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Construction progresses at Coyote Springs

SPECIAL TO REAL ESTATE

Construction continues on key amenities at Coyote Springs, including installation of cart paths and giant box culverts and construction of the lakehouse, which is adjacent to the community's planned 17-acre lake.

"Work continues on the 32,000-square-foot clubhouse facility, where walls are now in place, and we're prepping for the first paving along Coyote Springs Parkway," said Klif Andrews, Southern Nevada Division president for Pardee Homes. "Earlier this month, work began on some 16,000 linear feet of curbing along the parkway as well."

According to Andrews, key infrastructure including water, utilities and sewer as well the water-treatment facility, are under development, as is a 10-acre park that incorporates a natural wash corridor and will feature youth baseball fields.

"We anticipate opening our first model homes at Coyote Springs in September 2008, and we're already looking forward to a strong housing market in 2009 as major gaming properties that are currently under development begin to come online," Andrews said. "These factors are important as it means more people will be looking for homes, including many looking for alternatives to Las Vegas, which is what we expect Coyote Springs to be."

Pardee Homes, a builder of homes in the Las Vegas market for 55 years, is the master residential developer of the 43,000-acre master-planned town of Coyote Springs, which is located about 50 miles north of Las Vegas at the junction of U.S. Highway 93 and State Route 168. Coyote Springs Investments is overseeing the development of golf courses at the community, with the first course scheduled to be complete by the end of this year. Design planning is under way on the second course, Andrews said.

According to Jim Rizzi, director of community development for Pardee Homes, some 20,000 acres have been set aside for residential development in Coyote Springs, leaving about 12,000 acres of nature preserve, an extensive trails system, parks, open spaces and multi-species habitats.

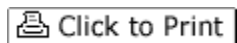
"The first 3,000 acres are planned to include about 10,000 homes in five villages, with the first model homes anticipated to open in September 2008," Rizzi said. "Upon buildout, which is estimated to be 40 to 50 years from present, Coyote Springs is projected to have about 160,000 to 200,000 residents."

For more information on Coyote Springs, including details on becoming part of the online Trailblazer community, visit

villagesofcoyotesprings.com.

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