

±42.36 ACRES

EXCLUSIVE LISTING | NWC CASA GRANDE AVENUE AND O'NEIL DRIVE | PINAL COUNTY, ARIZONA



LOCATION NWC Casa Grande Avenue and O'neil Drive, Pinal County, Arizona

SIZE ±42.36 acres

PARCELS 504-09-024M, 504-09-024N

PRICE Submit

ZONING R-1A - Moderate density single family residential

UTILITIES

Power - ED-2

Water - Arizona Water

Sewer - City of Casa Grande

Gas - Southwest Gas

PROPERTY TAXES \$9,000.14 (2015)

SCHOOLS

Casa Grande Elementary School District #004

Casa Grande Union High School District

CASA GRANDE OVERVIEW

Casa Grande is the largest city within Pinal County located approximately halfway between Phoenix and Tucson. The City has a planning area of 300 square miles and a population of roughly 50,000 people with many of the residents commuting to both Phoenix and Tucson for work. Recently CNN recognized Casa Grande as experiencing more job growth than any other city in the United States. In just eight years Pinal County has increased its job base by 96%.

The City's affordability, continued job growth and pro-development atmosphere will make Casa Grande a target for employers and builders in the coming years. These factors coupled with the increasing land prices and decreasing home affordability in the Southeast Valley will continue to push development to Casa Grande for years to come.

Kirk McCarville | kmccarville@landadvisors.com Ben Heglie | bheglie@landadvisors.com

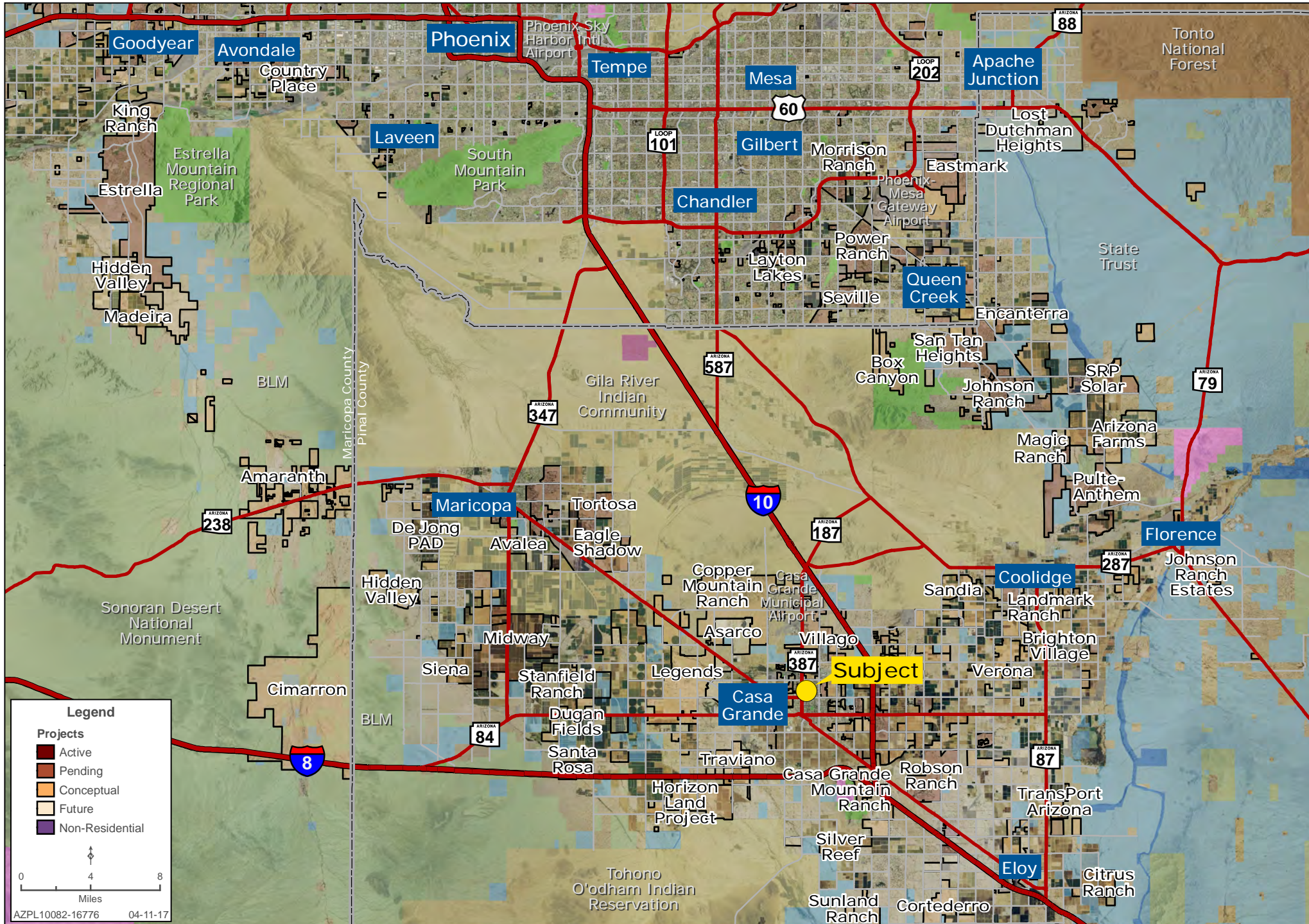
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

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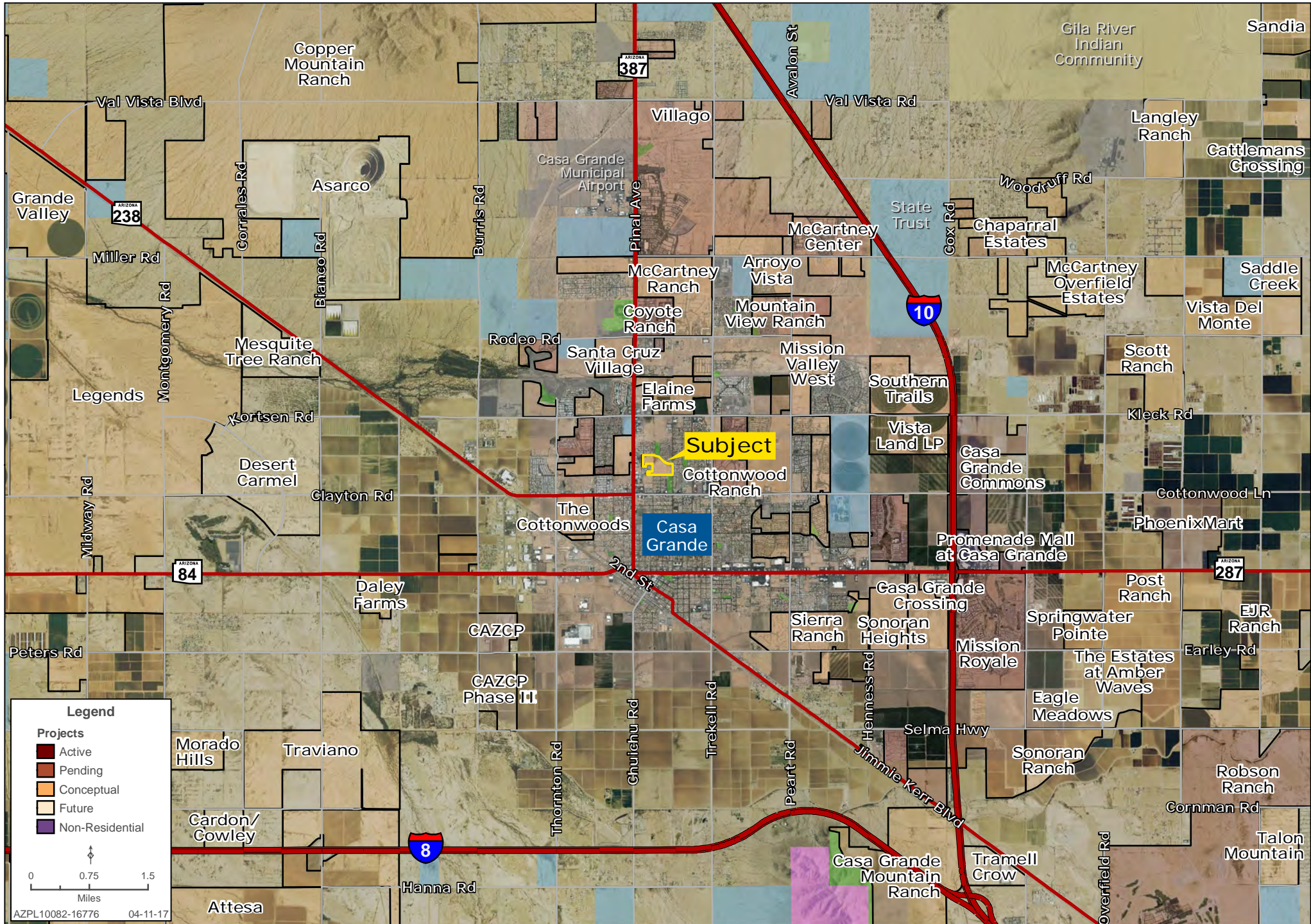
REGIONAL MAP

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SURROUNDING DEVELOPMENT MAP

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SURROUNDING AREA MAP

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Harkins Theatres
Dillard's
JCPenney
WORLD MARKET
TARGET
PETSMART
STAPLES
THE SPORTS AUTHORITY
Michaels
Marshalls
OLD NAVY
ROSS DRESS FOR LESS
BED BATH & BEYOND
KOHL'S

OfficeMax
BIC'S SPORTS & OUTDOORS
FOOD CITY
The Room Store
Fry's
JOANN stores inc.
Peter Piper

PROPERTY DETAIL MAP

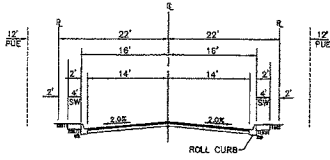
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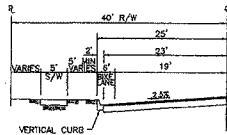
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PRELIMINARY PLAT FOR SUNRISE ESTATES

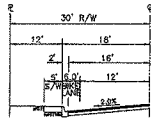
A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17,
T. 6 SOUTH, R. 6 EAST, G. & S. R. B. & M., PINAL COUNTY, ARIZONA



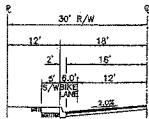
TYPICAL INTERIOR STREET
URBAN CROSS-SECTION (1)



CASA GRANDE AVENUE
LOOKING NORTH
MAJOR COLLECTOR

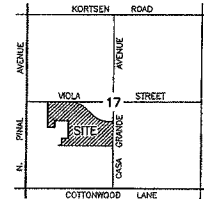


W. O'NEIL DRIVE
LOOKING EAST
MINOR COLLECTOR



W. VIOLA DRIVE
LOOKING WEST
MINOR COLLECTOR

TYPICAL LOT SETBACKS
30' X 30' SIGHT DISTANCE TRIANGLE. MAXIMUM
HEIGHT OF ALL OBJECTS NOT TO EXCEED BE 2'.



VICINITY MAP

BENCH MARK (CITY OF CASA GRANDE DATUM)
BRASS CAP IN A HANDHOLE AT THE INTERSECTION OF
N. PINAL AVENUE AND VIOLA STREET.
(W/4 CORNER OF SECTION 17, T. 6S, R. 6E)
ELEVATION 1387.19

BASIS OF BEARINGS
THE WEST LINE OF SAFARI MOBILE HOME PARK WITH A
BEARING OF NORTH 00 DEGREES 04 MINUTES 17 SECONDS
EAST, BASED ON SPECIAL WARRANTY DEED RECORDED AS
FEE NUMBER: 2004-071011, PINAL COUNTY RECORDER

SITE DATA
GROSS ACRES: 42.3522 AC. - 1,844,864 S.F.
NET ACRES: 39.0702 AC. - 1,701,900 S.F.
TOTAL LOTS: 156
EXISTING ZONING: R-1A
PROPOSED ZONING: R-1A
DOWELLING UNITS = 3.00 O/U PER ACRE
MINIMUM LOT SIZE: 0.325 S.F.
MAXIMUM LOT SIZE: 12,804 S.F.
AVERAGE LOT SIZE: 6,419 S.F.
OPEN SPACE: 7.1812 ACRES-16.96%

UTILITIES
WATER SERVICE BY ARIZONA WATER COMPANY.
SEWER SERVICE BY THE CITY OF CASA GRANDE.
ELECTRIC SERVICE BY ARIZONA PUBLIC SERVICE CO.
GAS SERVICE BY SOUTHWEST GAS CORPORATION.
TELEPHONE SERVICE BY QWEST.
REFUSE COLLECTION BY THE CITY OF CASA GRANDE.
FIRE PROTECTION BY THE CITY OF CASA GRANDE.

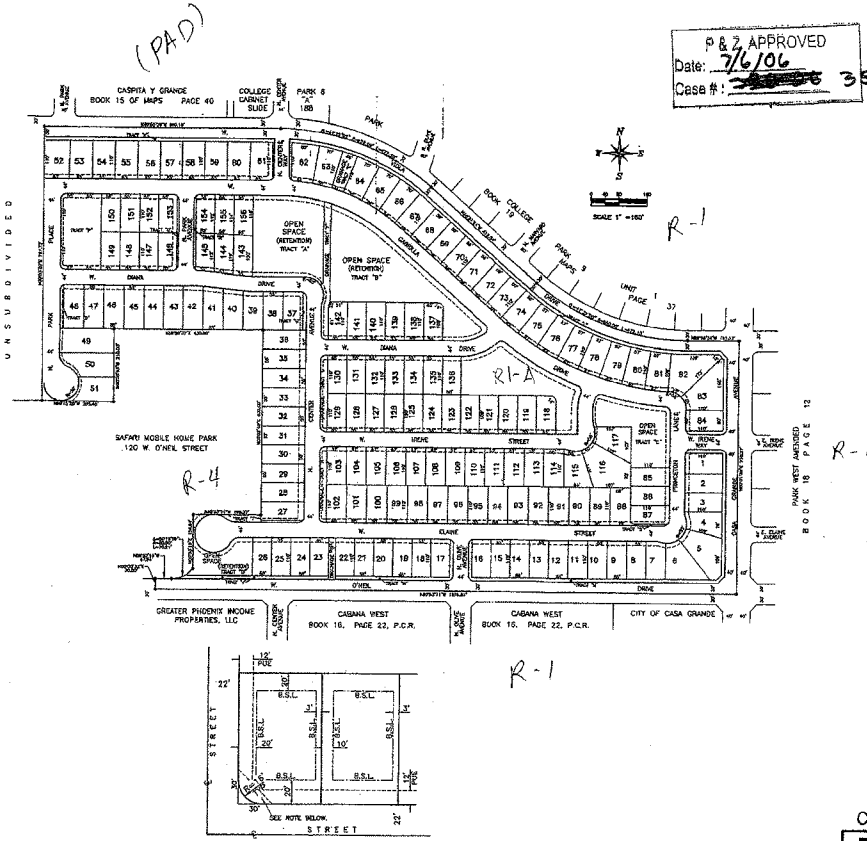
LEGEND
— INDICATES A CORNER OF THIS PROPERTY.
SET 1/2" DIA. UNLESS NOTED OTHERWISE
P.U.E. INDICATES A PUBLIC UTILITY EASEMENT.
F.H. INDICATES A FIRE HYDRANT
W.L.V. INDICATES A WATER LINE VALVE
W.L. INDICATES A WATER LINE
S.S.W. INDICATES SANITARY SEWER MANHOLE
D. INDICATES DIRECTION OF DRAINAGE FLOW.
V.N.A.E. INDICATES A VEHICULAR NON-ACCESS EASEMENT

NOTES
ALL ONSITE WATERLINES TO BE 6" UNLESS NOTED OTHERWISE.
ALL ONSITE SEWERLINES TO BE 8" UNLESS NOTED OTHERWISE.

RECEIVED
2nd 3rd 4th
Submit



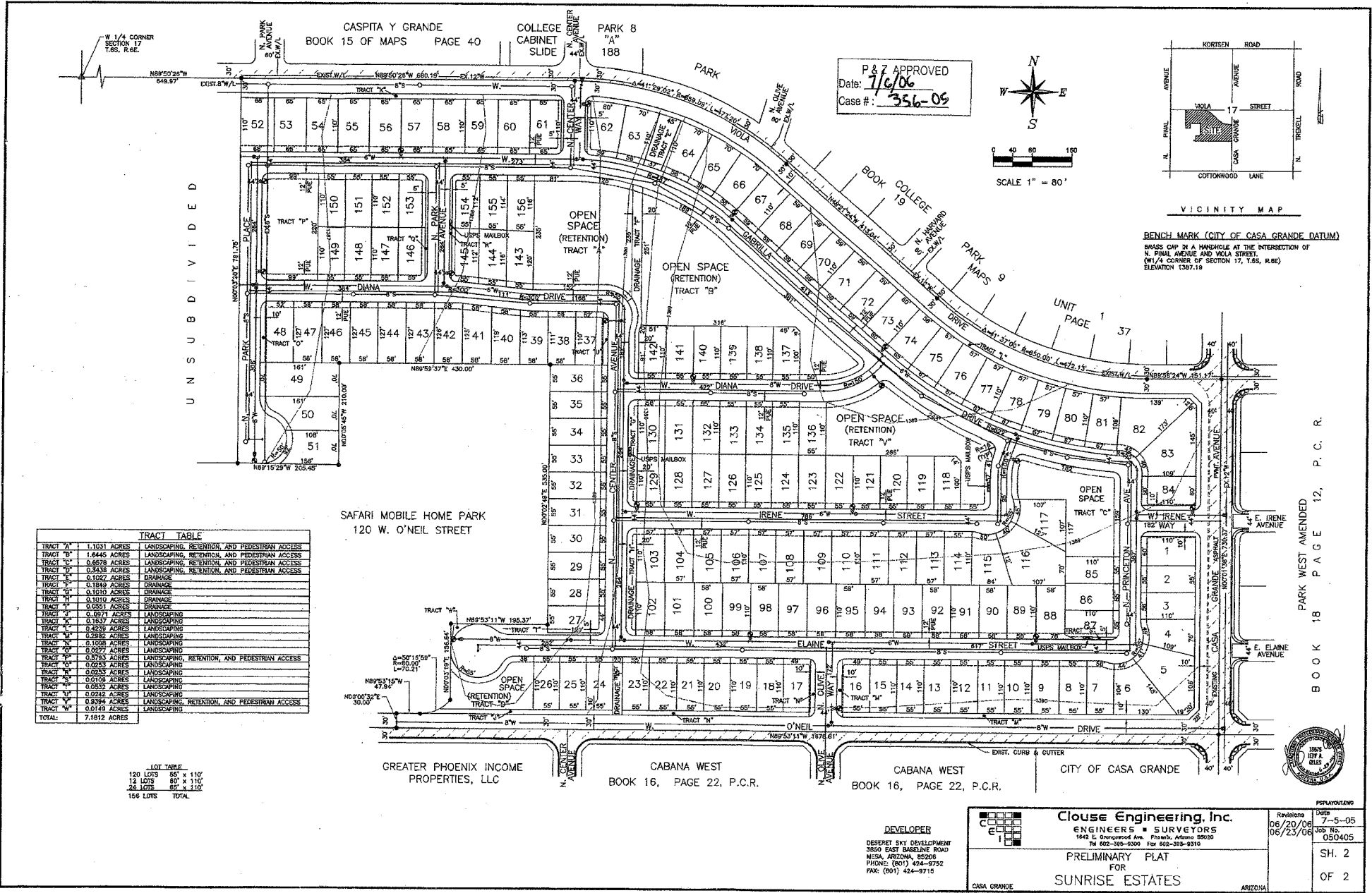
P & Z APPROVED
Date: 7/6/06
Case #: 356-05



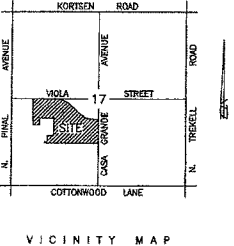
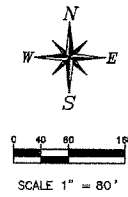
CGPZ-		Clouse Engineering, Inc. ENGINEERS • SURVEYORS 1842 E. Oronogwood Ave. Phoenix, Arizona 85020 Tel: 602-358-8300 Fax: 602-358-8310		PRELIMCOV.DWG Revisions: 7-5-05 Date: 06/20/06 Job No: 050405
		PRELIMINARY PLAT FOR SUNRISE ESTATES		SH. 1 OF 2

CLOUSE ENGINEERING, INC. SHALL NOT BE LIABLE FOR ANY PORTION OF WORK NOT CONFORMING TO APPROVED PLANS SHOULD THEIR STAMPS BE FOUND MISSING OR DISTURBED.

DEVELOPER
DESSERT SKY DEVELOPMENT
3463 EAST BASILISK ROAD
MESA, ARIZONA, 85205
PHONE: (602) 424-9752
FAX: (602) 424-9715



P & Z APPROVED
 Date: 7/6/06
 Case #: 356-05



BENCH MARK (CITY OF CASA GRANDE DATUM)
 BRASS CUP IN A HANDBOLE AT THE INTERSECTION OF
 N. PINAL AVENUE AND VIOLA STREET
 (W 1/4 CORNER OF SECTION 17, T.6S, R.6E)
 ELEVATION 1367.19

UNSUBDIVIDED

SAFARI MOBILE HOME PARK
 120 W. O'NEIL STREET

TRACT TABLE		
TRACT A	1.1031 ACRES	LANDSCAPING, RETENTION, AND PEDESTRIAN ACCESS
TRACT B	1.6445 ACRES	LANDSCAPING, RETENTION, AND PEDESTRIAN ACCESS
TRACT C	0.6678 ACRES	LANDSCAPING, RETENTION, AND PEDESTRIAN ACCESS
TRACT D	0.5438 ACRES	LANDSCAPING, RETENTION, AND PEDESTRIAN ACCESS
TRACT E	0.1027 ACRES	DRAINAGE
TRACT F	0.1842 ACRES	DRAINAGE
TRACT G	0.1010 ACRES	DRAINAGE
TRACT H	0.1810 ACRES	DRAINAGE
TRACT I	0.0251 ACRES	DRAINAGE
TRACT J	0.0971 ACRES	LANDSCAPING
TRACT K	0.1837 ACRES	LANDSCAPING
TRACT L	0.4239 ACRES	LANDSCAPING
TRACT M	0.2882 ACRES	LANDSCAPING
TRACT N	0.1098 ACRES	LANDSCAPING
TRACT O	0.0277 ACRES	LANDSCAPING
TRACT P	0.8793 ACRES	LANDSCAPING, RETENTION, AND PEDESTRIAN ACCESS
TRACT Q	0.0223 ACRES	LANDSCAPING
TRACT R	0.0253 ACRES	LANDSCAPING
TRACT S	0.0108 ACRES	LANDSCAPING
TRACT T	0.0532 ACRES	LANDSCAPING
TRACT U	0.0242 ACRES	LANDSCAPING
TRACT V	0.8394 ACRES	LANDSCAPING, RETENTION, AND PEDESTRIAN ACCESS
TRACT W	0.0149 ACRES	LANDSCAPING
TOTAL	7.1812 ACRES	

LOT TABLE	
120 LOTS	85' x 110'
12 LOTS	80' x 110'
24 LOTS	85' x 110'
156 LOTS	TOTAL

PARK WEST AMENDED
 BOOK 18 PAGE 12, P. C. R.

DEVELOPER
 DESERT SKY DEVELOPMENT
 3850 EAST BASELINE ROAD
 MESA, ARIZONA, 85206
 PHONE: (602) 424-9752
 FAX: (602) 424-9710

	Clouse Engineering, Inc. ENGINEERS & SURVEYORS 1642 E. Grandwood Ave. Phoenix, Arizona 85020 TEL: 602-329-8300 FAX: 602-329-8310	PRELIMINARY PLAT FOR SUNRISE ESTATES	PLAT/OUTLINE Date: 7-5-05 06/29/06 06/23/06 050405
	CASA GRANDE ARIZONA		SH. 2 OF 2