

.91ac HOT ARIZONA CITY Multi-Family Lot

Perfect easy-to-build site near major roads

Rev. 2022.03.05



What an opportunity to develop new housing for “HOT” Pinal County’s burgeoning work force!

With easy access to Battaglia Rd and then east or north to I-10, this parcel should be at the top of your list for your next apartment project.

With all utilities at or near the property, sandwiched between three county streets for easy access, this parcel should make for a very easily successful development.

Location: Overfield Rd between Sandy and Serena Drs

Size: .91 ac (Pinal County Assessor)

Zoning: Pinal County CR-5 (multi-family)

Units (capacity): unknown

FEMA: Yes, Zone A

Utilities: APS power; AZ City Water water & wastewater

Tax Parcel: 406-02-097

Price: \$125,000 (\$3.15/sf)

Comments: ➤ Broker is a principal in the property

PROPERTY: Aerial Map, Basic Information

The information contained herein is from sources deemed reliable. BROKER has no reason to doubt its accuracy but does not guarantee it. It is the responsibility of the reviewer to independently verify it. This information package is subject to change, prior sale or complete withdrawal without notification.



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ROX COMMERCIAL

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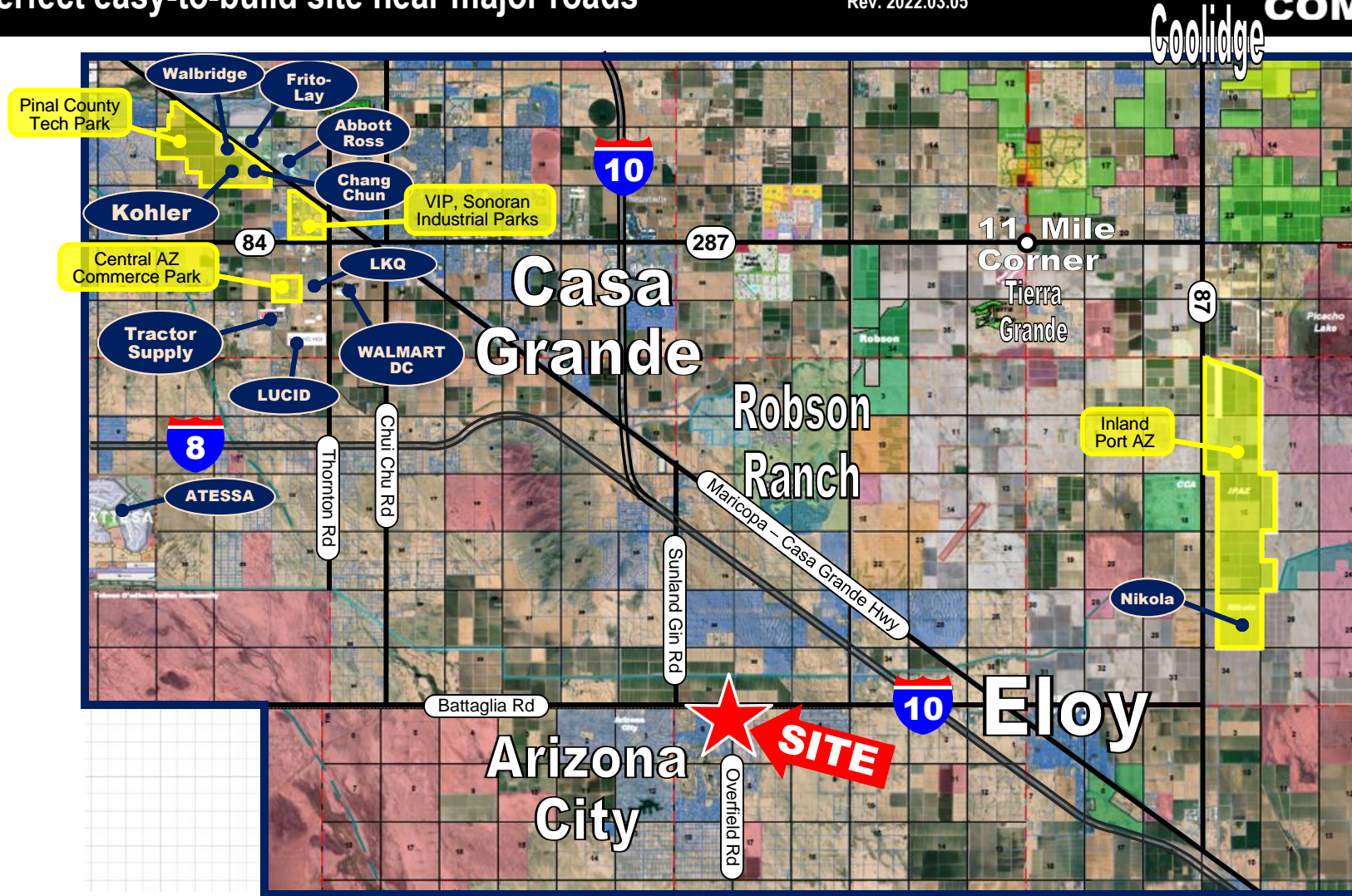
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MAP: Central Pinal County

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Development Services Parcel Information Report

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PINAL COUNTY
WIDE OPEN OPPORTUNITY

Search or jump to

County, Arizona... / DEVELOPMENT SE... / Title 2 - ZONING / CHAPTER 2.80 - C...

OCT 26, 2021 (CURRENT)

- GENERAL RURAL ZONE
- CHAPTER 2.55. - CR-1A SINGLE RESIDENCE ZONE
- CHAPTER 2.60. - CR-1 SINGLE RESIDENCE ZONE
- CHAPTER 2.65. - CR-2 SINGLE RESIDENCE ZONE
- CHAPTER 2.70. - CR-3 SINGLE RESIDENCE ZONE
- CHAPTER 2.75. - CR-4 MULTIPLE RESIDENCE ZONE
- CHAPTER 2.80. - CR-5 MULTIPLE RESIDENCE ZONE**
- CHAPTER 2.85. - TR TRANSITIONAL ZONE
- CHAPTER 2.90. - CB-1 LOCAL BUSINESS ZONE
- CHAPTER 2.95. - CB-2 GENERAL BUSINESS ZONE

CHAPTER 2.80. - CR-5 MULTIPLE RESIDENCE ZONE

2.80.010. - Uses permitted.

- A. Any use permitted in the CR-3, CR-4 zone.
- B. Multiple dwelling for any number of families.**
- C. Boarding or rooming house for any number of guests, but not primarily for transients.

(Ord. No. 61862, § 1301)

2.80.020. - Site development standards.

- A. Building height: Maximum height of any structure shall be 30 feet.
- B. Minimum lot area: 7,000 square feet.
- C. Minimum lot width: 60 feet.
- D. Minimum front yard: 25 feet.
- E. Minimum side yards: Seven feet each.
- F. Minimum rear yard: 25 feet.
- G. Minimum distance between main buildings: 14 feet.

(Ord. No. 61862, §§ 1302—1308)

2.80.030. - Detached accessory buildings.

- A. Permitted coverage: 35 percent of the minimum rear yard area plus 50 percent of any additional space in the rear of the principal building.
- B. Maximum height: 20 feet.
- C. Minimum distance to main building: Seven feet.
- D. Minimum distance to front lot line: 60 feet.
- E. Minimum distance to side and rear lot lines: Four feet.

(Ord. No. 61862, § 1309)

Parcel Size: 0.91
Legal Description: ARIZONA CITY #2 LOT 1147

Name1: SL CASITAS 1 LLC
Name2: [Click Here To View Assessor Parcel And Value Detail](#)

Mail Address1: PO BOX 11190
City: CASA GRANDE

Property Address
Primary Property Address: 8100 W SERENA DR ARIZONA CITY, AZ 85123
(Note: additional addresses may exist on this property)

Other Characteristics
Zoning Case Number: PZ-192-70

Current Zoning Designation: **CR-5**

Code Inspector Area: Travers Hunter
2019 Comprehensive Plan Area: MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

***** Information above subject to change. Please verify with proper authority prior to any action. *****

ZONING: Pinal County CR-5

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MAPS: FEMA Flood Risk/Zone Map

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From corner of Overfield and Sandy, looking southeast



From NW corner of property on Sandy looking southeast



From SE corner of property on Serena looking northwest



From SE corner of property on Serena looking northwest

PHOTOS

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MAPS: Central Arizona, Central Pinal County

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