

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

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

CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

JIM FRAZEY
480.729.6803
jfrazey@citytocitycre.com

citytocity
COMMERCIAL

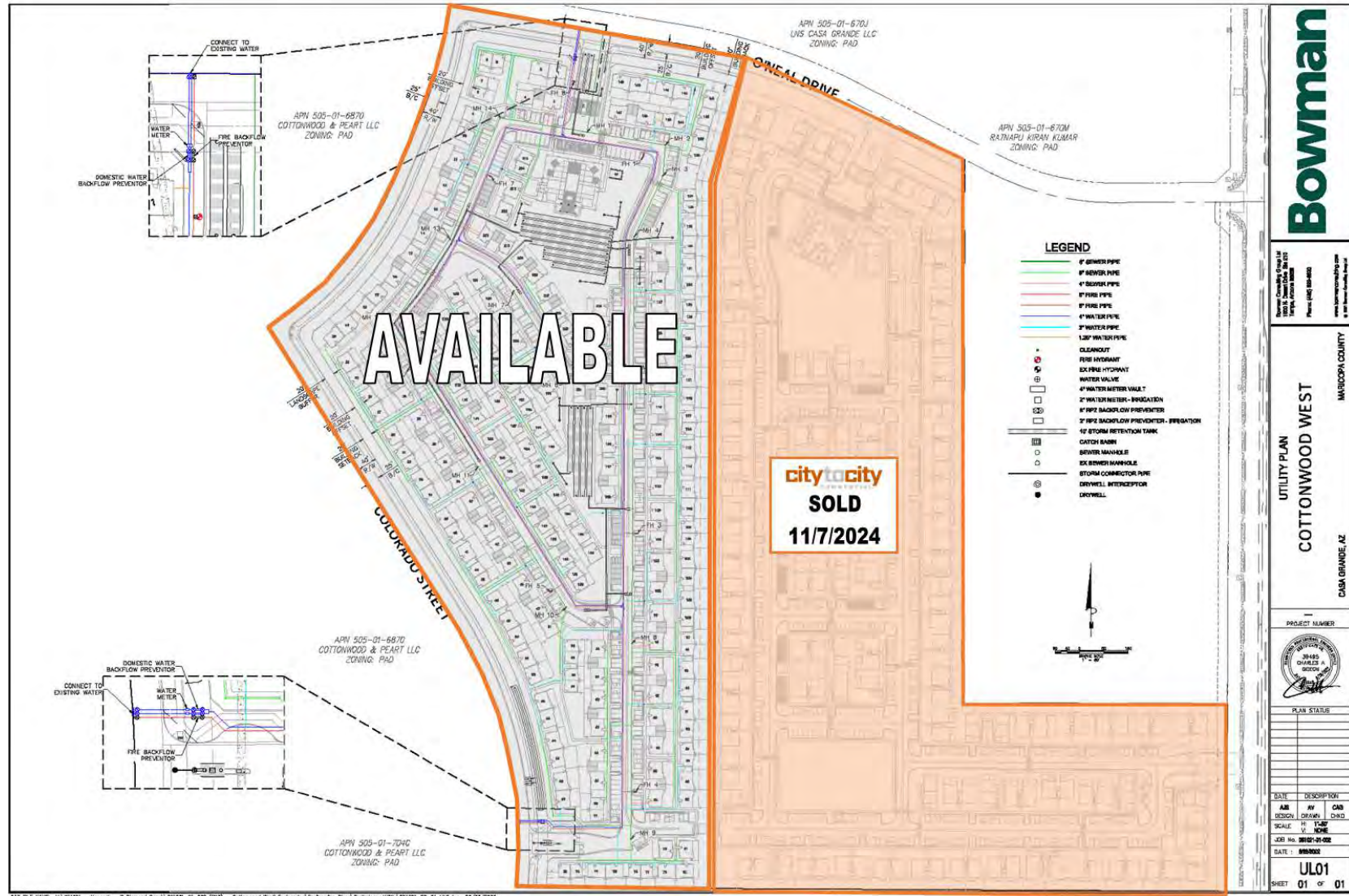
5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE, HOWEVER, SELLER AND/OR AGENT SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS. SUBJECT TO PRIOR SALE OR WITHDRAWAL. BUYER TO INDEPENDENTLY VERIFY ALL PERTINENT INFORMATION.

VACANT MULTI-FAMILY RESIDENTIAL LAND, CASA GRANDE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122

LAND | FOR SALE



CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

JIM FRAZEY
480.729.6803
jfrazey@citytocitycre.com

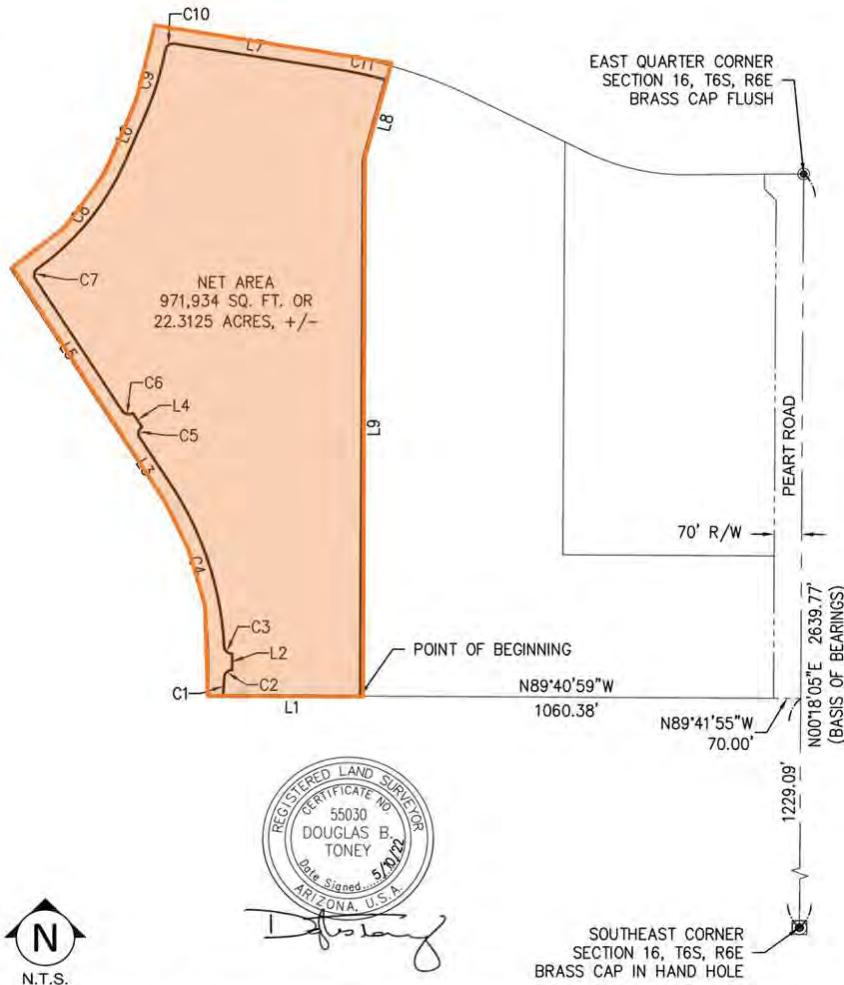
citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

VACANT MULTI-FAMILY LAND, CASA GRANDE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122

LAND | FOR SALE



SHEET 1 OF 2	EXHIBIT HANCOCK COTTONWOOD 2 (NET)			
	DATE 5/10/22	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

CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

JIM FRAZEY
480.729.6803
jfrazey@citytocitycre.com

citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

VACANT MULTI-FAMILY LAND, CASA GRANDE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122

LAND | FOR SALE



CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

JIM FRAZEY
480.729.6803
jfrazey@citytocitycre.com

citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

VACANT MULTI-FAMILY LAND, CASA GRANDE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122

RETAIL/SCHOOLS | FOR SALE



CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

JIM FRAZEY
480.729.6803
jfrazey@citytocitycre.com

citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

VACANT MULTI-FAMILY LAND, CASA GRANDE

COTTONWOOD LANE AND PEART RD, CASA GRANDE, AZ 85122

EMPLOYERS | FOR SALE



CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

JIM FRAZEY
480.729.6803
jfrazey@citytocitycre.com

citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

VACANT MULTI-FAMILY LAND, CASA GRANDE

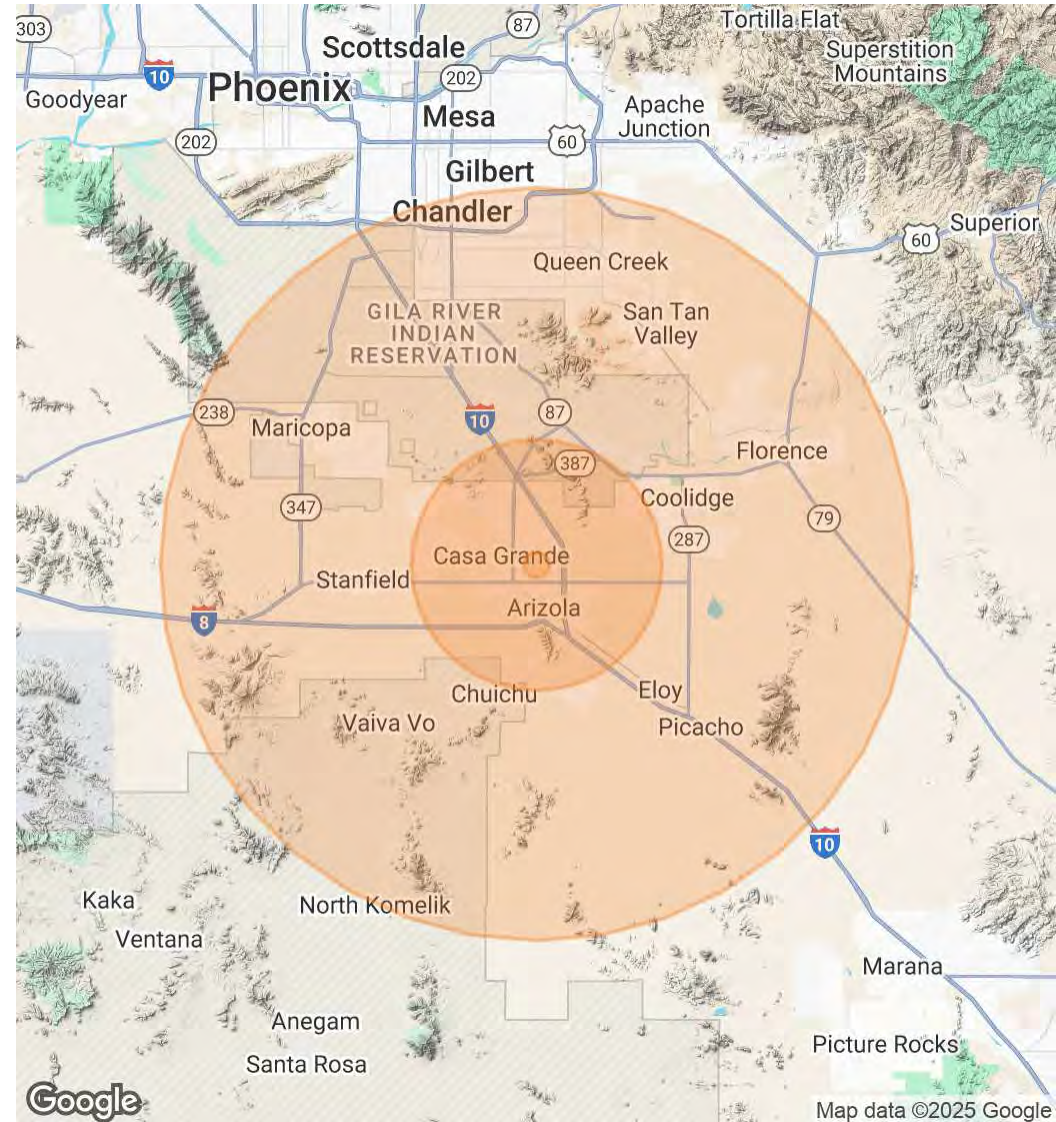
LAND | FOR SALE

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)



CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

JIM FRAZEY
480.729.6803
jfrazey@citytocitycre.com

citytocity
COMMERCIAL

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com