

G - Diamond Ranch Mixed Use | +/- 4 Acres | Casa Grande, AZ

North of the NEC of Colorado and Cottonwood

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Exclusively Presented By

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WILLIS LAND
— COMPANY —

PROPERTY DESCRIPTION

Location:	North of the NEC of Colorado Street and Cottonwood Ave in Casa Grande, AZ. (APN: 505-01-703A, 704A;B, 670R, 670Q)
Acreage:	+/- 4 Acres (Recently PAD Amended for Mixed Use)
Units:	Up to 100 Multi-Family Residential Units *Some Type of Commercial/Office Required (No SF Minimum)
Utilities:	Water - Arizona Water Company Sewer - City of Casa Grande Electricity - APS Gas - Southwest Gas Cable - Cox Cable Telephone - Century Link
Price:	\$8.50/SF (\$1,481,040 Total)

All Information contained herein is from sources deemed reliable but not guaranteed. Buyer should be satisfied as to the accuracy of all data. Offer subject to prior sale, price change or withdrawal.



Pearl Rd

Subject Site

Mission Heights
Preparatory High School

Cottonwood Rd

A map of the study area showing the location of the study site (marked with an asterisk) relative to the Cottonwood LN and the North arrow. The map includes a North arrow pointing upwards, a horizontal line labeled 'COTTONWOOD LN', and a vertical line labeled 'ST. COTTONWOOD LN'. The study site is located on the western side of Cottonwood LN, between St. Cottonwood LN and the western boundary. The map also shows the location of the study site relative to the Cottonwood LN and the North arrow.

SITE STATISTICS	DESCRIPTION
AFFEY)	601.00, 700.00, 800.00
Zoning:	Mixed Use Development
Residential Room Types:	Studio, 1 Bedroom, 2 Bed
Site Area Net:	6 Acres
Total Building Area:	1,200,000 sq ft Commercial, 1,200,000 sq ft Residential
Parking Provided:	201 Spaces
% Building Coverage:	20%
Hardship Parking Spaces Provided:	75 Spaces
Height of Residential Building:	56 Ft Maximum +
Level of Residential Building Floor:	4
Number of Residential Units:	100 Units with a mix of unit types
Height of Commercial Building:	20 Ft
Level of Commercial Building Floor:	2
Number of Commercial Units:	20 Part-time units

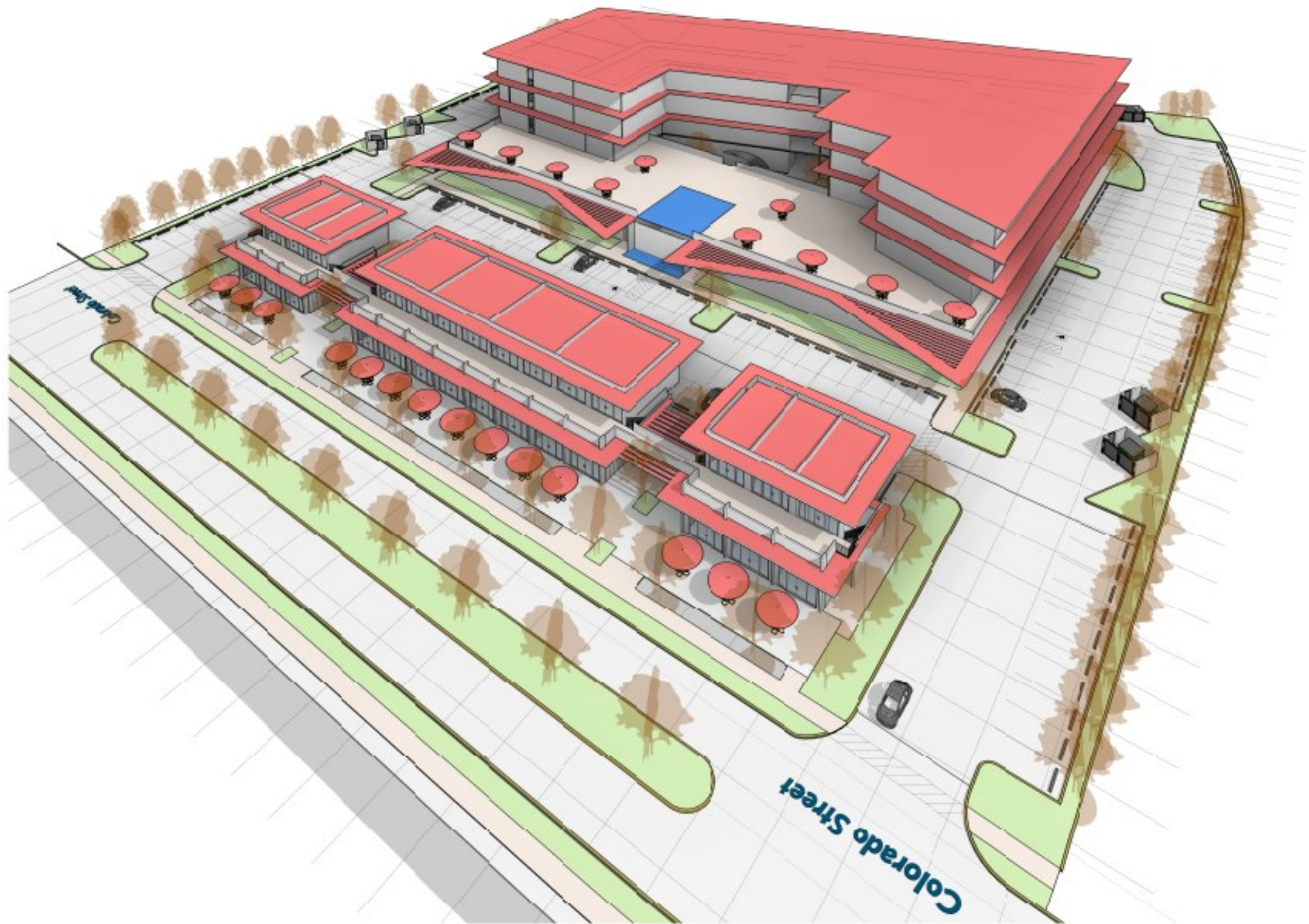
APNs/Es	605.01.703A, 605.01.703B, 605.01.4752, 605.01.4758
Zoning	Mid-Site Development (MDS) C-2.3
Residential Room Types	Studio, 1 Bedroom, 2 Bedrooms, and 3 Bedrooms/apartment
Site Area/Year	6 Acres
Total Building Area	7,735 of Commercial, 52,186 of Residential, 10,889 of total
Parking Provided	211 Spaces
% Building Coverage	20%
Handicap Parking Spaces Provided	7/Spaces
Weight of Residential Building	56.7% Maximum
Level of Residential Building	2/F
Number of Residential Units	100 Units with a mix of Residential Room Types
Weight of Commercial Building	28.7%
Level of Commercial Building	2/F
Number of Commercial Units	28 Potentially Usable

COMMERCIAL PROPERTY

① $\frac{5 \text{ mm}}{1^\circ} = 20^\circ - 0^\circ$

Conceptual Site Plan

Conceptual Rendering





Walbridge

Frito Lay
Good fun!

Abbott
Nutrition

KOHLER

CCP 长春集团
Chang Chun Group

HENSLEY
Beverage Company

Gila Bend Hwy

price

Daisy
BRAND

FranklinFoods
Re-Inventing Cream Cheese

Ehrmann

LKQ
Corporation

Walmart
Supply Chain

TSC TRACTOR
SUPPLY CO

LUCID

SUBJECT SITE

INTERSTATE
10

INTERSTATE
8

