

BULK COMMERCIAL LAND OPPORTUNITY

EXCLUSIVE LISTING | NWC AND SEC VAL VISTA BOULEVARD AND PINAL AVENUE, CASA GRANDE, AZ

LOCATION The properties are located at the NWC and SEC of Val Vista Boulevard & Pinal Avenue in Casa Grande, Pinal County, Arizona

PRICE Submit

SIZE NWC ±11.74 acres, SEC ±50.07 acres

PARCELS 509-31-003E (NWC) & 515-28-004A (SEC)

2017 TAXES \$2,204.64 (NWC) & \$9,735.54 (SEC)

ZONING PAD, City of Casa Grande

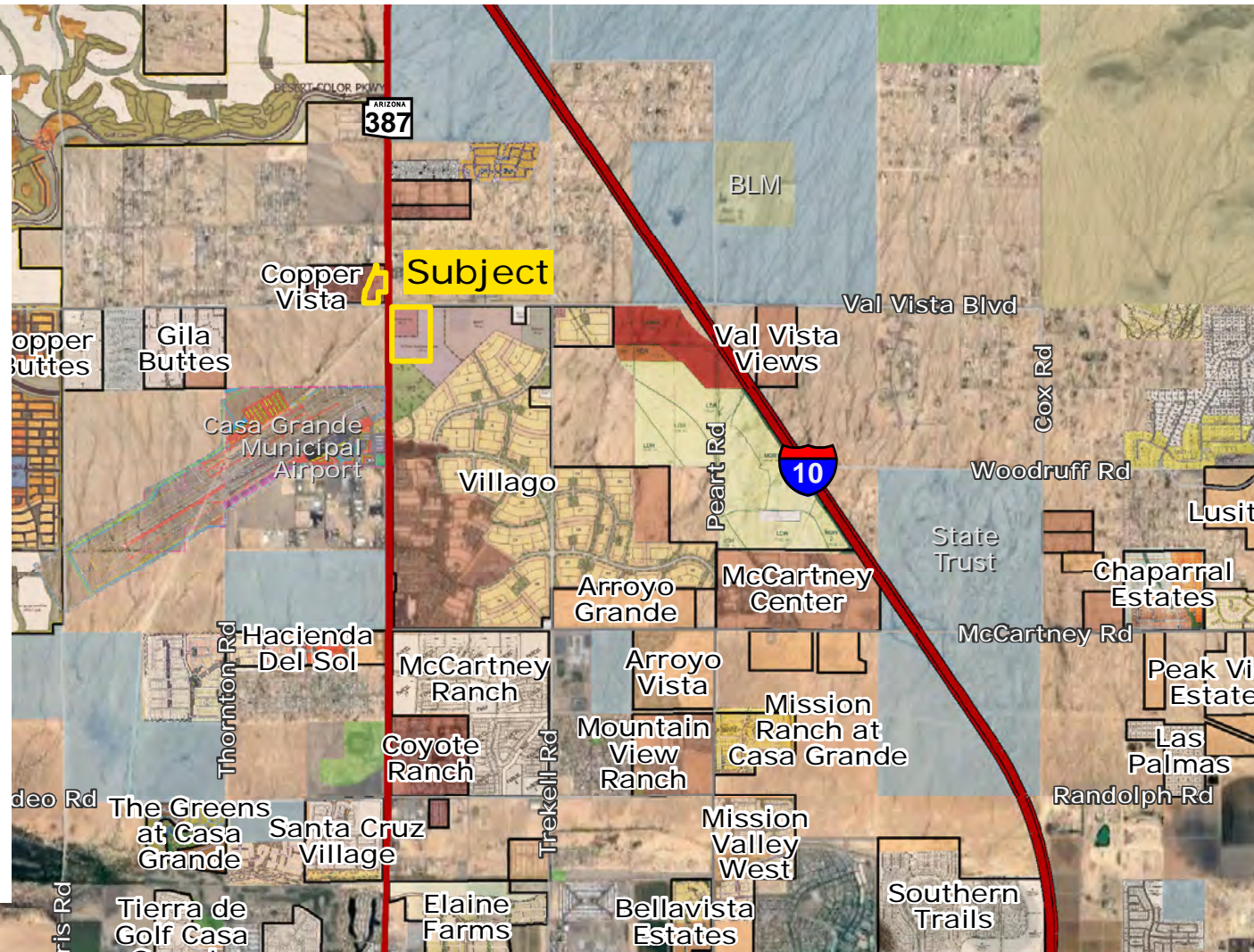
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2016 Avg. Population	±2,160	±10,474	±29,024
2016 Avg. HH Income	\$62,583	\$65,249	\$67,247

Source: Esri, 2017

COMMENTS

- The Properties have frontage on both Pinal Avenue and Val Vista Boulevard
- Pinal Avenue intersects I-10 to the north (full interchange)
- Signalized intersection
- Located at the first major intersection on Pinal Avenue (Highway 387) south of I-10
- Numerous planned master planned communities in the trade area
- Pinal Avenue is a major north/south arterial in Casa Grande
- Planned interchange at I-10 and Val Vista Boulevard



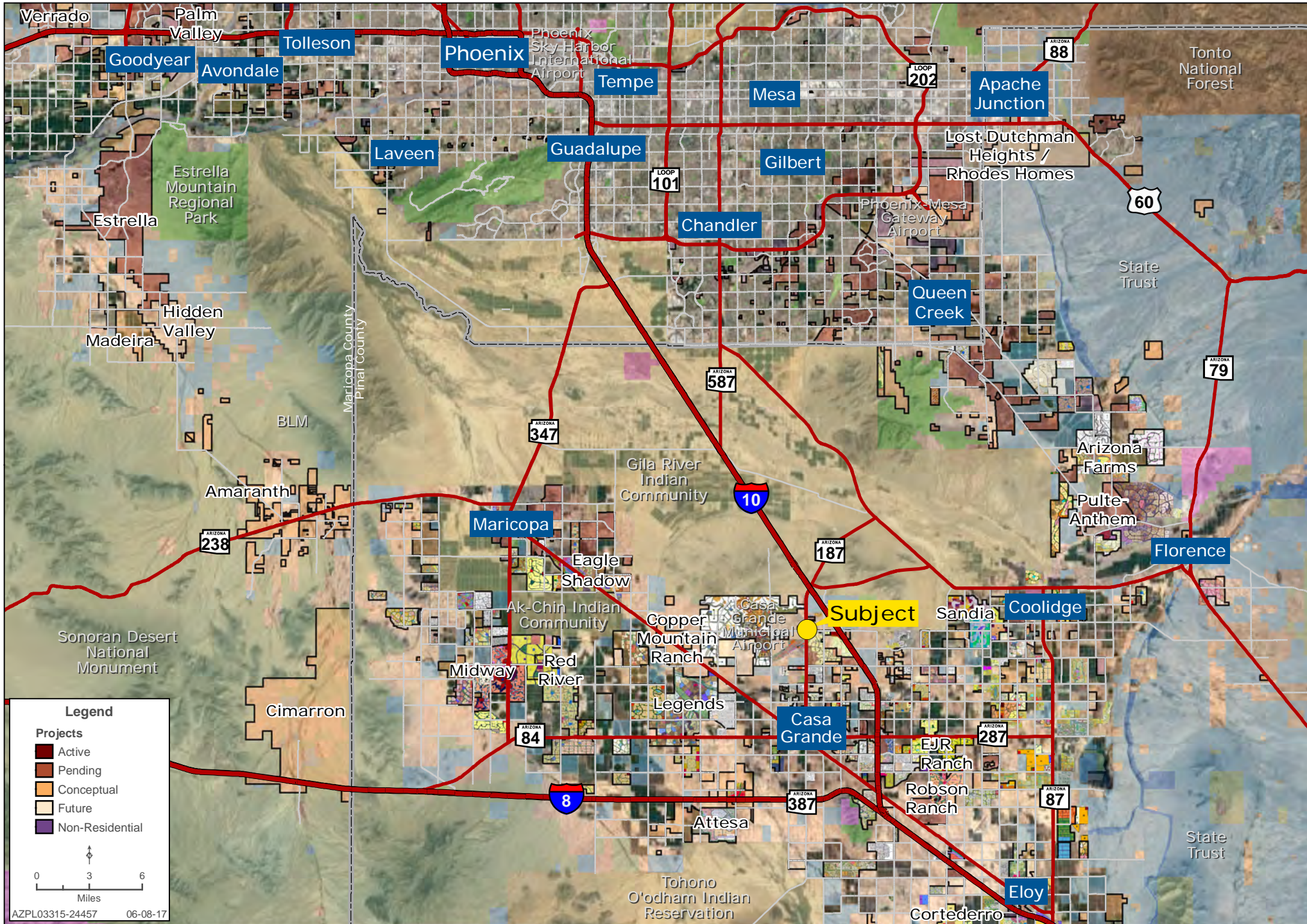
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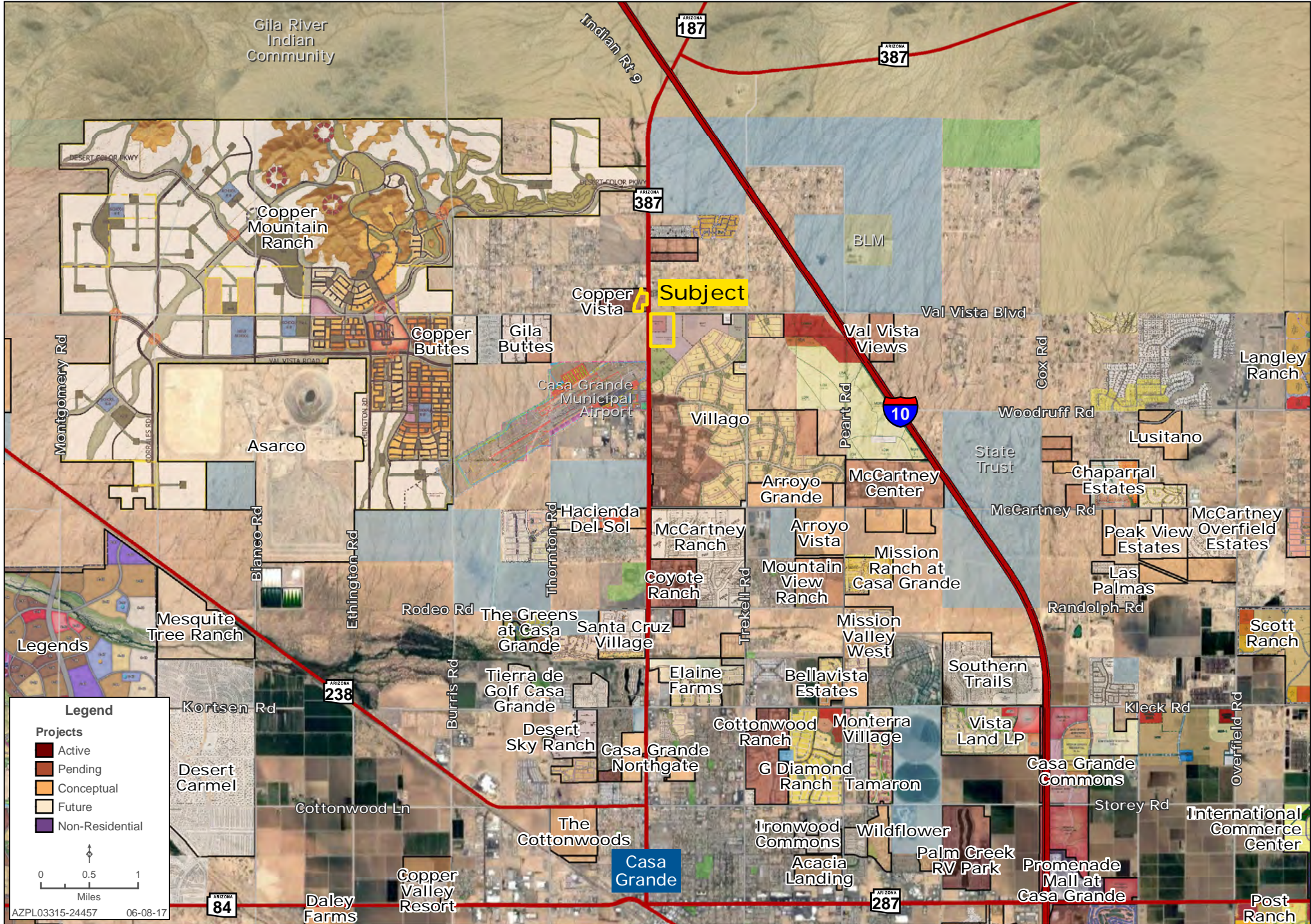
N.W.C. & S.E.C. PINAL AVENUE & VAL VISTA DRIVE REGIONAL MAP

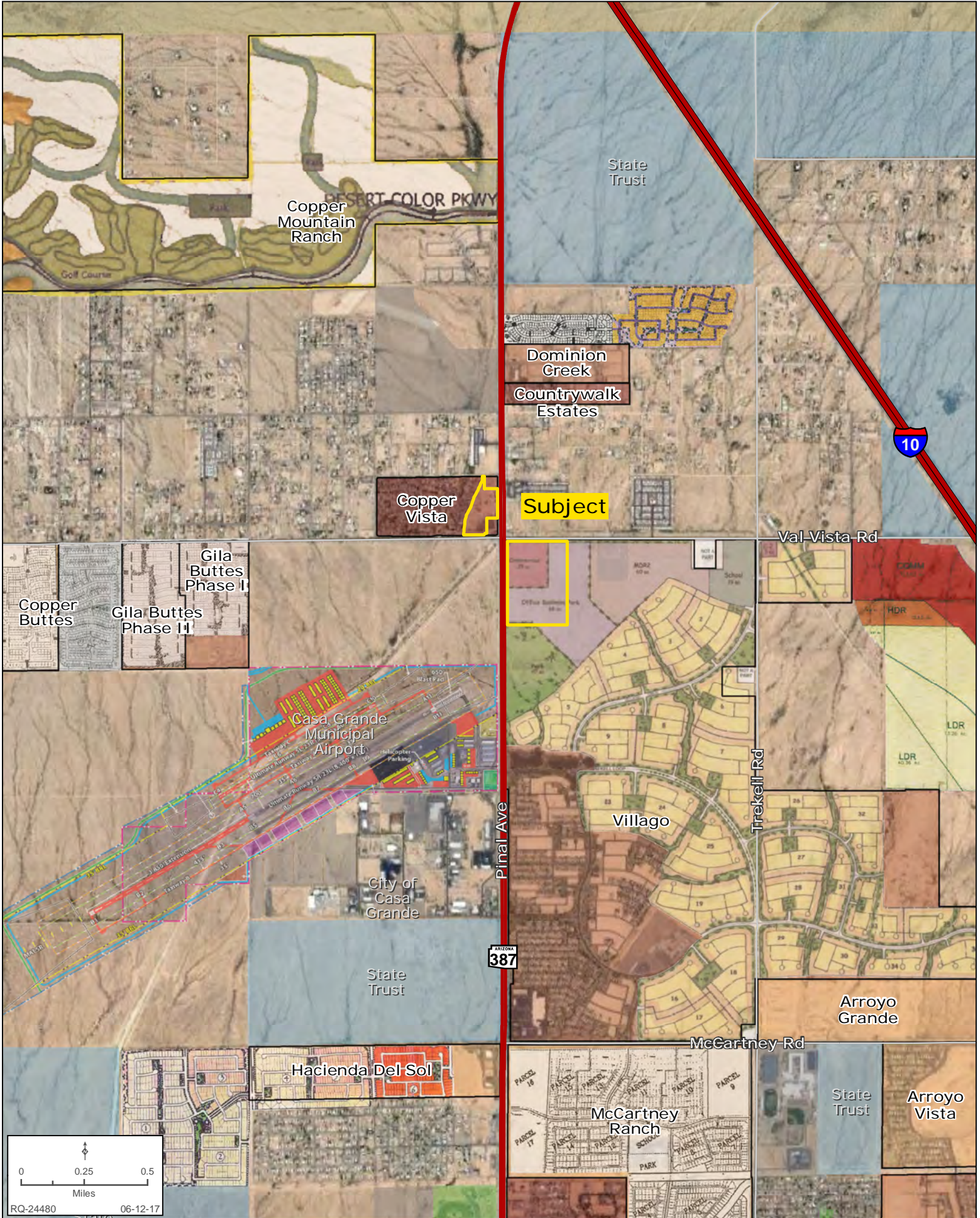
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N.W.C. & S.E.C. PINAL AVENUE & VAL VISTA DRIVE SURROUNDING DEVELOPMENT MAP

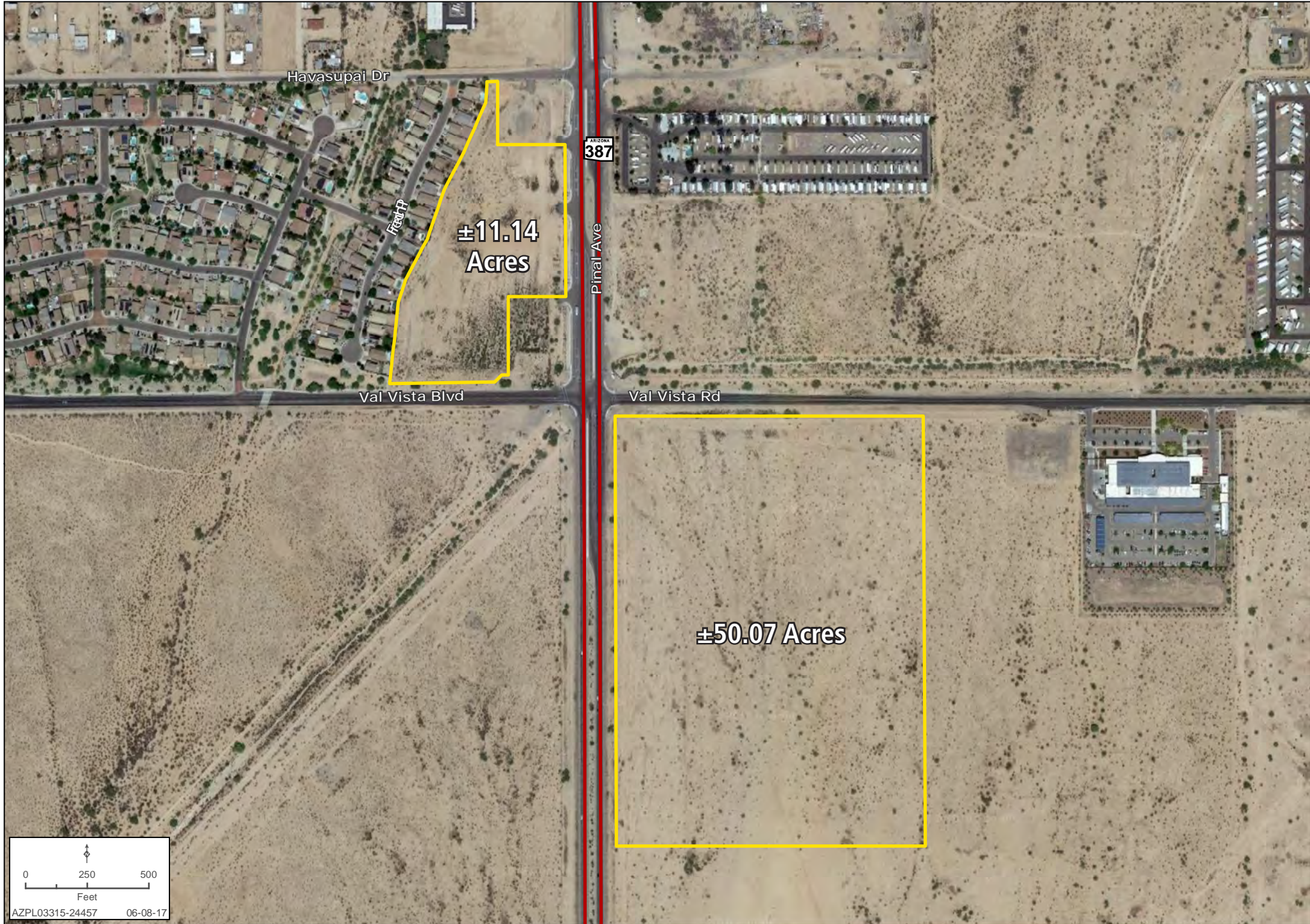
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N.W.C. & S.E.C. PINAL AVENUE & VAL VISTA DRIVE PROPERTY DETAIL MAP

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CONCEPTUAL MASTER PLAN SEC PINAL AVE & VAL VISTA DR



Parcel 1	Retail / Office / Medical	9.89 ac
Parcel 2	Retail / Office	7.29 ac
Parcel 3	Multi-Family	16.00 ac
Parcel 4	Office / Medical	20.83 ac
Parcel 5	Employment	13.59 ac
Parcel 6	Employment	19.93 ac
Parcel 7	Retail / Office / Medical	13.51 ac
Total Area		101.04 ac



DIAMOND VENTURES

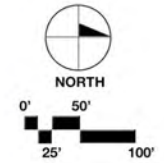
EVERGREEN

ROX COMMERCIAL

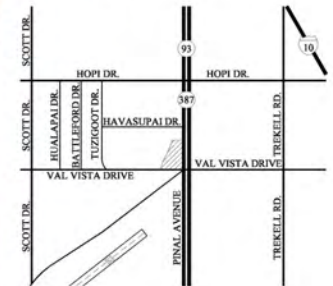
Villago Business Park

SEC Pinal Avenue & Val Vista
Casa Grande, Arizona

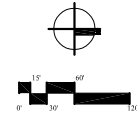
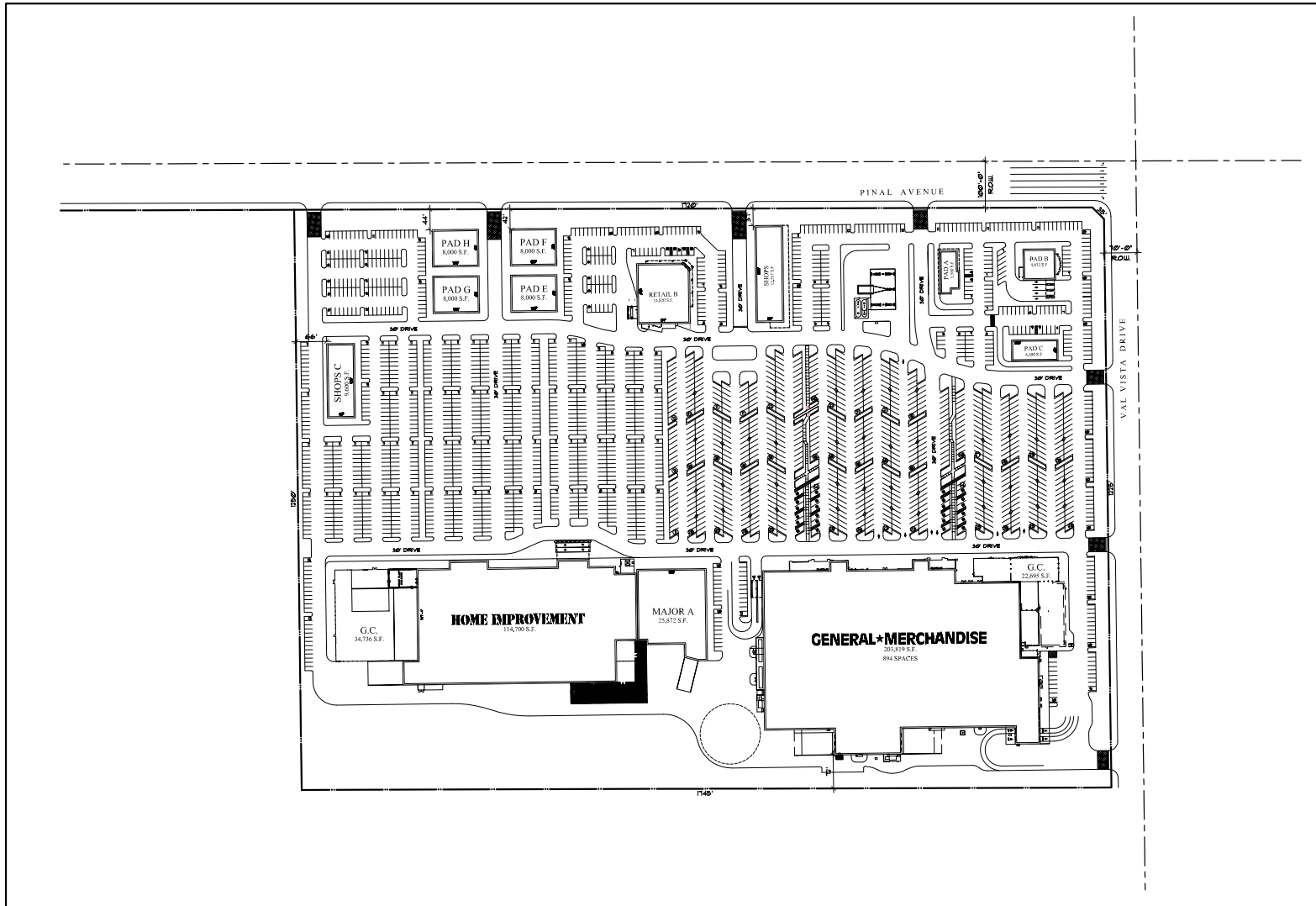
CONCEPTUAL SITE PLAN NWC PINAL AVE & VAL VISTA DR



VICINITY MAP



CONCEPTUAL SITE PLAN SEC PINAL AVE & VAL VISTA DR



SITE DATA

SITE AREA	: 2,181,045 S.F. (50.00 ACRES)
TOTAL BUILDING AREA	: 483,472 S.F.
% COVERAGE	: 22.2%
PARKING PROVIDED	: 2,369 SPACES
PARKING RATIO (INCL. GARDEN CENTERS)	: 4.90/1000
PARKING RATIO (EXCL. GARDEN CENTERS)	: 5.56/1000

VICINITY MAP

DATE: 12.09.2005 JOB NUMBER: 05047 00404334



S.E.C. PINAL & VAL VISTA

PROPOSED NEIGHBORHOOD SHOPPING CENTER
CASA GRANDE, ARIZONA



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