and Variance: Christina Henson & Joshua Hamilton

Parcel Number	111-22-010
Type	CUP
Case #	CUP-18-3-5
Comments	Conditional Use Permit for a medical marijuana facility
EndDate	
GrantedDate	4/26/2018, 12:00 AM
Action	Granted
Case Number Extension	

[Zoom to](#) ...





(1 of 3)

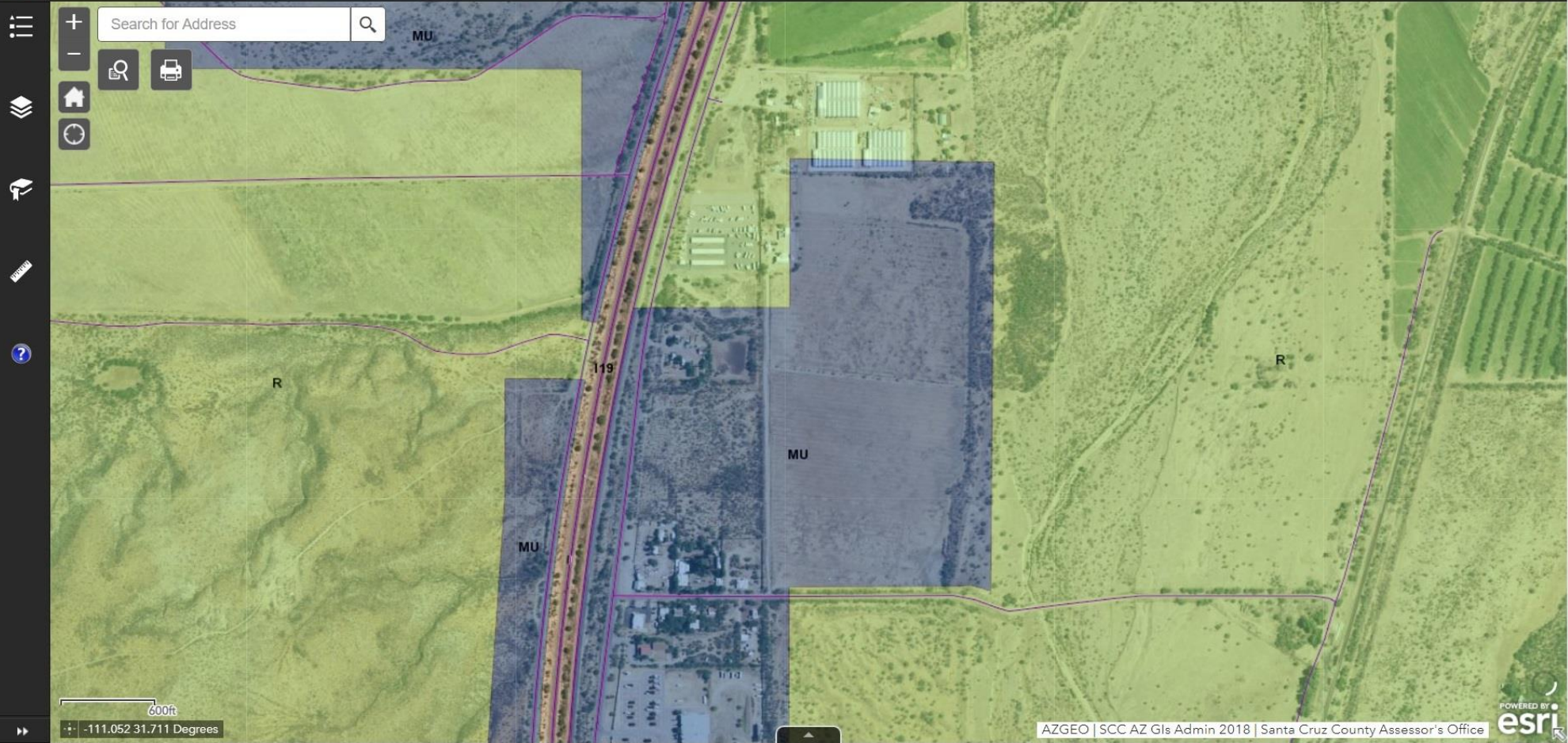
Zoning District: B2

ZONEDESC B2

ZONETYPE B2

[Zoom to](#) ...

Comprehensive Plan Santa Cruz County, AZ



Property Taxes

Reference

-

Santa Cruz County Assessor - Parcel

Inquiry:

[Santa Cruz County Property Information \(santacruzcountyaz.gov\)](http://santacruzcountyaz.gov)

(Go to the Taxes Tab)

Parcel	Property Taxes: 2023	2022
111-22-006	\$88,047.32	\$88,635.38
111-22- 007B	\$1,578.16	\$1,560.44
111-02- 004B	\$482.98	\$496.04
111-08- 004B	\$783.88	\$868.11
	<hr/>	<hr/>
	\$90,892.34	\$91,559.97

FIRM Map

References -

FIRM

Panels: 04023C0035C; 04023C0030C

FEMA Flood Map Service

Center: [FEMA Flood Map Service Center | Search By Address](#)

**Santa Cruz
County:** [Santa Cruz County DFIRM Panels
\(arcgis.com\)](#)

Map Next Page



- PIN**
 - Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
 - Selected FloodMap Boundary
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - Otherwise Protected Area
 - Coastal Barrier Resource System Area

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, AH9
 - With BFE or Depth
 - Regulatory Floodway Zone AE, AO, AH, VE, AR
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance
 - Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

NOTE: The information is obtained from sources deemed to be reliable. **However,** accuracy of the information is **not guaranteed.**
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