

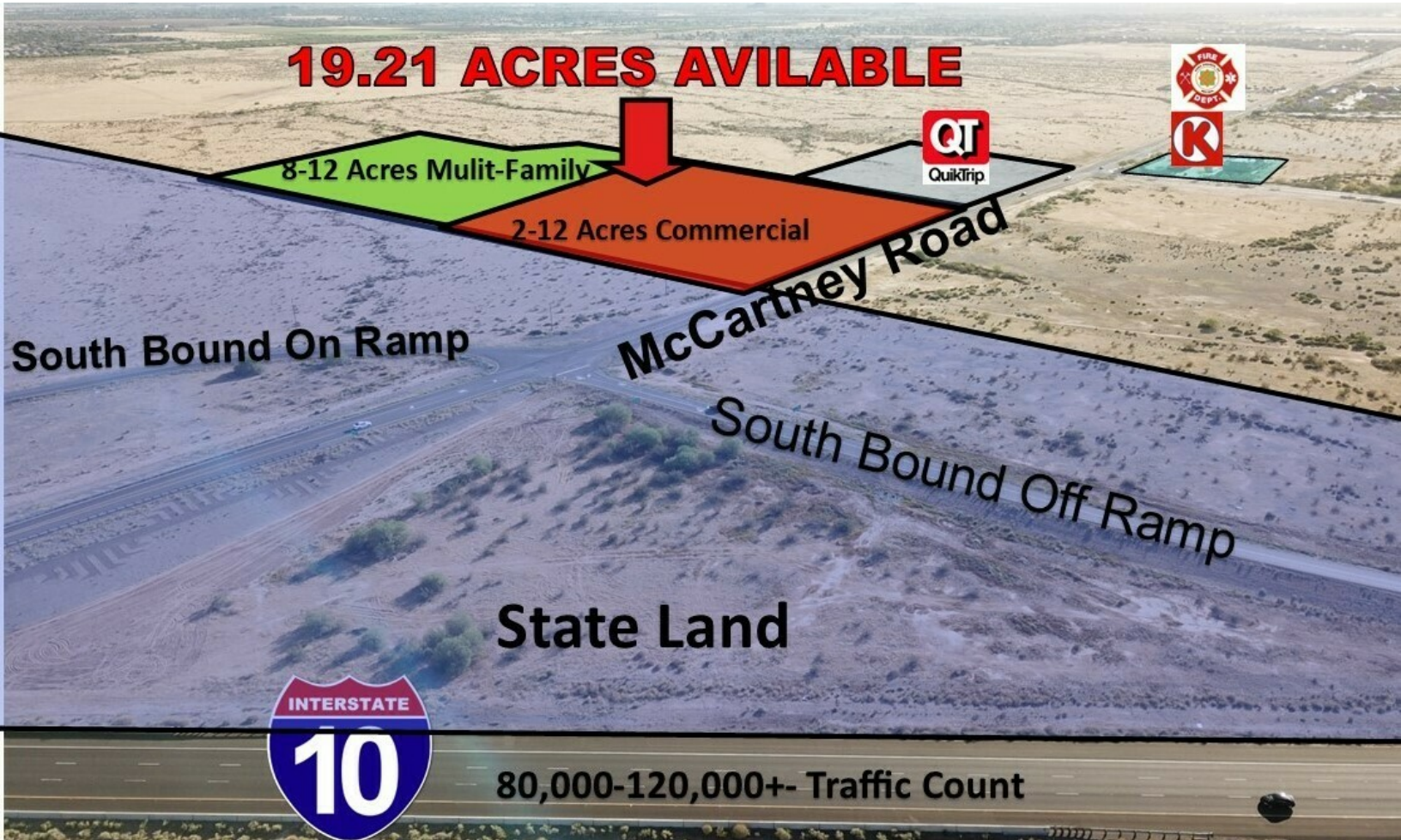


COMMERCIAL

19.21 ACRES COMMERCIAL & MULTI-FAMILY

SWC McCartney and Henness

JUST WEST OF I-10, CASA GRANDE, AZ 85122



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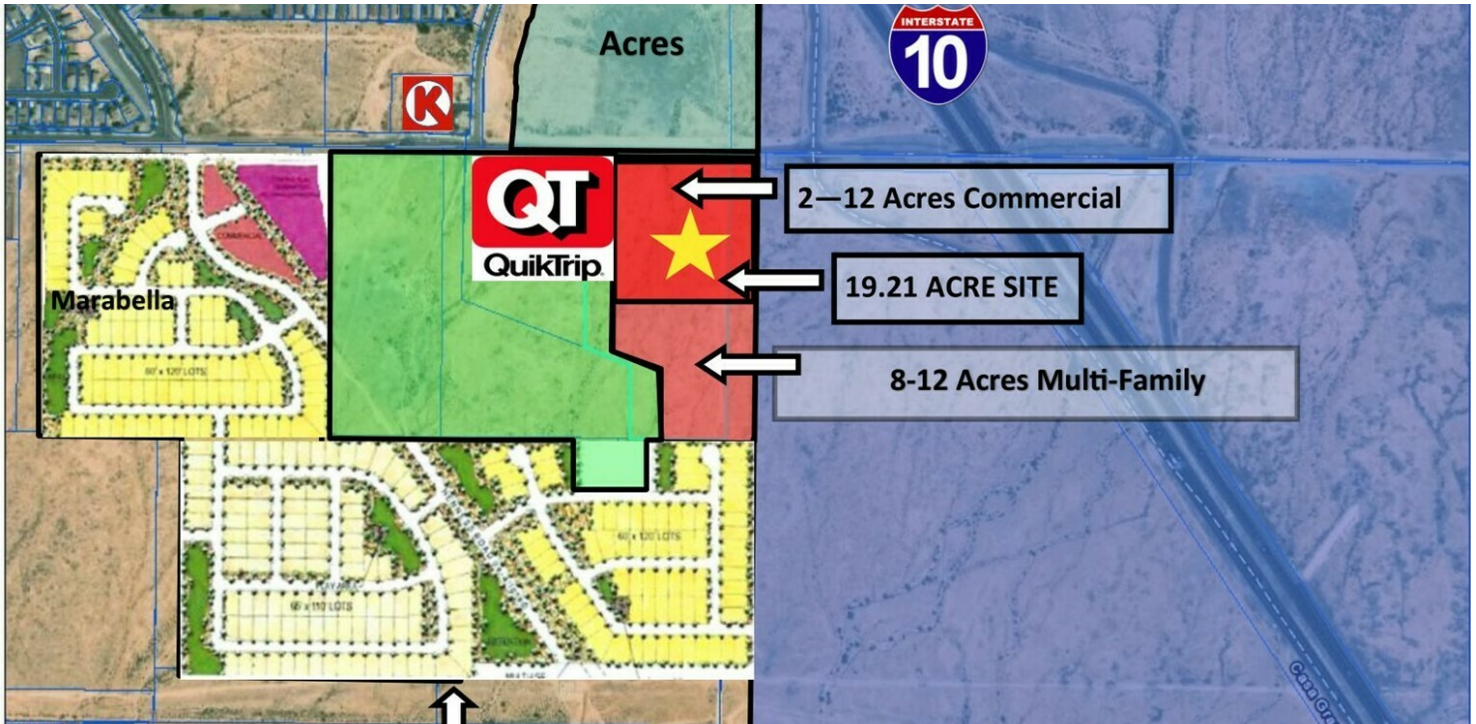
**BILL CLARKSON, CCIM** 480.481.0032 [bill@wpclarkson.com](mailto:bill@wpclarkson.com)

# COMMERCIAL & MULTI-FAMILY ZONED FOR SALE

## SWC MCCARTNEY AND HENNESS

SW CORNER OF MCCARTNEY RD & HENNESS JUST WEST OF I-10, CASA GRANDE , AZ 85122

### EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price: \$6,299,822

Available SF:

Lot Size: 19.21 Acres

Price / Acre: \$327,945

Zoning: McCartney Commons 2-12 Acres of B-2 General Business and 8-12 Acres of R-3 Multi-Family 24 Units per acre

Market: Casa Grande

Submarket: North Casa Grande

### PROPERTY OVERVIEW

Exciting Opportunity in the path of progress. This is the 1st fee simple parcel on the south side of McCartney off of the I-10 Interchange. McCartney is the furthest most northern East/West arterial with I-10 access in Casa Grande. A total of 19.21 Acres of which 2-12 Acres is zoned PAD B-2 Commercial available for \$8.97 psf. An excellent site for an in demand Hotel, Automotive Related, Retail or Restaurant. The remaining 8-12 Acres of R-3 Multi-Family zoned for 24 units per acre is available for \$5.97 psf. Total of 19.21 Acres Gross is available for \$6,299.822 or \$7.53 psf overall. The City has approved a varriance in the allocation of land uses within the PAD for each parcel by up to twenty percent (20%) in conjunction with the consideration of a major site plan within the PAD.

### PROPERTY HIGHLIGHTS

- Zoned B2- Commercial PAD and R-3 Multi-Family with 20% varriance flexibility with the allocation of use development plan.
- The First Fee Simple Parcel off the Freeway of McCartney and I-10, Adjacent to State Land Approximately 1/4 mile from the interchange with freeway visibility.
- Ideal for Hotel with 45' height approval, Automotive related, restaurants or retail services location with 2 - 12 acre flexibility.
- High density 24 Units per acre multi-family site



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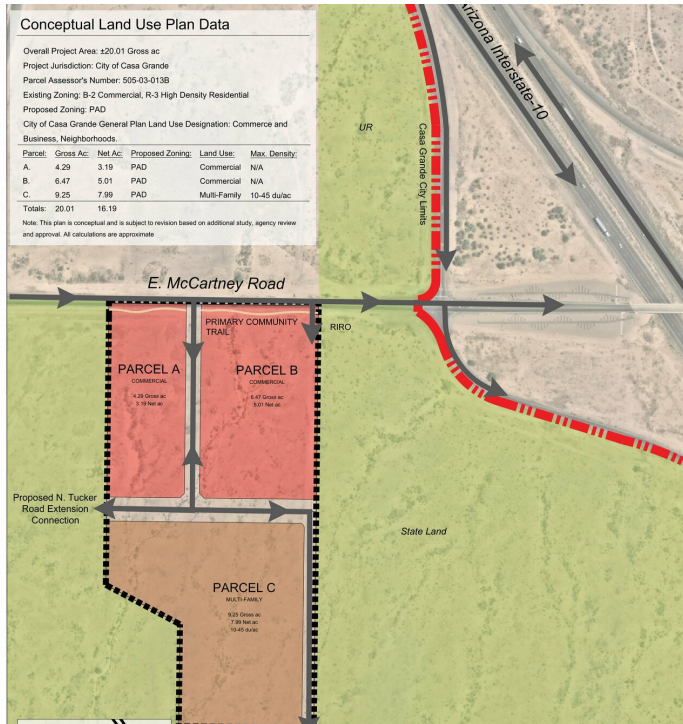


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### PROPERTY DESCRIPTION



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Exciting Opportunity for development in the path of progress. This is the 1st fee simple parcel on the south side of McCartney off of the 1-10 Interchange. Exceptional visibility from I-10. McCartney is the furthest most northern East/West arterial with I-10 access in Casa Grande. A total of 19.21 Acres of which 2-12 Acres is zoned PAD B-2 Commercial available for \$8.97 psf. An excellent site for an in demand Hotel, Automotive Related, Retail or Restaurants. The allowed height is 45' ideal for a hotel. The remaining 8-12 Acres is zoned R-3 Multi-Family is available for \$5.97 psf. Total of 19.21 Acres Gross is available for \$6,299,822.00 or \$7.53 psf blended. The City has approved changing the allocation of land uses of PAD Commercial and multi-family for each parcel by up to twenty percent (20%) offers flexibility in design and development. Ideal for adaptability to development specific requirements enhancing the overall feasibility and attractiveness of this site. Can be purchased as an entire parcel or will consider splitting for specific use requirements.

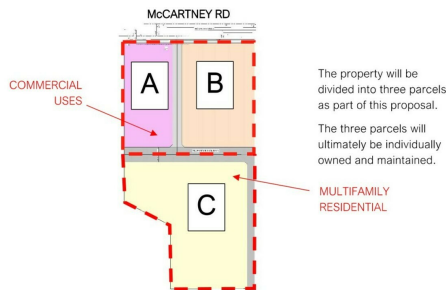
### LOCATION DESCRIPTION

Casa Grande is strategically located between Phoenix and Tucson, two major economic hubs in Arizona. This proximity offers the advantages of urban amenities while still enjoying a more relaxed suburban or rural lifestyle. It's also close to major transportation routes, making it convenient for commuting or accessing nearby cities.

### 5. DEVELOPMENT PROPOSAL

The proposal would establish a mixed-use development on 20.01 gross acres located along the south side of East McCartney Rd, about ¼ mile west of I-10. The acreage would be divided into three parcels. Two parcels along McCartney Rd (Parcels A and B) would be devoted to commercial uses permitted under the B-2 zoning district. The remaining 9 acres (Parcel C) would be developed as a multifamily community subject to the R-3 zoning district.

#### A. PROPOSED LAND USE PARCELS



The property will be divided into three parcels as part of this proposal. The three parcels will ultimately be individually owned and maintained.

#### PARCEL A

Includes 3.91 gross acres (3.33 net acres) designated for Commercial uses. The parcel would front McCartney Rd to the north; and include interior access to the south to be developed as an extension of Tucker Rd. An intermediate access drive between parcels A would also connect with an access point along McCartney Rd.

#### PARCEL B

The parcel includes 5.72 gross acres (5.01 net acres) designated for Commercial uses. It would also front McCartney Rd on the north, as well as the interior access to the south (Tucker Rd); and the intermediate access connection from Tucker Rd to McCartney Rd.

#### PARCEL C

Includes 9.25 gross acres (7.99 net acres) designated for Multi-Family Residential uses at 24 units/acre. Access to this site would be derived exclusively from Tucker Road.

Prime Access to I-10: McCartney is the furthest north full access to I-10 in Casa Grande makes it a highly desirable location for commercial and residential development. Easy access to the interstate not only facilitates transportation for customers, residents, and employees but also enhances visibility and connectivity, making it ideal for business and commuters alike.

The close proximity to essential facilities such as the Casa Grande Fire Department, Casa Grande Union High School, the Casa Grande Municipal Airport and the Master Planned communities such as Villago and McCartney Center adds to the appeal of the location. This proximity enhances convenience for residents, employees, and visitors, making it an attractive destination for both commercial and residential purposes.

Adjacent to the subject property to the west is a 7,318 sq ft. Quick Trip convenience store, gas and truck station approved on 5.76 acres. Part of the development process will bring a traffic signal light at McCartney and Tucker. A 10" Sewer Line will be extended to the NWC of McCartney and subject property. A paved road will be built on the west side of subject property. In addition to the 10" main on McCartney a sewer extension agreement is in place from the south with the Marabella development.

Overall, the combination of strategic location, proximity to key facilities, surrounding developments and planned infrastructure improvements makes this location in Casa Grande highly attractive for development. These factors not only contribute to the convenience and quality of life for future residents and businesses but also present lucrative opportunities for investors and developers seeking to capitalize on the city's growth and potential.



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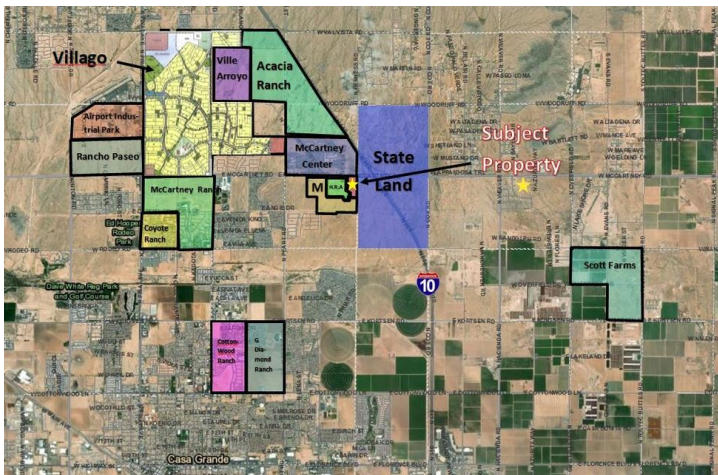
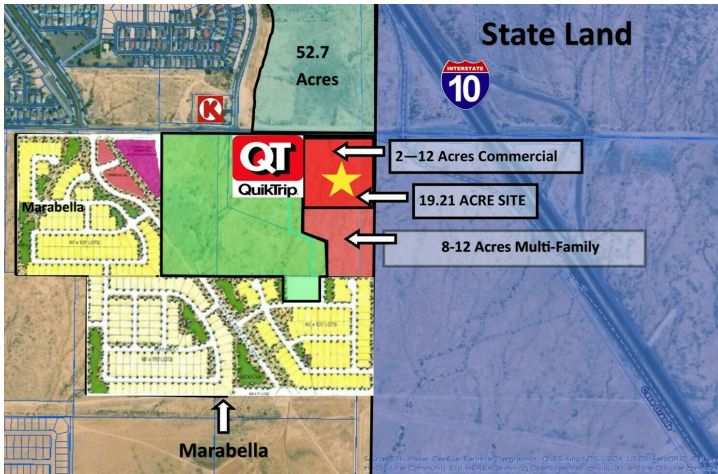
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### COMPLETE HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- Strategic location: Casa Grande is approximately center of Phoenix and Tucson with a population of 65,000+ and anticipated growth rate of 2.5 -3% per annum. Strong transportation access I-10 N/S and I-8 E/W to San Diego California.
- Freeway visibility and accessibility approximately 1/4 mile from the interchange. McCartney is the furthest north east/west primary arterial roads with I-10 interchange access. Maximum exposure and convenience for potential business and living.
- Strong growth and growing job market. Walmart distribution center, Lucid Motors, Hexel Corporation, Abbott Health Corp, Frito-Lay, a division of PepsiCo, Banner Casa Grande Medical Center, Casa Grande Elementary School District, Nikola to name a few.
- Increasing demand for housing and commercial spaces.
- The First Fee Simple Parcel off the Freeway of McCartney and I-10, Adjacent to State Land.
- Ideal Hotel site with 45' approved height allowance. Next to high traffic generated QT, perfect for automotive related businesses, restaurants or retail services location for 2 - 12 acres.
- High density 24 Units per acre multi-family site
- Infrastructure Improvements: A 10 Inch sewer line on McCartney will be brought to the sites NEC. Also in place sewer extension agreement with the Marabella development from the south further facilitates infrastructure development and expansion, providing essential utilities for potential commercial and residential projects.
- Surrounding Developments: QT has been approved for a 5.76 Acre site adjacent to the west of subject with planned 7,300 sq. ft. convenience store, gas and truck station to further enhance the desirability of the area.
- Close proximity to essential facilities such as the Casa Grande Fire Department, Casa Grande Union High School, Casa Grande Municipal Airport, Master Planned Communities such as Villago, McCartney Center, Marabella to the South.



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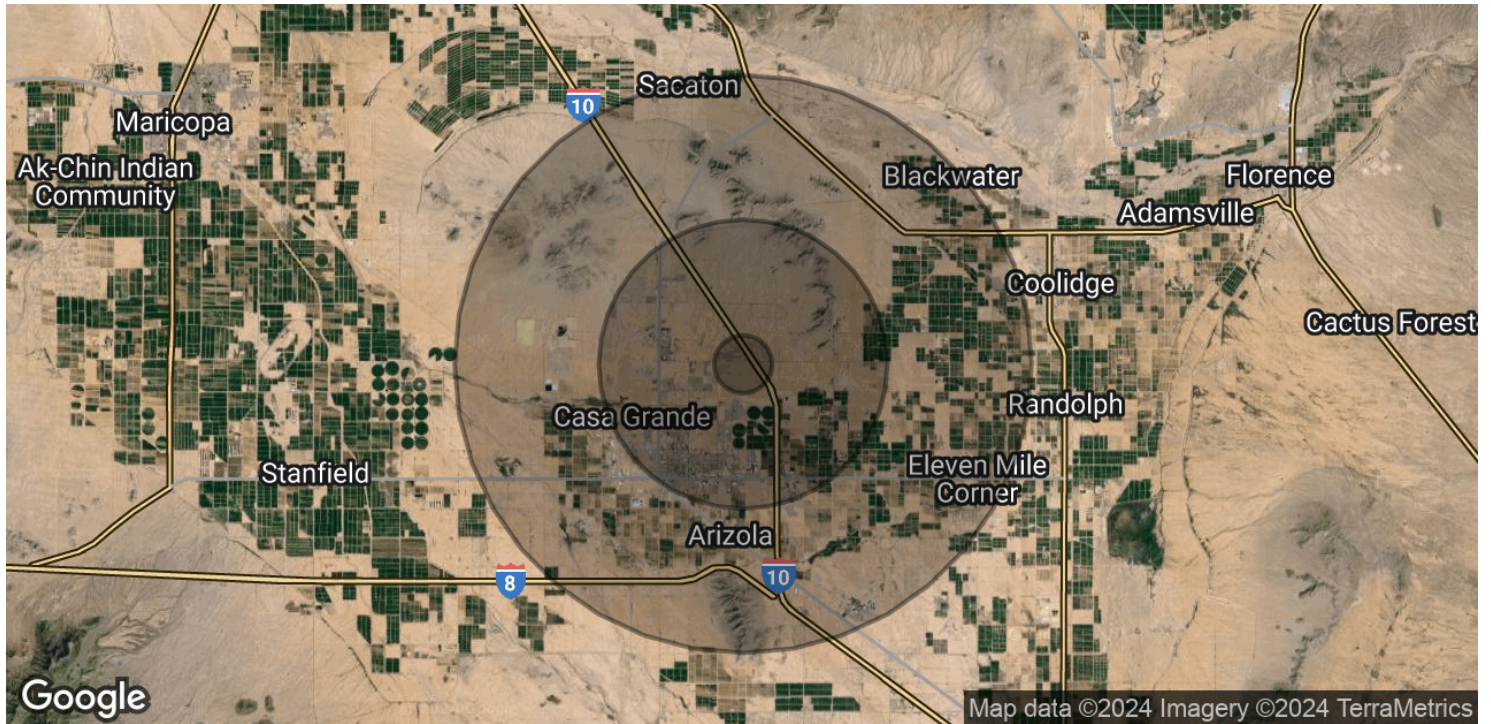


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### DEMOGRAPHICS MAP & REPORT



#### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	409	30,101	69,198
Average Age	40.4	36.9	34.7
Average Age (Male)	40.7	37.3	34.9
Average Age (Female)	39.4	36.6	35.3

#### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	155	11,433	25,945
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$74,987	\$63,070	\$55,060
Average House Value		\$214,112	\$180,063

2020 American Community Survey (ACS)



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