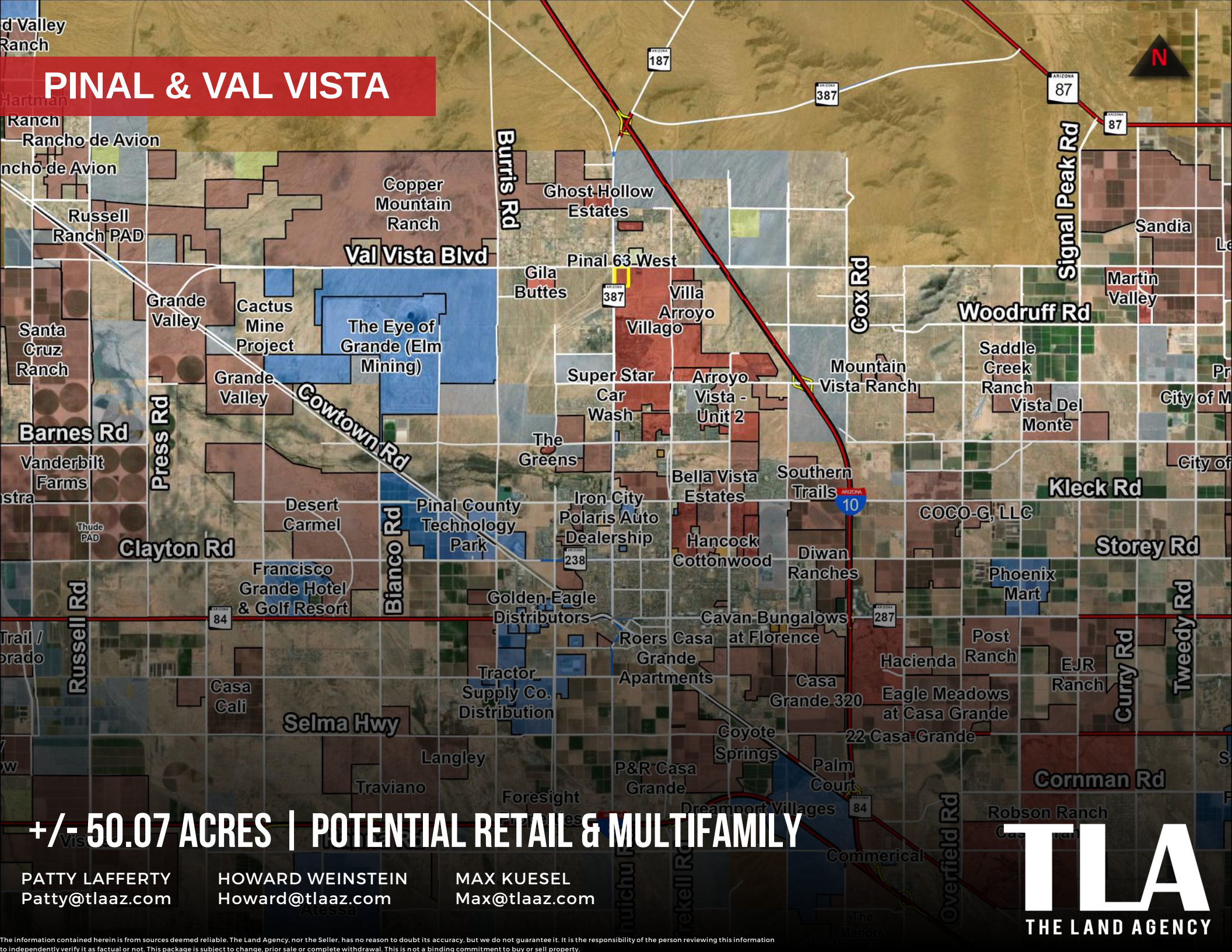


PINAL & VAL VISTA



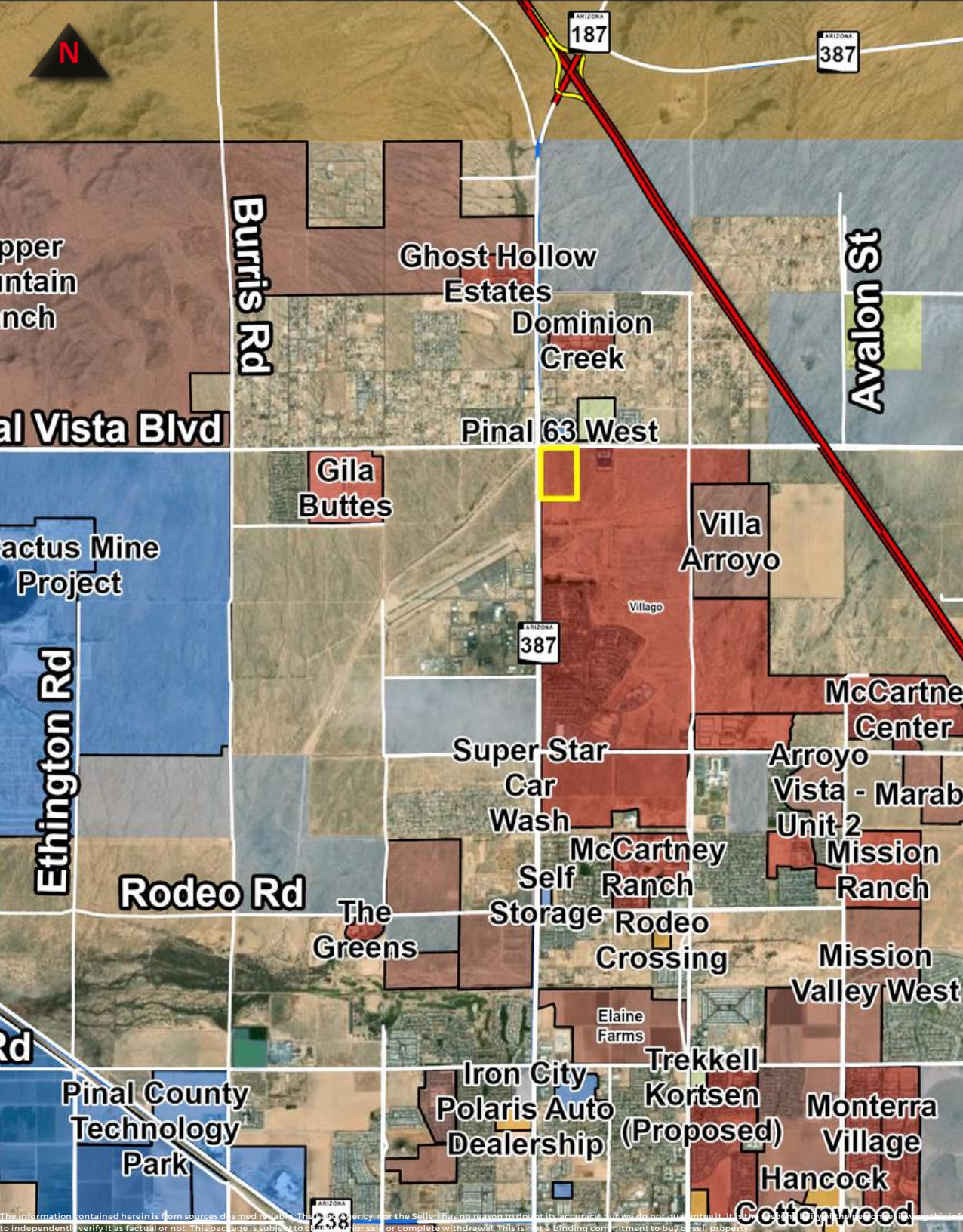
+/- 50.07 ACRES | POTENTIAL RETAIL & MULTIFAMILY

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TLA
THE LAND AGENCY



EXECUTIVE SUMMARY

LOCATION

SEC of Val Vista Rd. & Pinal Ave, Casa Grande, AZ

SIZE

+/- 50.07 Acres

ZONING

PAD: Village (Commercial & Office Business Park)

GENERAL PLAN

Community Corridor

UTILITIES

Water - Arizona Water Company

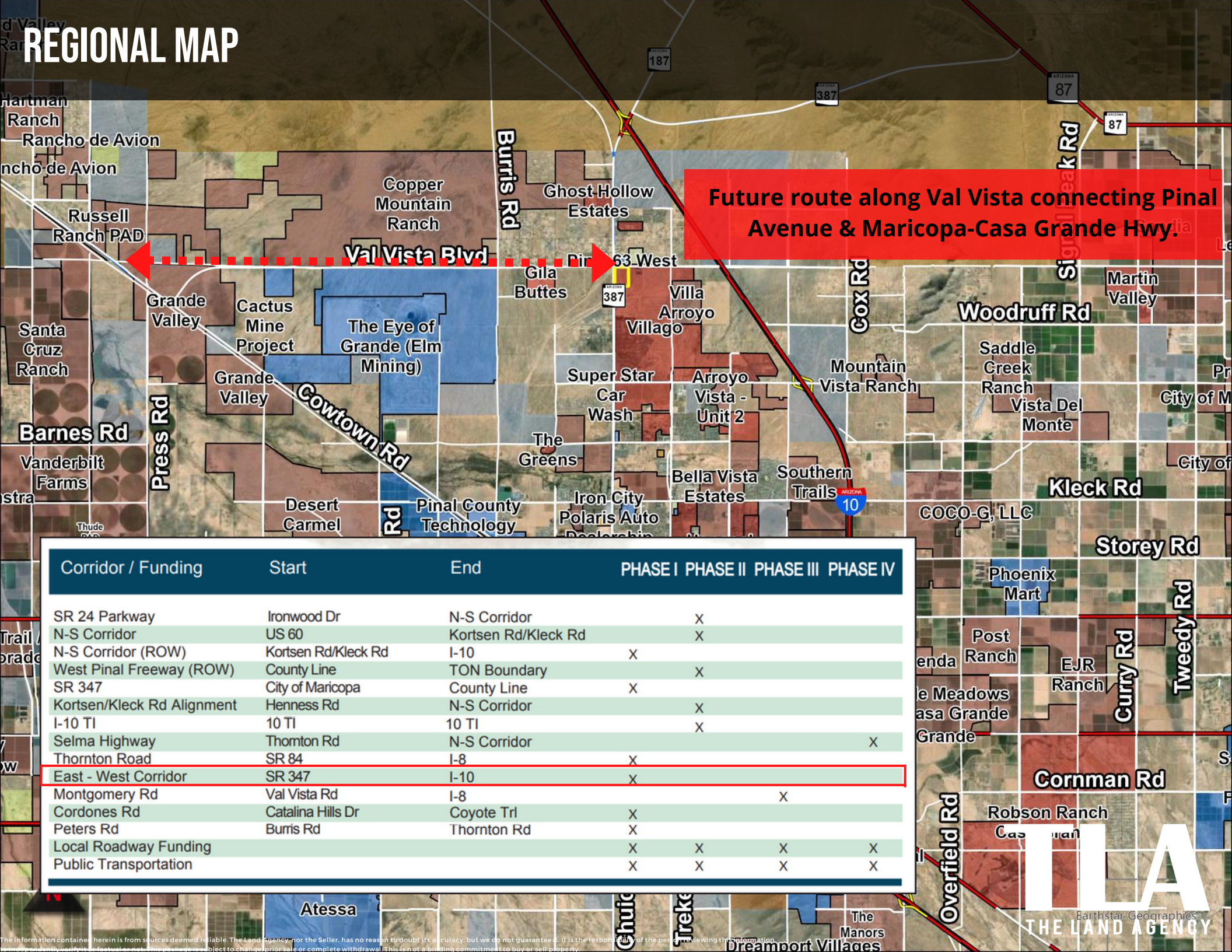
Sewer - City of Casa Grande

COMMENTS

Located on Pinal Avenue, which is the first interchange on the I-10 heading south from Phoenix. It has frontage on Val Vista, which is a future parkway, connecting Pinal Avenue to the 238/ Pinal Ave & Maricopa-Casa Grande Highway. This site offers great potential for commercial, retail, and multifamily.

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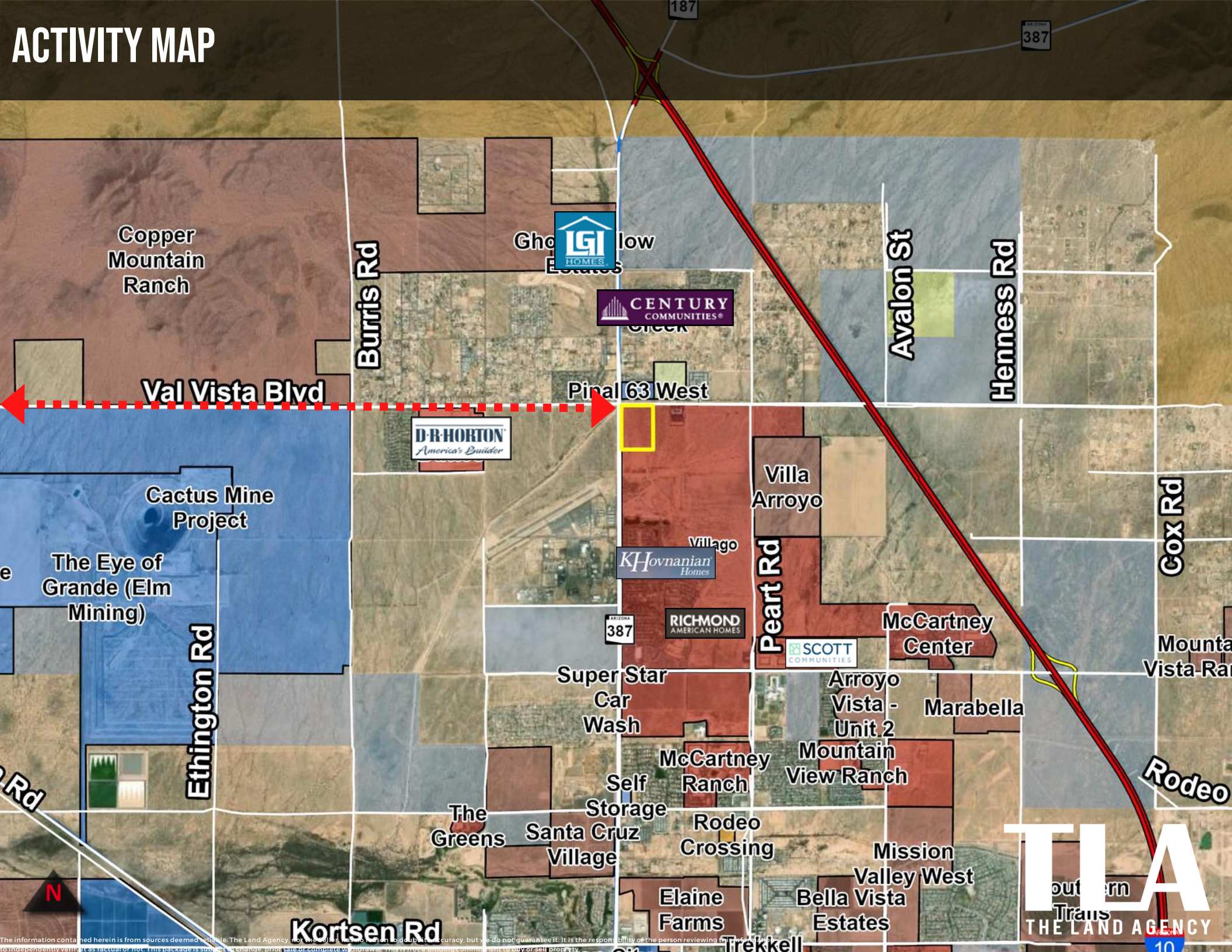
REGIONAL MAP



Future route along Val Vista connecting Pinal Avenue & Maricopa-Casa Grande Hwy.

Corridor / Funding	Start	End	PHASE I	PHASE II	PHASE III	PHASE IV
SR 24 Parkway	Ironwood Dr	N-S Corridor		X		
N-S Corridor	US 60	Kortsen Rd/Kleck Rd		X		
N-S Corridor (ROW)	Kortsen Rd/Kleck Rd	I-10	X			
West Pinal Freeway (ROW)	County Line	TON Boundary		X		
SR 347	City of Maricopa	County Line	X			
Kortsen/Kleck Rd Alignment	Hennessy Rd	N-S Corridor		X		
I-10 TI	10 TI	10 TI		X		
Selma Highway	Thornton Rd	N-S Corridor				X
Thornton Road	SR 84	I-8	X			
East - West Corridor	SR 347	I-10	X			
Montgomery Rd	Val Vista Rd	I-8			X	
Cordones Rd	Catalina Hills Dr	Coyote Trl	X			
Peters Rd	Burris Rd	Thornton Rd	X			
Local Roadway Funding			X	X	X	X
Public Transportation			X	X	X	X

ACTIVITY MAP



The information contained herein is from sources deemed reliable. The Land Agency, not its sales or service personnel, does not warrant the accuracy, but we do not guarantee it. It is the responsibility of the person reviewing this information to independently verify its accuracy or not. This package is subject to change prior to sale of complete and accurate information. No commitment to buy or sell property.

CLOSE UP MAP

Val Vista Blvd

387

N

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