

CASA GRANDE LAND FOR SALE

E RODEO RD & N KADOTA AVE 504-07-009E | CASA GRANDE, ARIZONA | 85122





EXCLUSIVELY PRESENTED BY

SEAN T. CONNOLLY

Senior Multifamily Advisor
National Multi Housing Group

Office 602.687.6744

Cell 602.686.4040

sean.connolly@marcusmillichap.com

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PRICING + EXECUTIVE SUMMARY



Price	\$3,900,000
Total Units	156
Built	2022
Total Square Feet	138,240
Parcel Size	8.39 Acres

Marcus & Millichap is pleased to announce the opportunity to acquire an 8.4 Acre, development site in Casa Grande known as Rodeo Crossing. The development site is located on East Rodeo and North Kadota Ave. The Rodeo Crossing is located one mile North of Casa Grande's improving downtown and major employers including Lucid Motors, Hexcel, Abbot Nutrition, Frito Lay, Price Industries and the Daisy Brand.

The Rodeo Crossing project is a shovel ready site with plans approved to develop 156 units comprised of forty-eight one bedrooms, ninety-six two bedrooms, and twelve three-bedroom units. This development opportunity allows the owner to immediately pull permits.

SITE PLAN

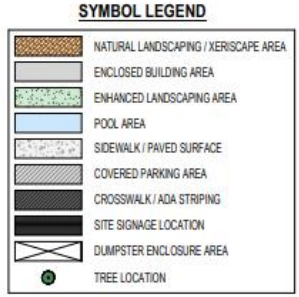
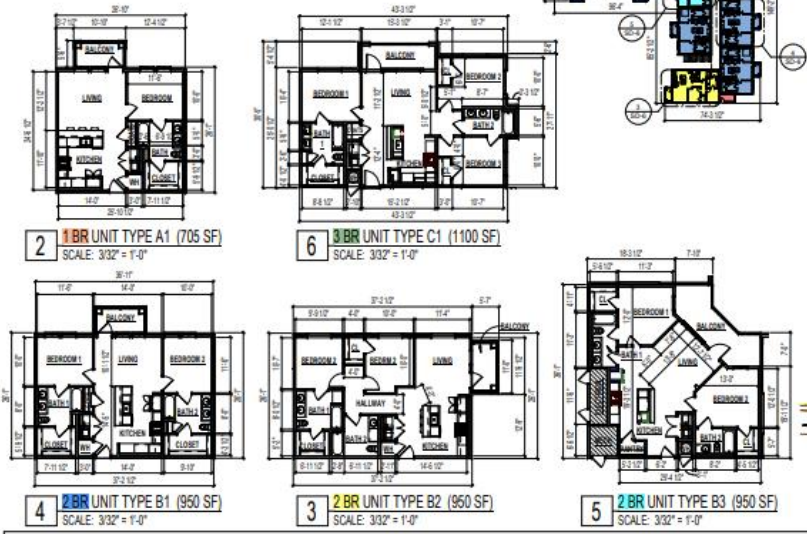


PROJECT LOCATION
VICINITY MAP
PRELIMINARY SITE DATA

PARCEL NO: 50407009E
TOTAL PARCEL SIZE: 8.39 ACRES (0.88 AC FLOOD ZONE AE, 1.63 AC FLOOD ZONE X)
GENERALLY LOCATED AT N KADOTA AVE & SANTA CRUZ RD

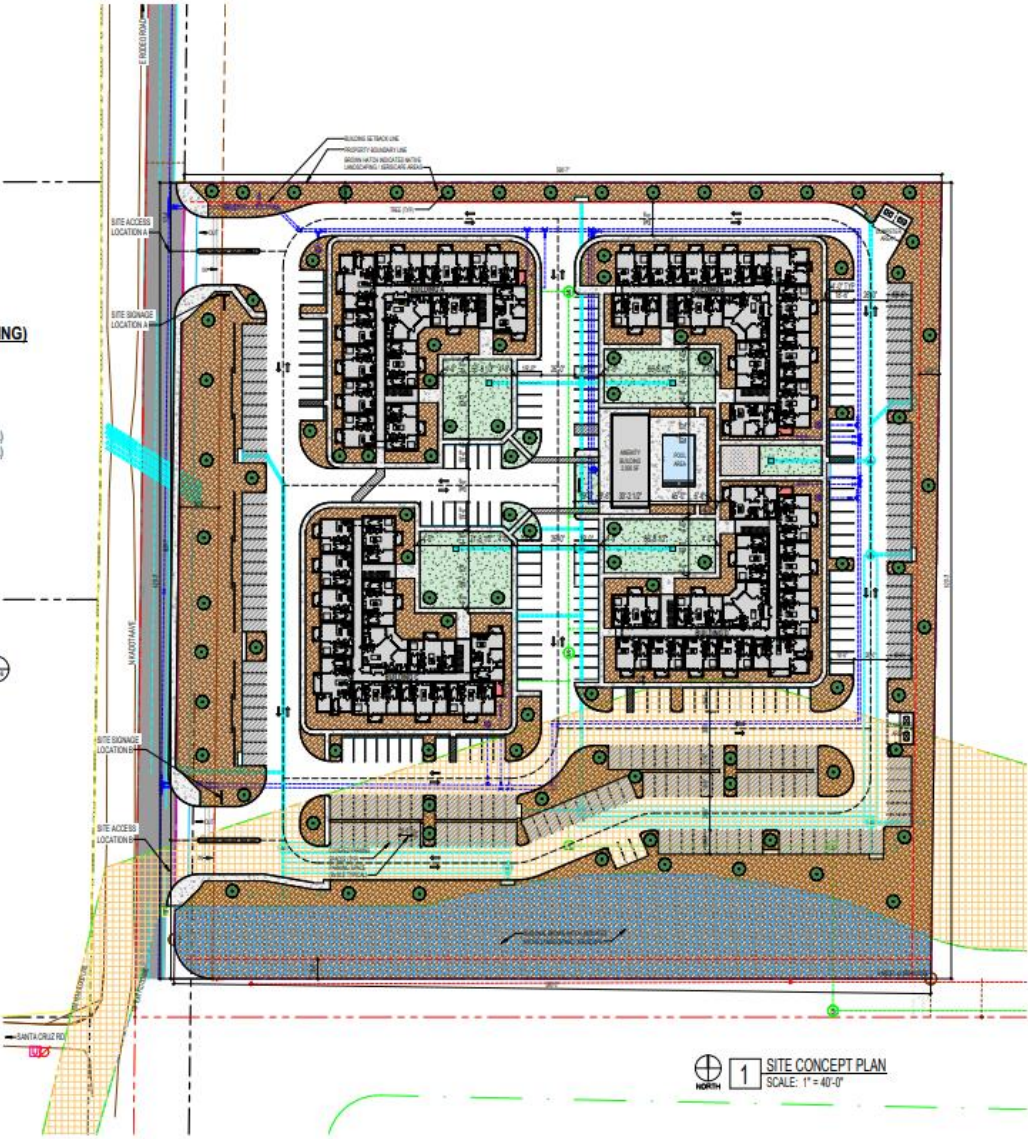
PRELIMINARY DEVELOPMENT DATA

13 UNITS PER FLOOR x 3 FLOORS = 39 TOTAL UNITS PER BUILDING
156 TOTAL UNITS (1 BR x 48 | 2 BR x 96 | 3 BR x 12)
MF DENSITY = 18.6 UNITS / ACRE @ 8.39 AC, 20.8 UNITS / ACRE @ 7.51 AC
288 TOTAL MULTIFAMILY PARKING SPACES (1.85 SPACES PER BED AVG)
161 COVERED PARKING SPACES
2,000 SF AMENITY BUILDING, POOL, & USABLE OPEN SPACE AREA



PRELIMINARY MULTIFAMILY DATA (PER BUILDING)

3 x 3 BEDROOM UNITS (1,100 SF)	= 3,300 SF
18 x 1 BEDROOM UNITS (950 SF)	= 17,100 SF
3 x 2 BEDROOM UNITS (950 SF)	= 2,850 SF
3 x 2 BEDROOM UNITS (950 SF)	= 2,850 SF
12 x 1 BEDROOM UNITS (705 SF)	= 8,460 SF
TOTAL LEASABLE SF	= 34,560 SF PER BUILDING (138,240 SF TOTAL)
TOTAL GROSS BUILDING SF	= 44,439 SF PER BUILDING (177,756 SF TOTAL)



1 SITE CONCEPT PLAN
SCALE: 1" = 40'-0"

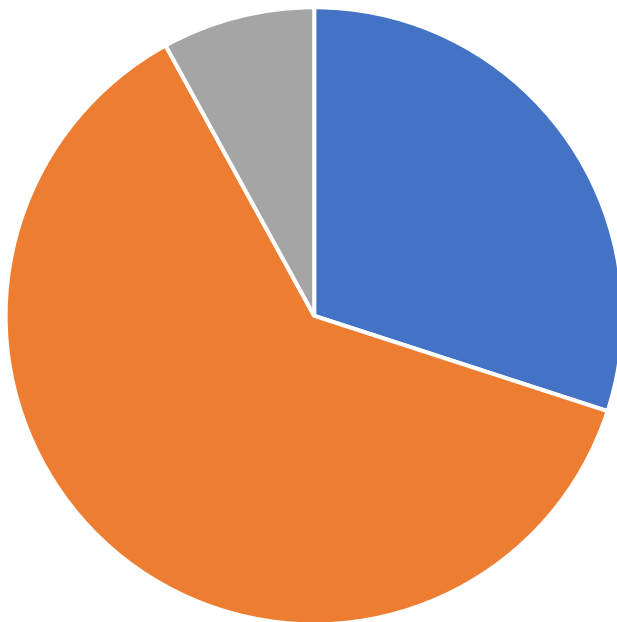
UNIT MIX SUMMARY

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CURRENT RENTS

TYPE	COUNT	UNIT SF	TOTAL SF	UNIT RENT	RENT PER SF	TOTAL RENT
1 Bed – 1 Bath	48	705	33,840	\$1,650	\$2.34	\$79,200
2 Bed – 1.5 Bath	96	950	91,200	\$1,900	\$2.00	\$182,400
3 Bed – 2 Bath	12	1,100	13,200	\$2,200	\$2.00	\$26,400
Total / Average	156	894	138,240	\$1,854	\$2.07	\$178,200
Annualized Rents						\$3,456,000

Unit Breakdown



■ 1 Bedroom ■ 2 Bedroom ■ 3 Bedroom

