

**DEVELOPMENT OPPORTUNITY ±25 – 88 NET ACRES**

**FOR SALE: \$6.00-7.00 PSF**

**MULTIFAMILY, BUILD TO RENT AND APPURTENANT COMMERCIAL  
(EACH DISTRICT MAY BE PURCHASED SEPARATELY)  
CASA GRANDE, ARIZONA**



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**14350 North 87th Street  
Suite 180  
Scottsdale, AZ 85260**

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## SUMMARY

<b>Properties:</b>	<p><b>The Village</b> Southeast Corner of Trekell Road and Rodeo Road 18.25 Net Acres of Multifamily and 6.28 Net Acres of Commercial = 24.53 Acres Zoned for 432 Multifamily Units, Approximately 22 Units per Acre Price: \$7,479,688 (\$7.00 per Square Foot)</p> <p><b>Innovation Villas on Rodeo</b> Southeast Corner of Pueblo Drive and Rodeo Road 34.49 net Acres of Low Density, Build to Rent 222 Dwelling Units, Approximately 6.45 units per Net Acre Price = \$9,014,306 (\$6.00 per Square Foot)</p> <p><b>The Enclave</b> Boundaries: West - Trekell Road, North - Pueblo Drive/Drainage Channel, East - Colorado Street 18.65 Acres of Medium Density Multifamily and 9.86 Acres of Commercial = 28.51 Acres 146 Three Bedroom Units, Approximately 7.8 Units per Net Acre Price = \$7,451,374 (\$6.00 per Square Foot)</p>
<b>APNs:</b>	505-07-024A, 505-07-025A, & 505-07-0270
<b>Zoning:</b>	PAD, City of Casa Grande
<b>Utilities:</b>	Water: Arizona Water Company, Wastewater: City of Casa Grande, Gas: Southwest Gas, Telecommunications: CenturyLink, Electric: Electric District No. 2, Police & Fire: City of Casa Grande

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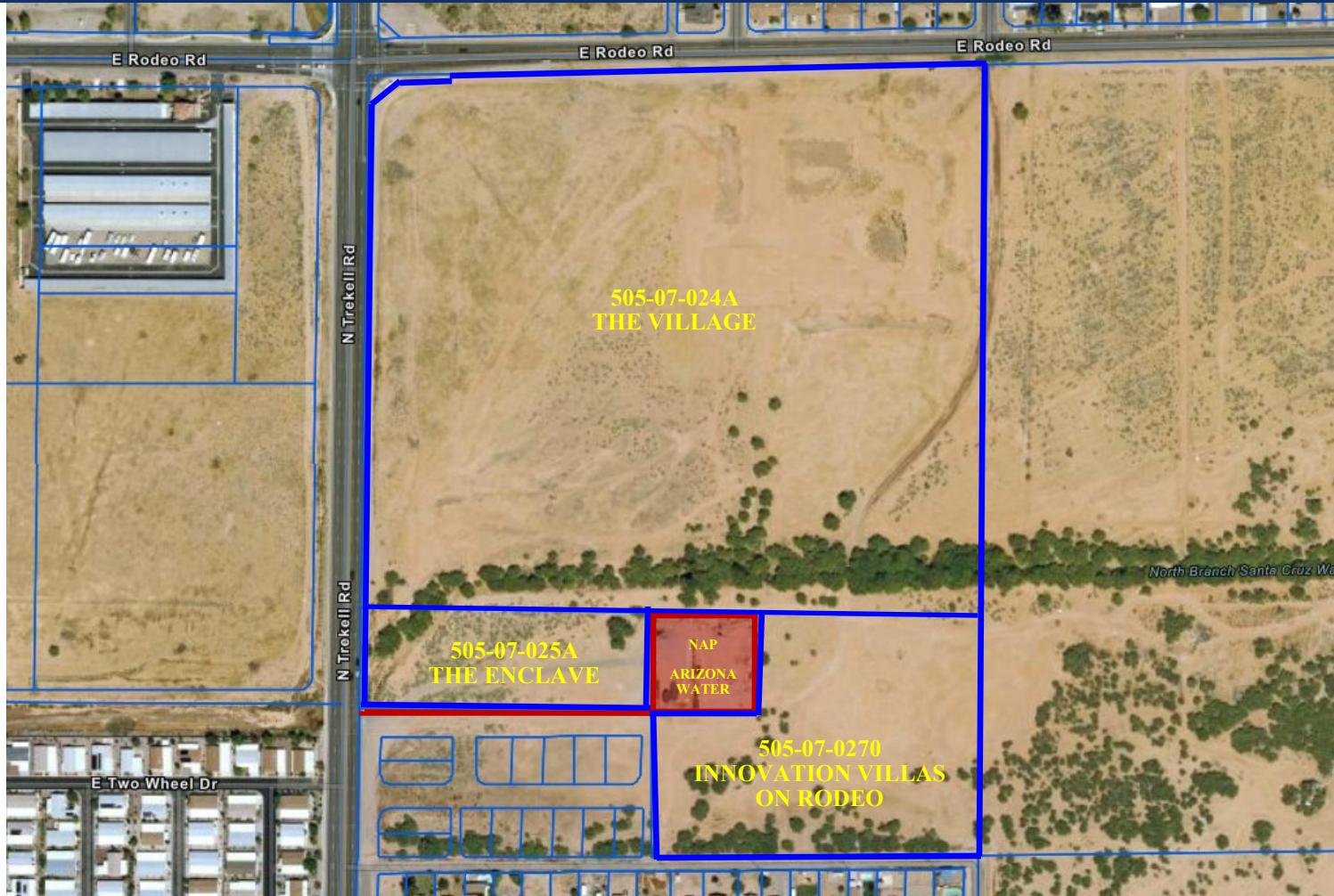
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## ASSESSOR AERIAL



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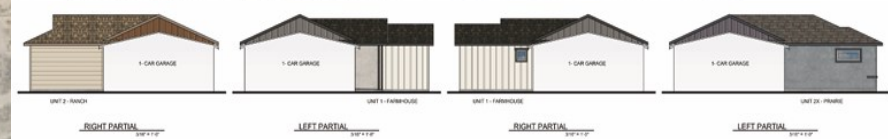
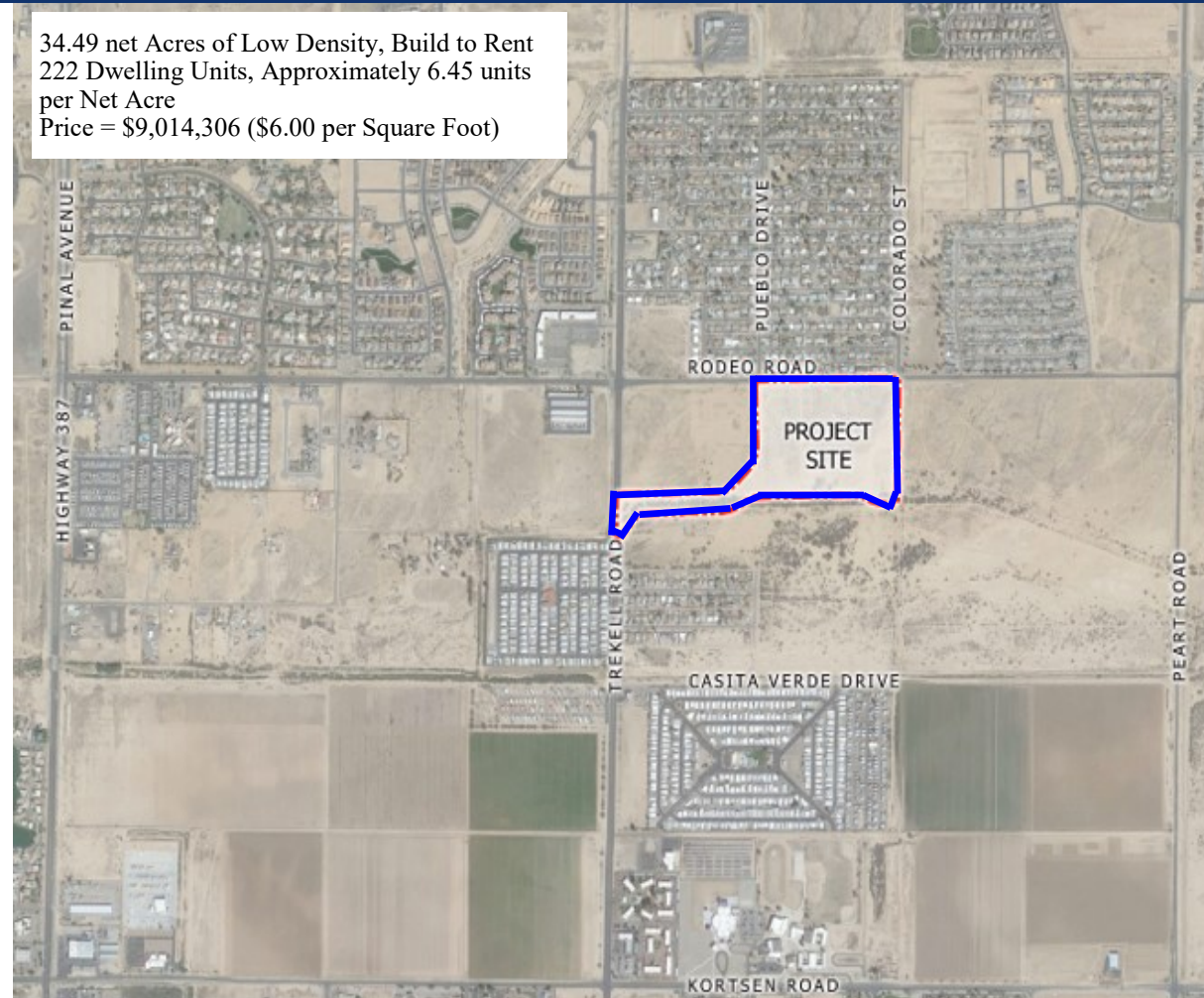
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## INNOVATION VILLAS ON RODEO - CONCEPTUAL PLANS

34.49 net Acres of Low Density, Build to Rent  
 222 Dwelling Units, Approximately 6.45 units  
 per Net Acre  
 Price = \$9,014,306 (\$6.00 per Square Foot)



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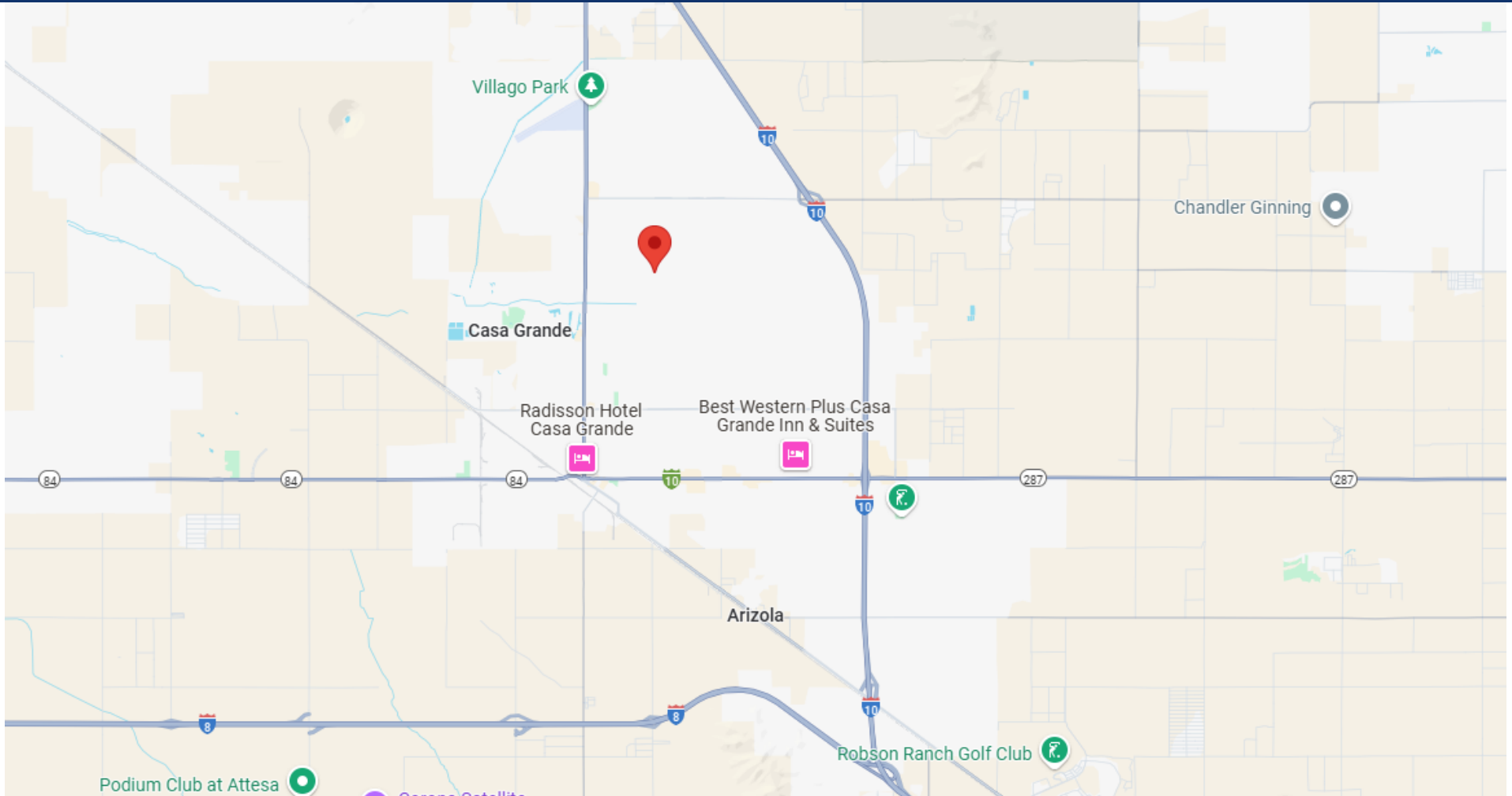
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## AREA MAP



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