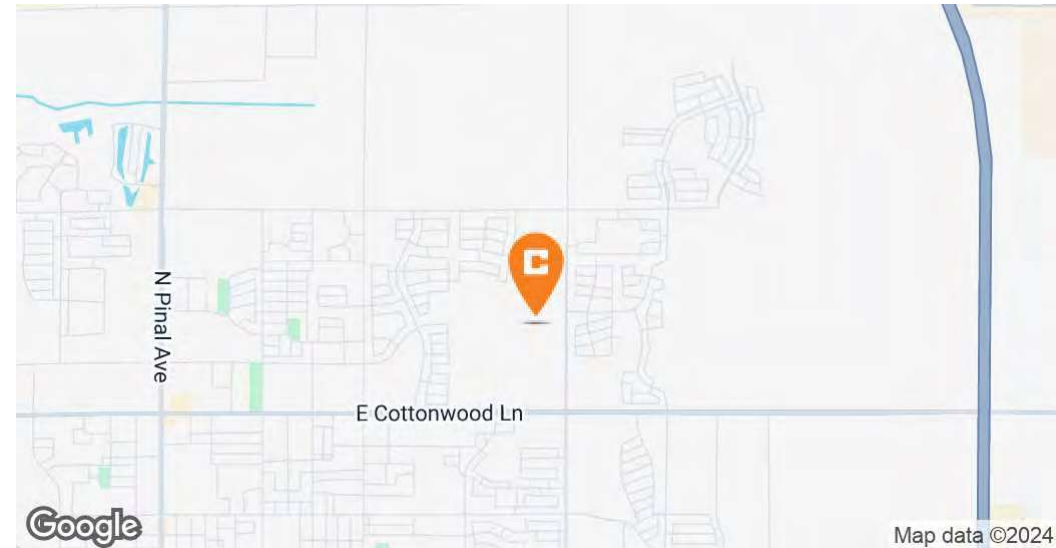


VACANT MULTI-FAMILY LAND, CASA GRANDE

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	
Frito Lay	Daisy Brand	
Walmart Distribution Center	ACO Polymer	

ANNOUNCED/PROPOSED AREA EMPLOYERS

Air Products	Solvay Chemical Co	
Chang Chun Group	Jing HE Science	FrameTec
LCY Chemical	Ecobat	

CHRIS BENJAMIN, DB
602.920.1700
cbenjamin@citytocitycre.com

JIM FRAZEY
480.729.6803
jfrazey@citytocitycre.com

OFFERING SUMMARY

Sale Price:	Call for Guidance
Lot Size:	45.63 Ac total- 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

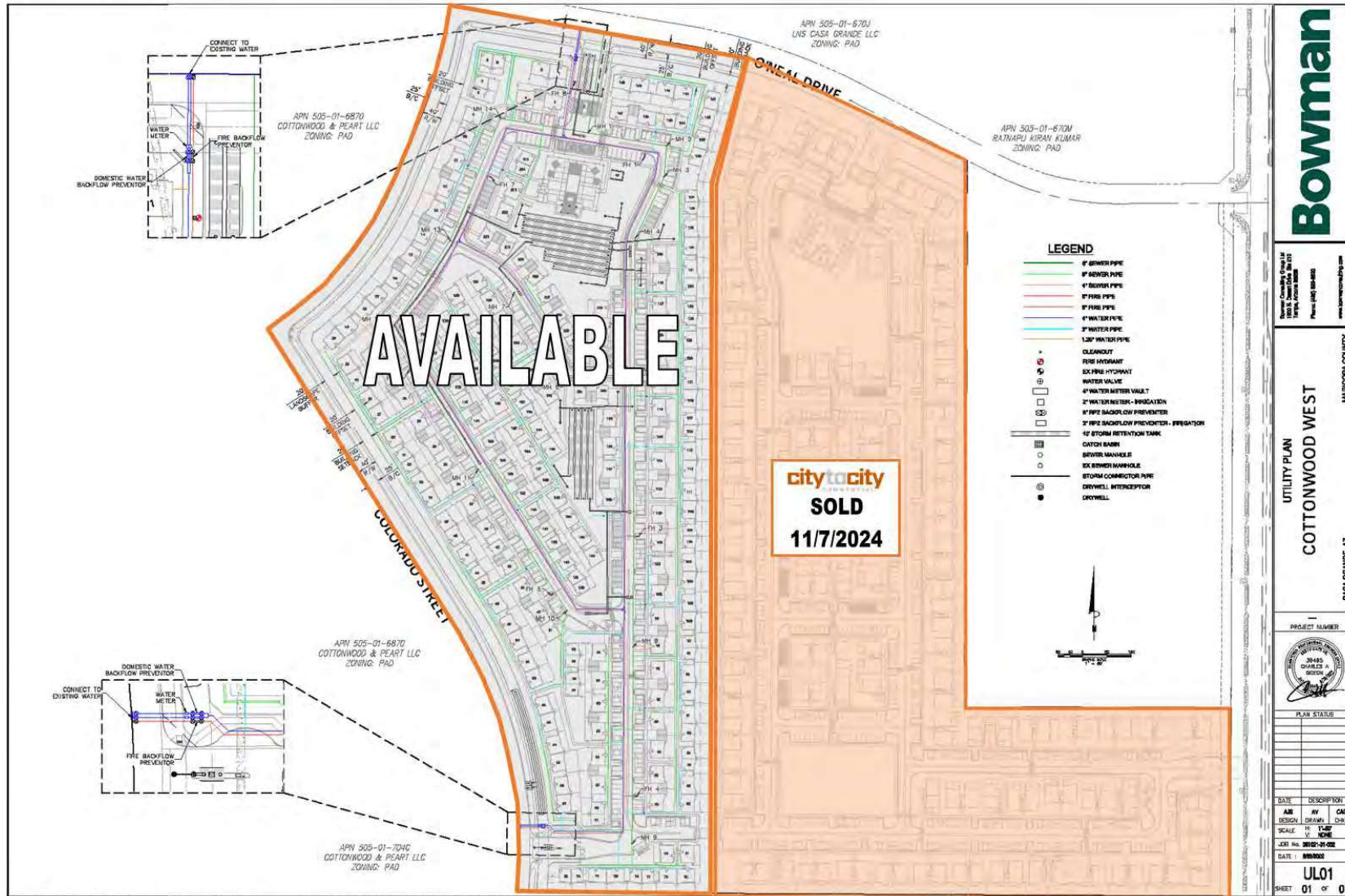
citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, 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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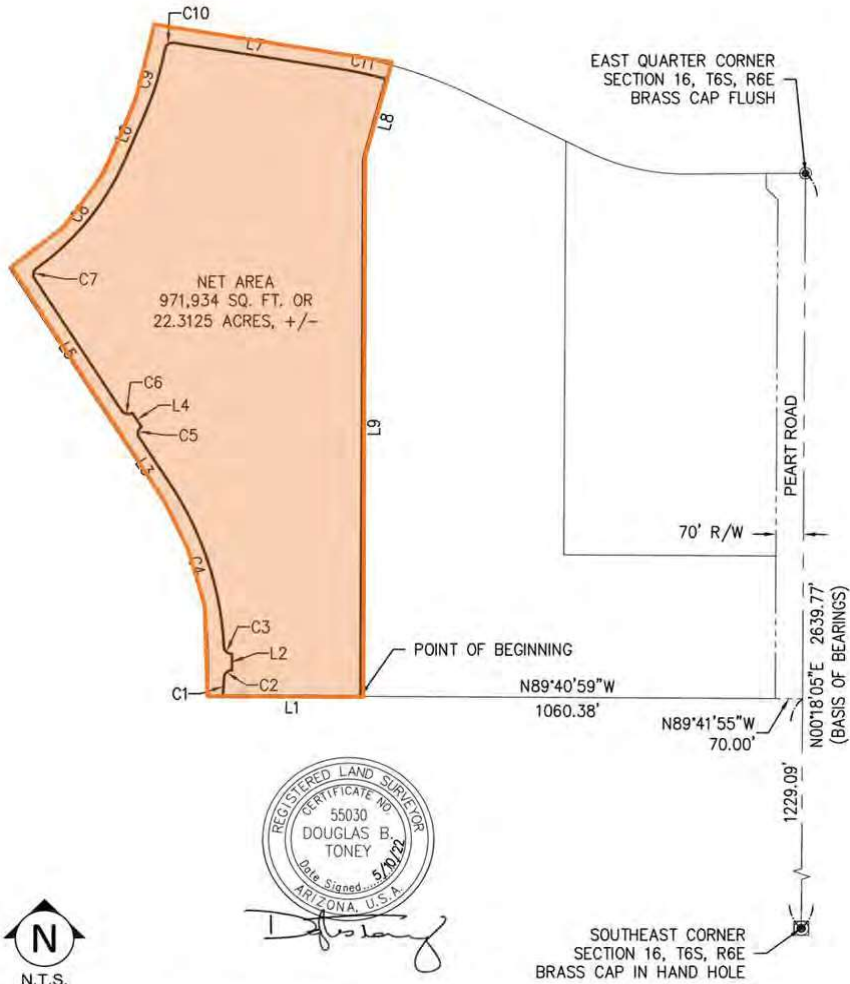
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VACANT MULTI-FAMILY LAND, CASA GRANDE

LAND | FOR SALE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122



SHEET 1 OF 2	EXHIBIT			Bowman CONSULTING	1800 N Desert Drive, #210 Tempe, AZ 85281 Phone: (480) 629-8830 Fax: (480) 629-8841 www.bowman.com
	HANCOCK COTTONWOOD 2 (NET)				
	DATE: 5/10/22	BY: DT	CHK: QC:		
BCG PROJECT NO: 051021-01 TASK: 001					
CLIENT REF NO:					

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VACANT MULTI-FAMILY LAND, CASA GRANDE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122

LAND | FOR SALE



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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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VACANT MULTI-FAMILY LAND, CASA GRANDE

EMPLOYERS | FOR SALE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122



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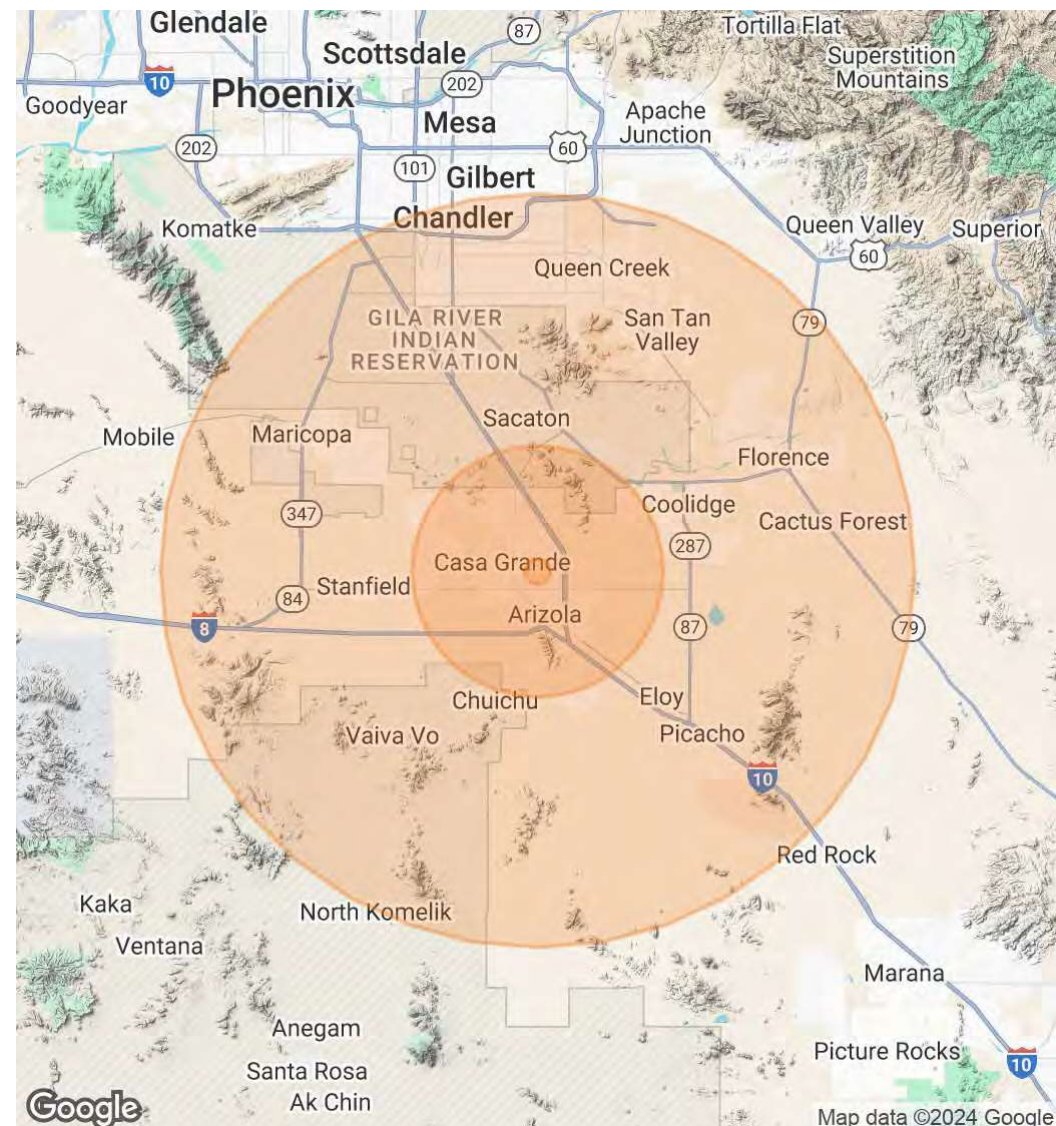
LAND | FOR SALE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	8,329	79,300	700,310
Average Age	41.1	39.0	37.3
Average Age (Male)	37.4	36.9	36.7
Average Age (Female)	42.4	41.3	37.7

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	3,136	31,563	254,095
# of Persons per HH	2.7	2.5	2.8
Average HH Income	\$71,421	\$68,293	\$90,595
Average House Value	\$181,034	\$153,496	\$285,415

2020 American Community Survey (ACS)



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