

ENTITLED MULTI-FAMILY 4.6 ACRES IN CENTRAL CASA GRANDE

465 & 475 North Peart Rd • Casa Grande, AZ
 By Casa Grande's Main Thoroughfare "Florence Blvd."

\$1,190,000 (\$5.93 PSF)

- FEATURES**
- ±200,376 SF (4.6 Acres)
 - Florence Blvd & North Peart Rd
 - Located at the Center of Casa Grande
 - Growing Population from Job Increases
 - Immediate Vicinity of E Florence Blvd Employment Corridor
 - Entitled for Multi-Family (4-20 Units/Acre)
 - Ideal for Townhomes, Assisted Living, or Other residential projects
 - 55+ Community (Potential Use)
 - Parcels: 505-30-025 A/B
 - Zoned R-3 (±80 Units)

Exclusive Contacts:

Dallan Randall
 D 480.634.2320
 M 480.262.1023
 drandall@cpiaz.com

Kimberly A. Rollins
 D: 480.634.2319
 M: 602.750.1695
 krollins@cpiaz.com

Toby Campbell
 D 480.214.1123
 M 602.561.2946
 tcampbell@cpiaz.com

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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
 SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

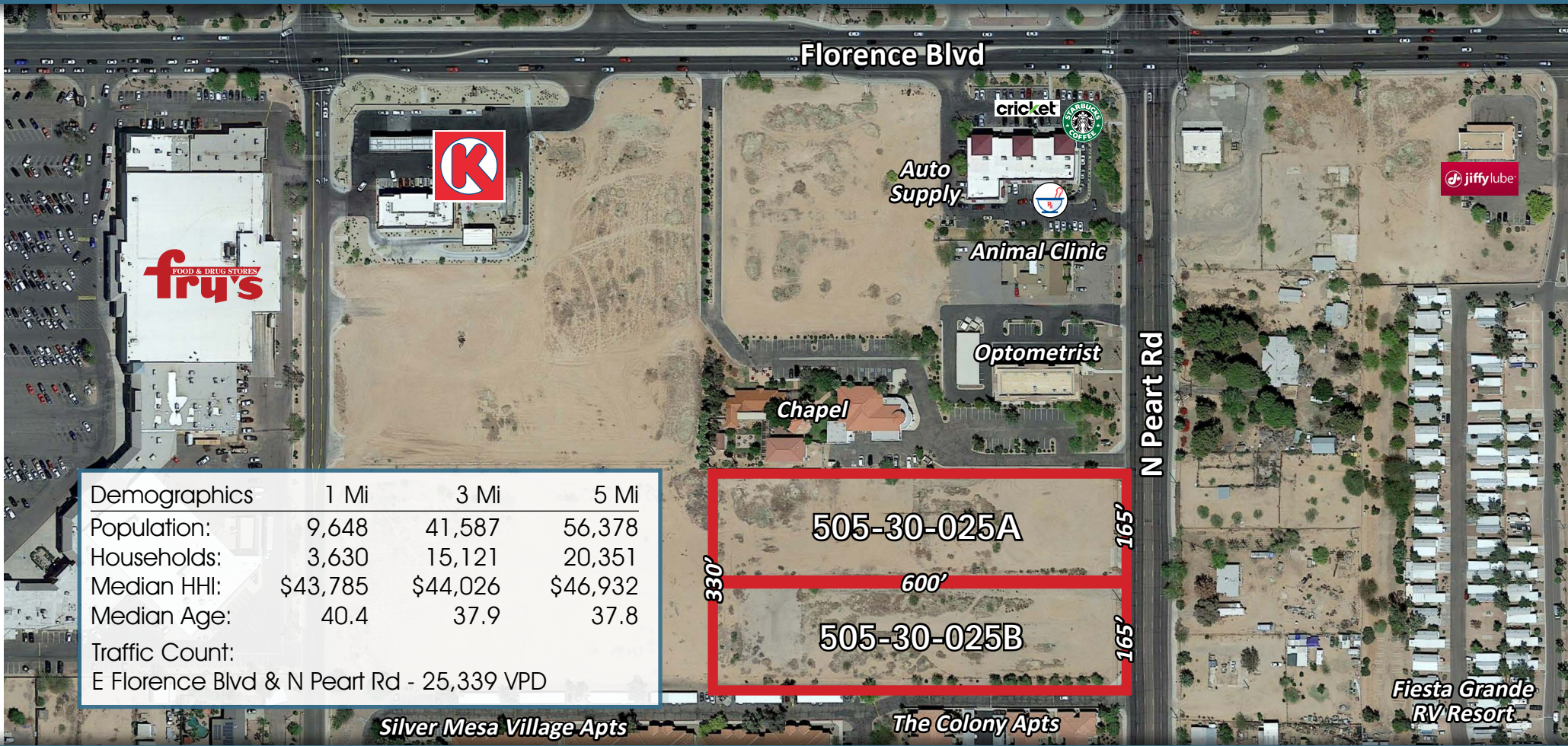
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Ideal for Townhomes, Assisted Living, or Other Residential Projects

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Demographics	1 Mi	3 Mi	5 Mi
Population:	9,648	41,587	56,378
Households:	3,630	15,121	20,351
Median HHI:	\$43,785	\$44,026	\$46,932
Median Age:	40.4	37.9	37.8
Traffic Count:	E Florence Blvd & N Peart Rd - 25,339 VPD		

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