

FOR SALE | ±14.25 ACRES

NEC COTTONWOOD LANE AND TREKELL ROAD | CASA GRANDE, ARIZONA



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PROPERTY FEATURES

PARCEL #'S: 505-01-671, 685

ZONING: B-2 (General Business Zone)

GENERAL PLAN: Neighborhood

2018 PROPERTY TAXES: \$2,625.78

PRICING: **\$2,700,000 or \$4.35/SF**

OTHER INFO:

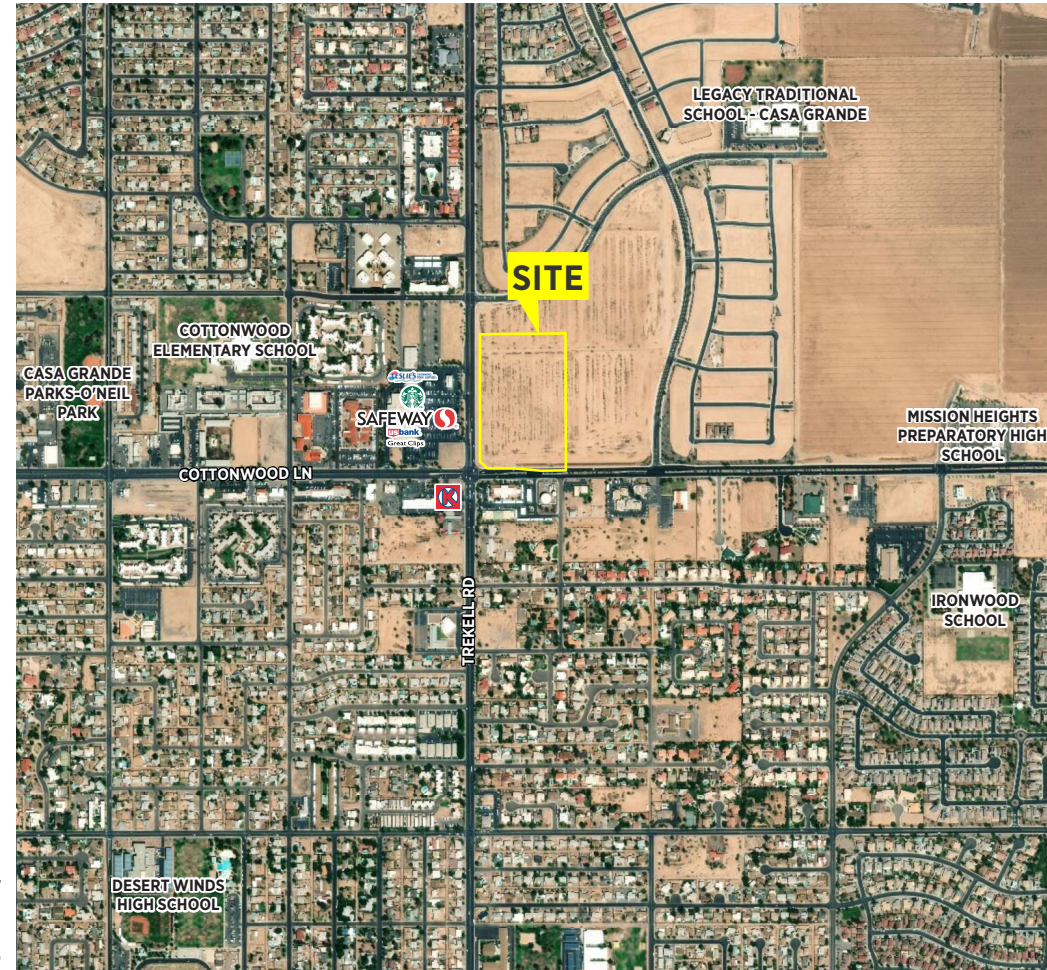
- Located in the heart of Casa Grande
- ±5 minutes to the I-10 Freeway Via Florence Boulevard full diamond interchange
- All off-sites appear to be completed on Cottonwood Lane and Trekell Road
- Frontage on Cottonwood Lane: ±550' and Trekell Road: ±950'

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

2018 POPULATION 11,989 46,742 54,337

TRAFFIC COUNTS Cottonwood Lane: ±17,060 VPD
Trekell Road: ±14,779 VPD



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