



PEARTLY POINT | 83 Acres Mixed-Use | Casa Grande, AZ

SWC of Peart and Earley Roads in Casa Grande, AZ

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Exclusively Presented By

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WILLIS LAND
COMPANY

Site Aerial



LAND DESCRIPTION

Location:

SWC of Peart and Earley Roads in Casa Grande, AZ.

Size:

+/- 83.52 Acres

APN:

505-33-013

Zoning:

Mixed Use

- I-1 (Garden Industrial) 54.72 Acres
- B-2 (General Business) 9.03 Acres
- R-3 (High Density Multi-Family) 19.77 Acres

WATER

Arizona Water Company

SEWER

City of Casa Grande

GAS

Southwest Gas

ELECTRICITY

APS

TELEPHONE

Century Link

PRICE:

CALL FOR PRICING

All Information contained herein is from sources deemed reliable but not guaranteed. Buyer should be satisfied as to the accuracy of all data. Offer subject to prior sale, price change or withdrawal.

HDR Site Concept Plan



PARKING		
Level	Type	Count
Level 1		806
		806

PARKING:
 1BR - 46 UNITS X 1SPACE/UNIT = 46 STALLS
 2BR - 147 UNITS X 1.75SPACE/UNIT = 258 STALLS
 3BR - 189 UNITS X 1.75 SPACE/UNIT = 331 STALLS
 4BR - 38 UNITS X 1.75 SPACE/UNIT = 67 STALLS
 GUEST - 1 SPACE PER 5 UNITS = 84 STALLS
TOTAL REQUIRED = 786 STALLS (W/GUESTS)
TOTAL PROVIDED = 806 STALLS

SITE DATA:
 SITE AREA: 20 ACRES (GROSS)
 UNITS: 420 UNITS
 DENSITY: 21 DU/ACRE
 OPEN SPACE: 71,200SF
 ZONING: PAD
 BUILDING HEIGHT: 35'-0" @ 3 STORY / 25'-0" @ 2 STORY
 ENTRY WIDTHS: 40' @ MAIN / 24' @ SECONDARY
 DRIVE WIDTHS: 25'-0"
 PARKING SPACE DIMS: 9' X 18'
 FENCING: PERIMETER/GATE - CMU 5' TALL
 CAR PORTS/GARAGES: NOT PROVIDED

① Level 1
 1" = 160'-0"



Unit Type	Unit Mix	Avg Unit Size SF	Net Unit Size	Unit Count
Studio	0%	660	594	0
1BR	11%	750	683	46
1+Den	0%	875	796	0
2BR	35%	1050	966	147
3BR	45%	1250	1,150	189
4BR	9%	1400	1,302	38
*100% Check				420

Avg Unit Size =

Business Aerial



Industry Aerial



Phoenix Metro Location Map

