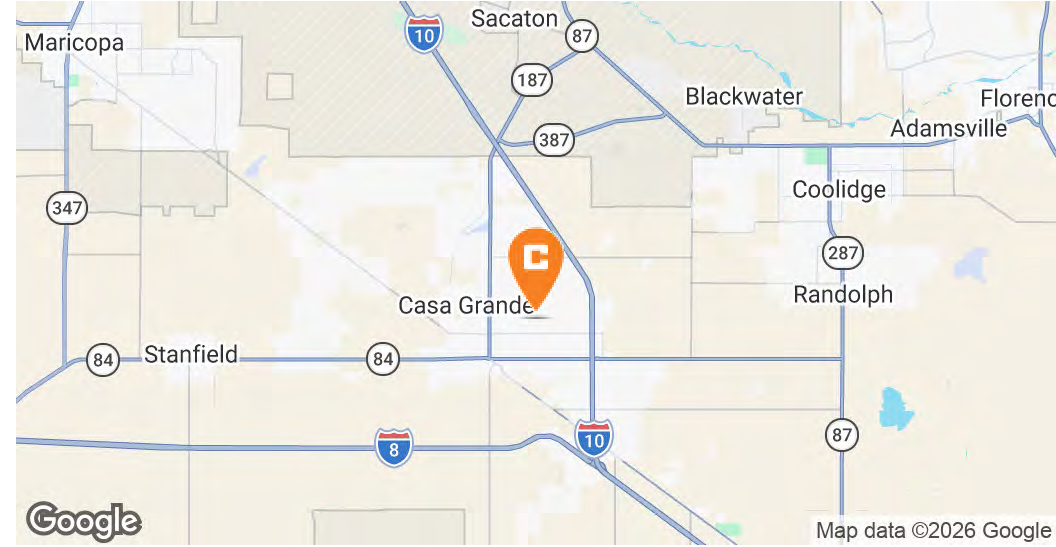


VACANT MULTI-FAMILY LAND, CASA GRANDE

LAND | FOR SALE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122



PROPERTY DESCRIPTION

The land is zoned Multi-Family PAD which allows for up to 25 DU/AC. Located in a growing area of Casa Grande. Close to the City Recreation Center, schools and shopping.

CURRENT MAJOR EMPLOYERS

Lucid	TSC Distribution Center	LKQ Corporation
Hexcel	Price Industries	Kohler
Abbott Nutrition	Bull Moose Tube	Chang Chung Group
Frito Lay	Daisy Brand	
Walmart Distribution Center	ACO Polymer	

ANNOUNCED/PROPOSED AREA EMPLOYERS

Sunhill Data Center (Florence)	Sonoran Copper Company (Copper Mines)	FrameTec
NRS Logistics	Ivanhoe Electric Inc	Jing HE Science
LCY Chemical	Ecobat	Air Products
		Solvay Chemical Co

CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYCITYCRE.COM

JIM FRAZEY
480.729.6803
jfrazey@citytocitycre.com

OFFERING SUMMARY

Sale Price:	Call for Guidance
Lot Size:	22.31 Net Ac available
APN: (Pinal County)	505-01-670X
Zoning:	G-DIAMOND RANCH PAD
Parcel:	F-2 (Multi Family; up to 25 DU/AC)

UTILITIES * BUYER TO VERIFY*

Water:	AZ Water Company (Service Area)
Sewer:	City of Casa Grande
Power:	Electric District #2

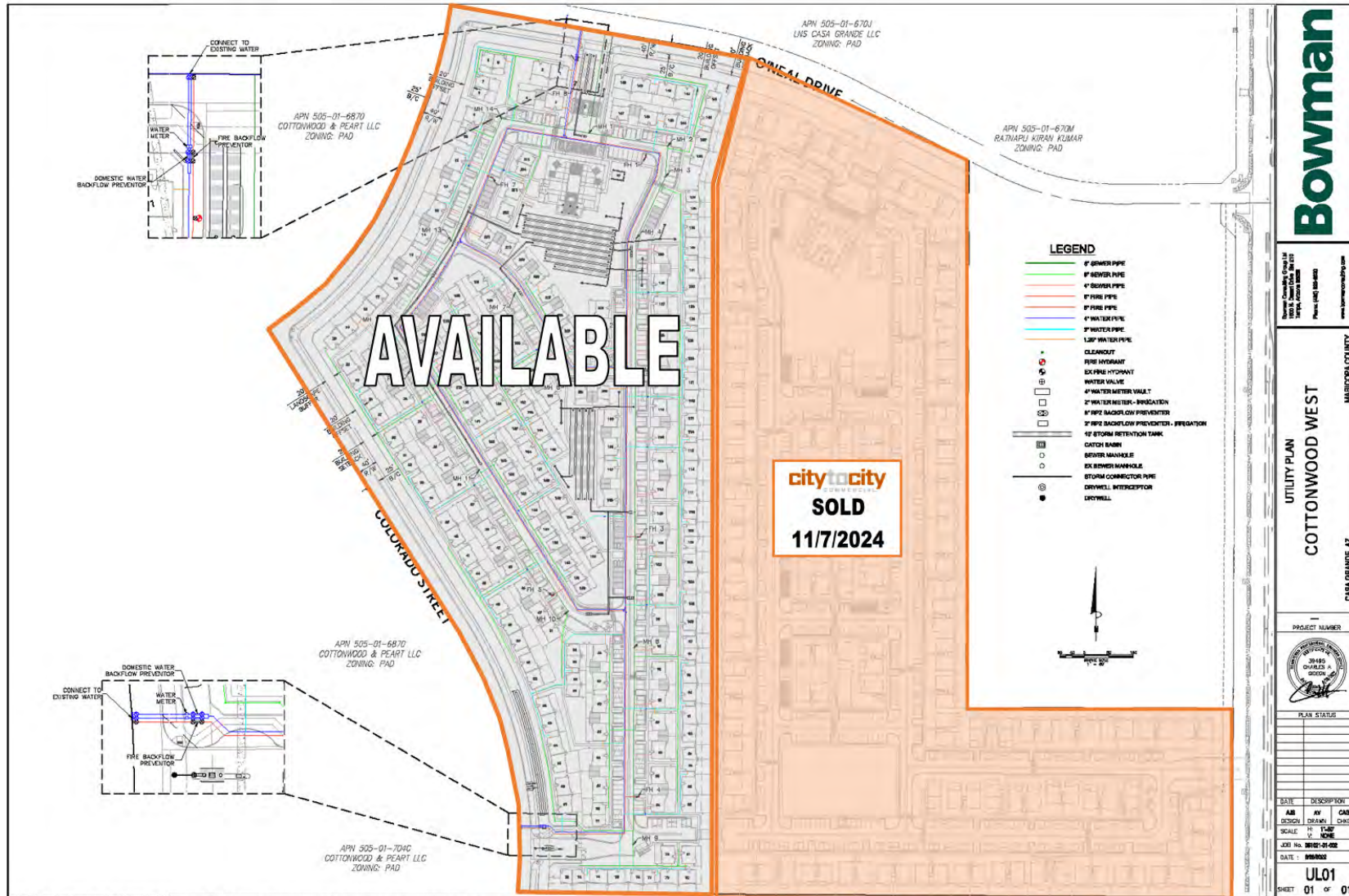
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COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

VACANT MULTI-FAMILY RESIDENTIAL LAND, CASA GRANDE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122

LAND | FOR SALE



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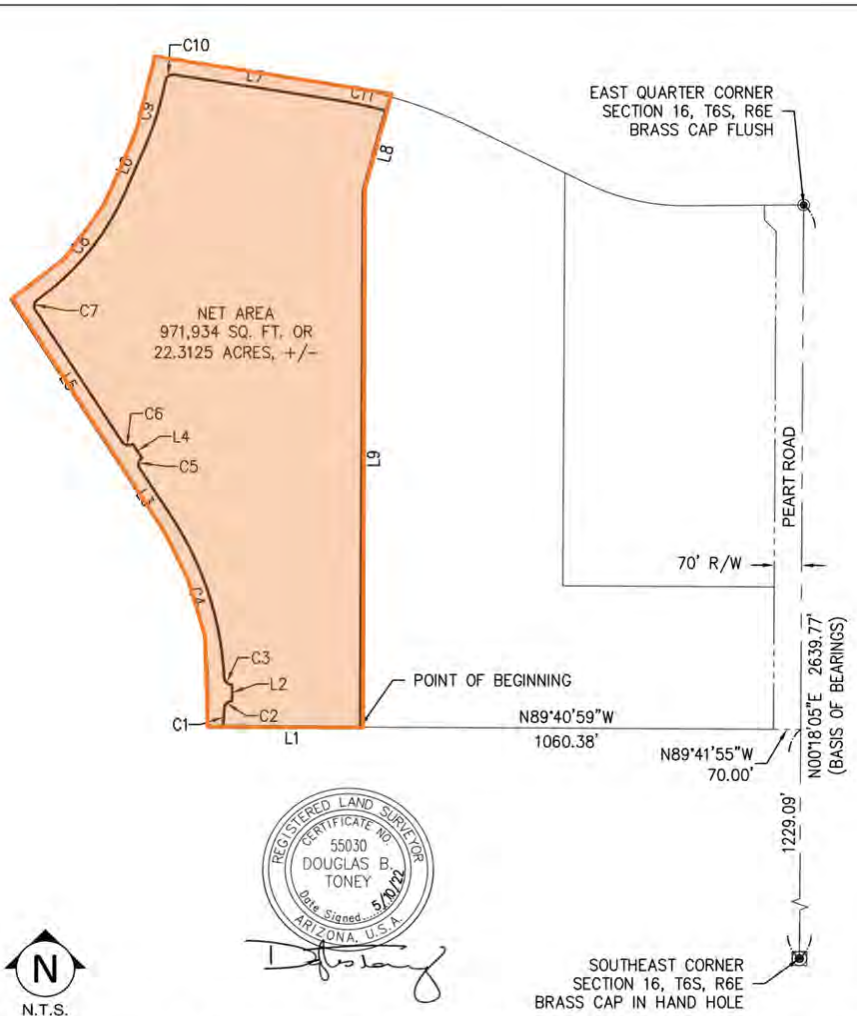
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VACANT MULTI-FAMILY LAND, CASA GRANDE

LAND | FOR SALE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122



SHEET 1 OF 2	DATE	EXHIBIT		
	5/10/22	HANCOCK COTTONWOOD 2 (NET)		
	BY: DT	CHK:	QC:	
	BCG PROJECT NO: 051021-01 TASK: 001			
	CLIENT REF NO:			

Bowman
CONSULTING

1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

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VACANT MULTI-FAMILY LAND, CASA GRANDE

LAND | FOR SALE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122



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VACANT MULTI-FAMILY LAND, CASA GRANDE

RETAIL/SCHOOLS | FOR SALE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122



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jfrazey@citycitycre.com

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VACANT MULTI-FAMILY LAND, CASA GRANDE

EMPLOYERS | FOR SALE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122



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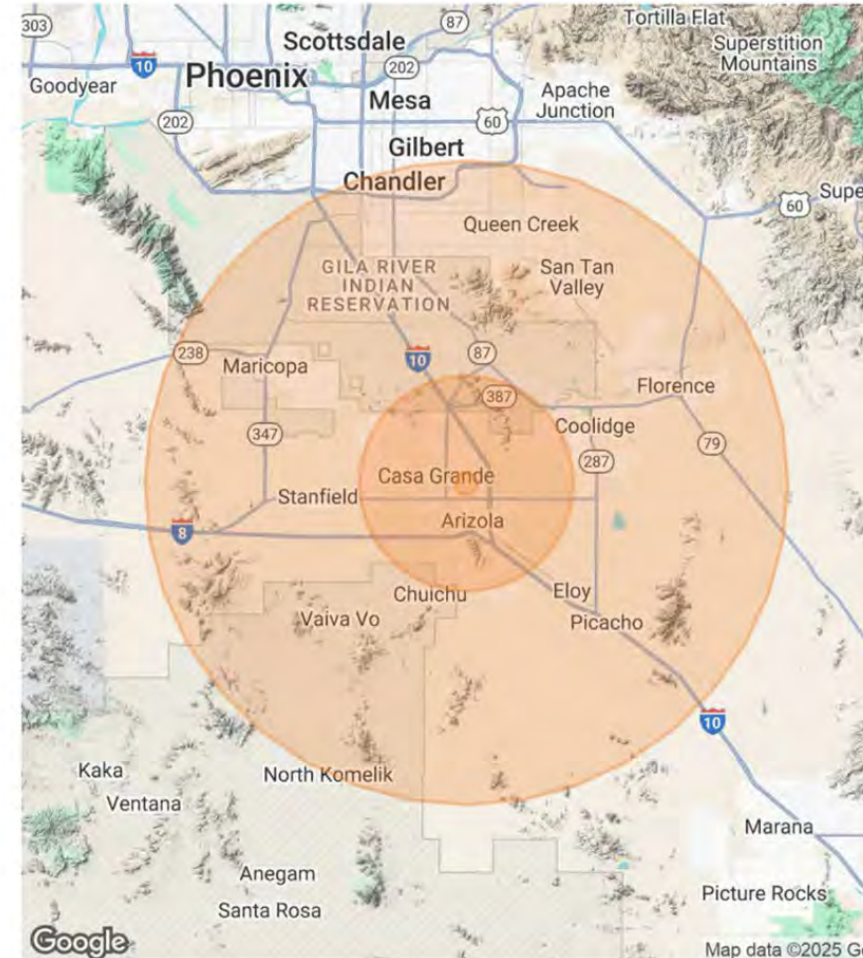
VACANT MULTI-FAMILY RESIDENTIAL LAND, CASA GRANDE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122

LAND | FOR SALE

POPULATION	2 MILE	5 MILE	10 MILE
Total Population	33,805	64,833	83,329
Average Age	38.1	39.1	40.5
2029 Population Projection	42,703	82,408	105,956
Annual Growth 2020 to 2024	3.3%	4.8%	4.9%
Annual Growth 2024 to 2029	5.3%	5.4%	5.4%

HOUSEHOLDS & INCOME	2 MILE	5 MILE	10 MILE
Total Households	12,314	23,694	30,664
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$79,871	\$79,213	\$80,641
Average House Value	\$232,697	\$255,353	\$275,369



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