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From the Phoenix Business Journal:

<https://www.bizjournals.com/phoenix/news/2022/03/15/avondale-rivers-ranch-west-valley-community.html>

# Phoenix developer proposes massive master-planned community in West Valley

Mar 15, 2022, 6:05am MST

A new master-planned community called Three Rivers Ranch with nearly 1,000 residential units is being proposed for 232 acres of farmland in the West Valley.

Three Rivers Ranch will be comprised of 530 single-family homes, 293 rental homes, 120 townhomes and nearly 40 acres of commercial space near the Sierra Estrella Mountains, according to Phoenix-based Withey Morris. It's being developed by Phoenix-based Sonoma Communities, which is connected to Clyde Capital LLC.

"It's called Three Rivers because it's near the Gila River, the Salt River and the Agua Fria," said Adam Baugh, land use attorney with Withey Morris. "For many years, this has just been an agricultural property."



KIMLEY-HORN

A conceptual map shows where the proposed Three Rivers Ranch residential and commercial community could be built in the Avondale area.

The large property is located near Dysart and Broadway roads in Avondale and on a county island. The site is also adjacent to the Alamar master-planned community several miles south of Interstate 10. In November 2021, Clyde Capital purchased the property for \$15 million from Lakin Cattle Co., according to real estate database Vizzda.

"We believe that it's well situated for growth of any kind," said Jim Stockwell, principal at Clyde Capital. "Residential makes sense given what's going on in that part of the Valley and the lack of housing options generally."

The property is also unique, since it currently has an easement that prohibits residential development due to its proximity to the Agua Fria River, according to Stockwell, who said the overall value of the project will be "well in the excess" of \$100 million.

"We are bringing in a large amount of dirt, raising the site out of the floodplain, processing a conditional letter of map revision through FEMA, all in an effort to one day be able to bring in a homebuilder and build homes," Stockwell, who also serves as president of Sonoma Communities, said.

The square footage as well as rental rates and listing prices of the proposed homes are all to be determined, but overall the project will require an estimated \$55 million investment in infrastructure, Stockwell said.

### **Proposed freeway draws interest**

Across the Agua Fria wash in Goodyear is more farmland that's slated for industrial development, while just south of the property is where the proposed State Route 30, which would connect Interstate 17 to State Route 85 in Buckeye, could be built.

"If you have a new freeway corridor coming in nearby, it really changes the way you start to see land," Baugh said. "What we're trying to create is a place for people to live ... and actually work nearby but in close proximity to freeway corridors that can also take them to other parts of the Valley."

The project will also include an integrated path and trail system to provide connectivity throughout the community and that will potentially lead to the rivers and other areas in the city.

“The big picture is creating a sense of place and something special here, where people both live and work nearby,” Baugh said. “Up until now, those opportunities just haven’t existed in this part of the city.”

By offering a variety of housing options, Baugh said they hope to serve a “broader span” of residents. As the master developer, Sonoma Communities will create the concept, plan and execution, install infrastructure and prepare lots to sell off to other developers.

“We’ll put in the infrastructure and roads and streets and landscaping, and we’ll have it shovel ready for future project components to come in when the market dictates,” Baugh said.

An application for a general plan amendment, which would change the planned use of the property, was submitted at the end of February. An annexation and rezoning application will also be submitted to the city along with the amendment. These are expected to go before Avondale City Council later this year, Baugh said.

“Hopefully this inspires other people to begin investing in the city by bringing things like retail opportunities and new amenities and other employment,” Baugh said.

Sonoma Communities recently received Avondale Council approval for a \$65 million, 265-unit rental community in Avondale near Buckeye and El Mirage roads, according to Stockwell.

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