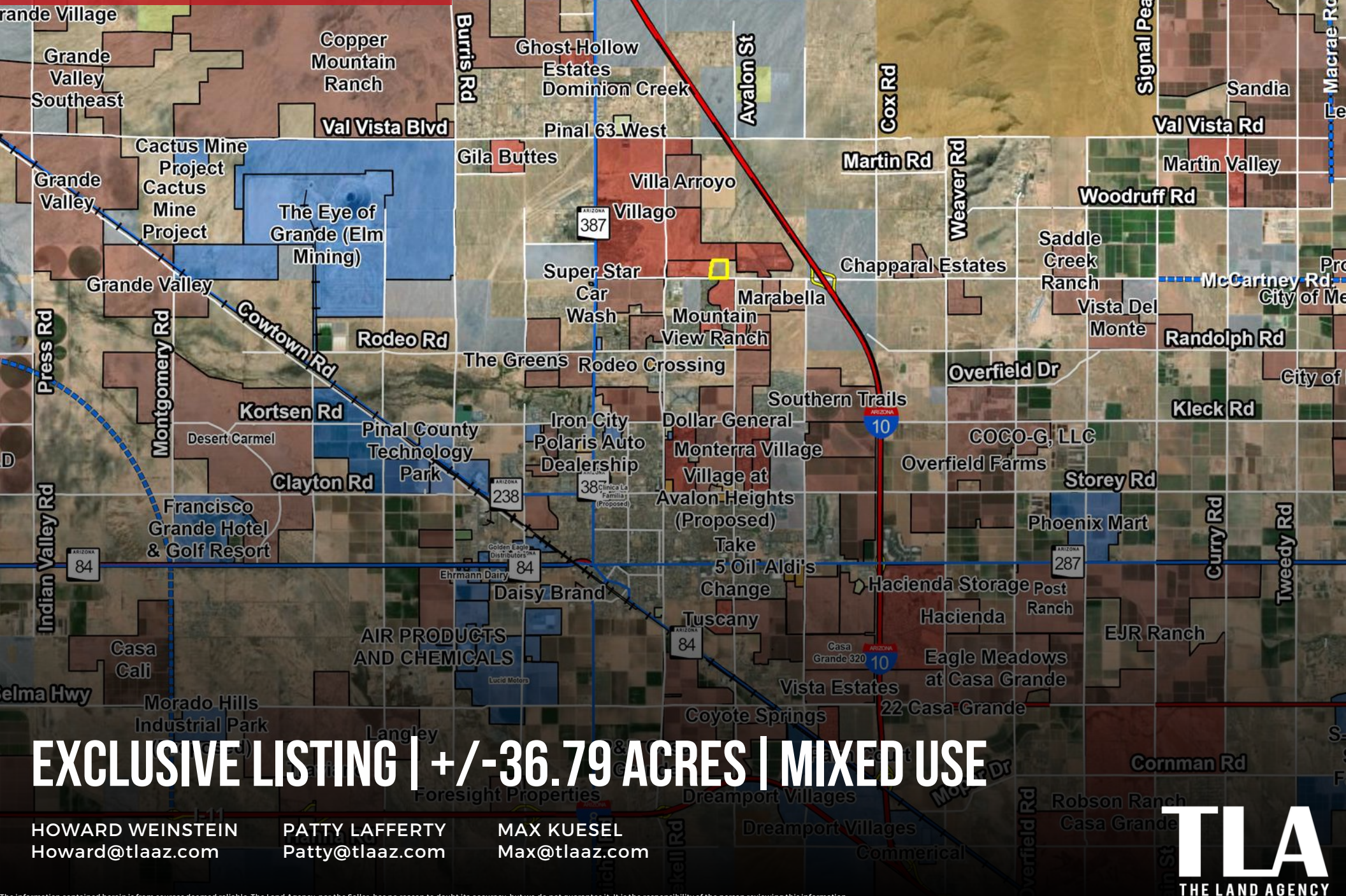


ARROYO GRANDE



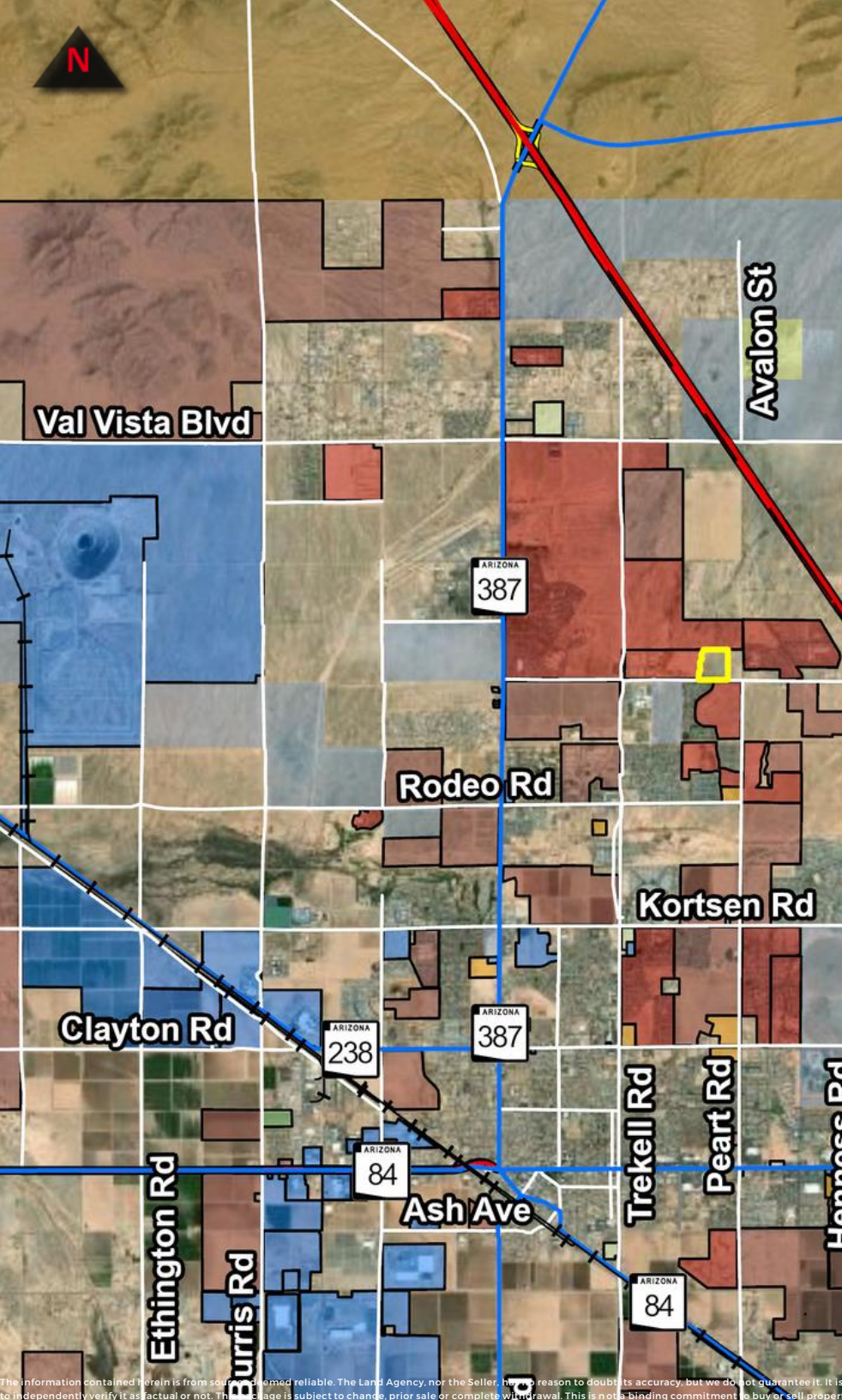
EXCLUSIVE LISTING | +/-36.79 ACRES | MIXED USE

HOWARD WEINSTEIN
Howard@tlaaz.com

PATTY LAFFERTY
Patty@tlaaz.com

MAX KUESEL
Max@tlaaz.com

TLA
THE LAND AGENCY



EXECUTIVE SUMMARY

LOCATION

W/NWC Peart & McCartney Rds. Casa Grande, AZ

SIZE

+/- 36.79 Acres

ZONING

PAD - Arroyo Grande ([PAD Link](#))

- +/- 10 Acres of Commercial
- +/- 26.79 Acres of High Density Residential
 - Allowable for up to 18du/ac
 - Maximum unit count 360 units
 - Building height maximum; 2 stories or 35'

GENERAL PLAN

Neighborhoods

UTILITIES

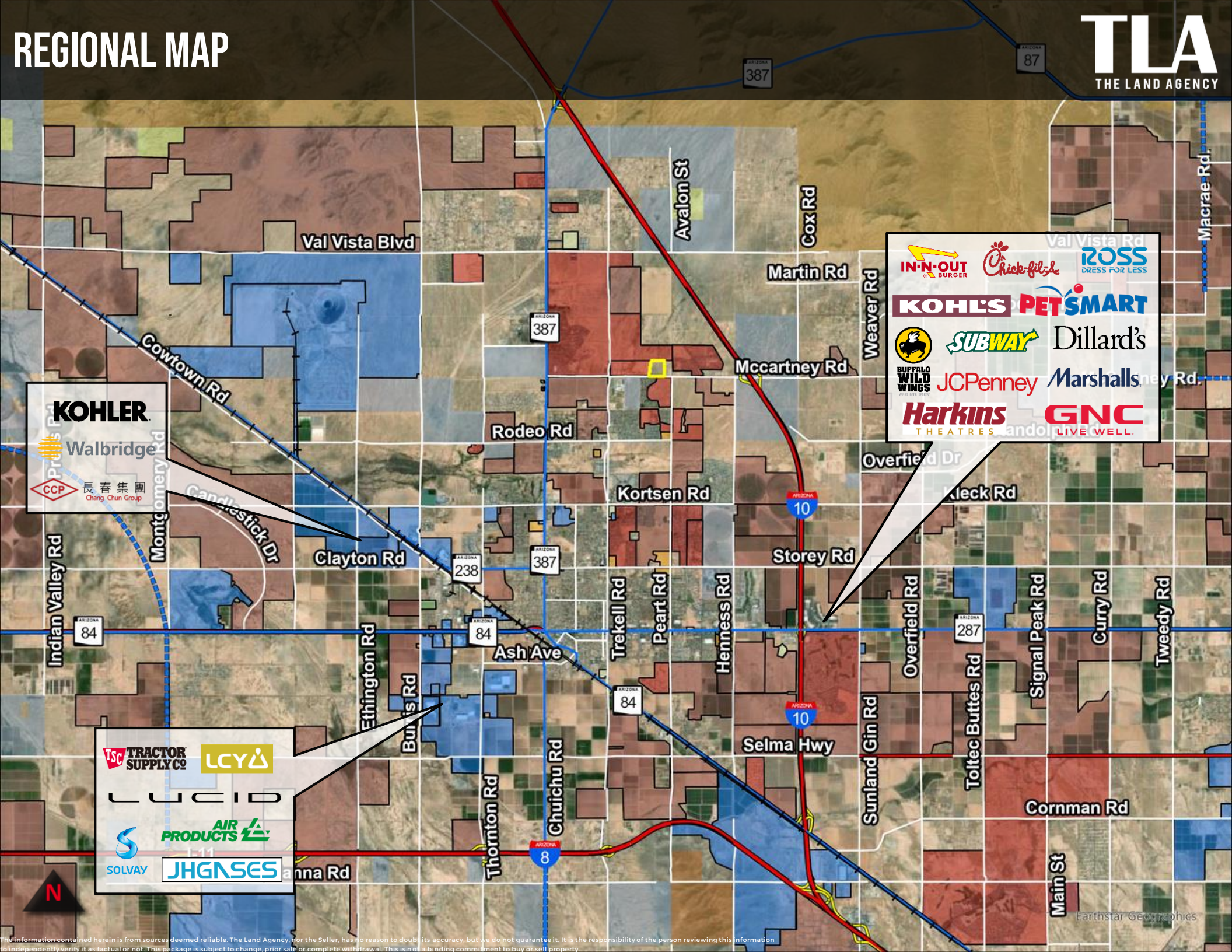
Water - Arizona Water Company (CAWS in place)

Sewer - City of Casa Grande

COMMENTS

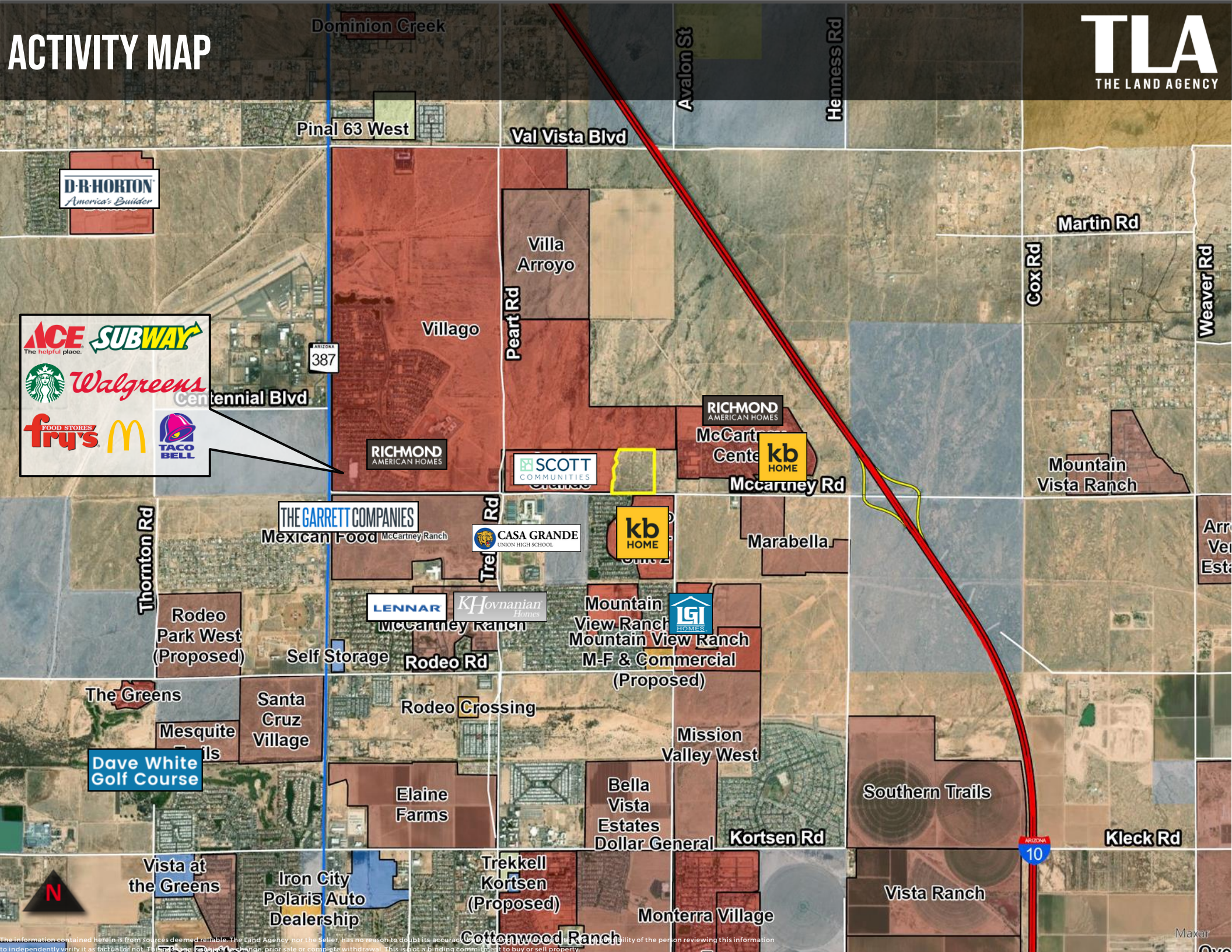
This piece is positioned approximately 1.3 miles from the McCartney & I-10 Interchange, one of the three main interchanges into the City of Casa Grande. While the zoning allows for multifamily, the property has potential for single family for sale product as a result of the CAWS.

REGIONAL MAP

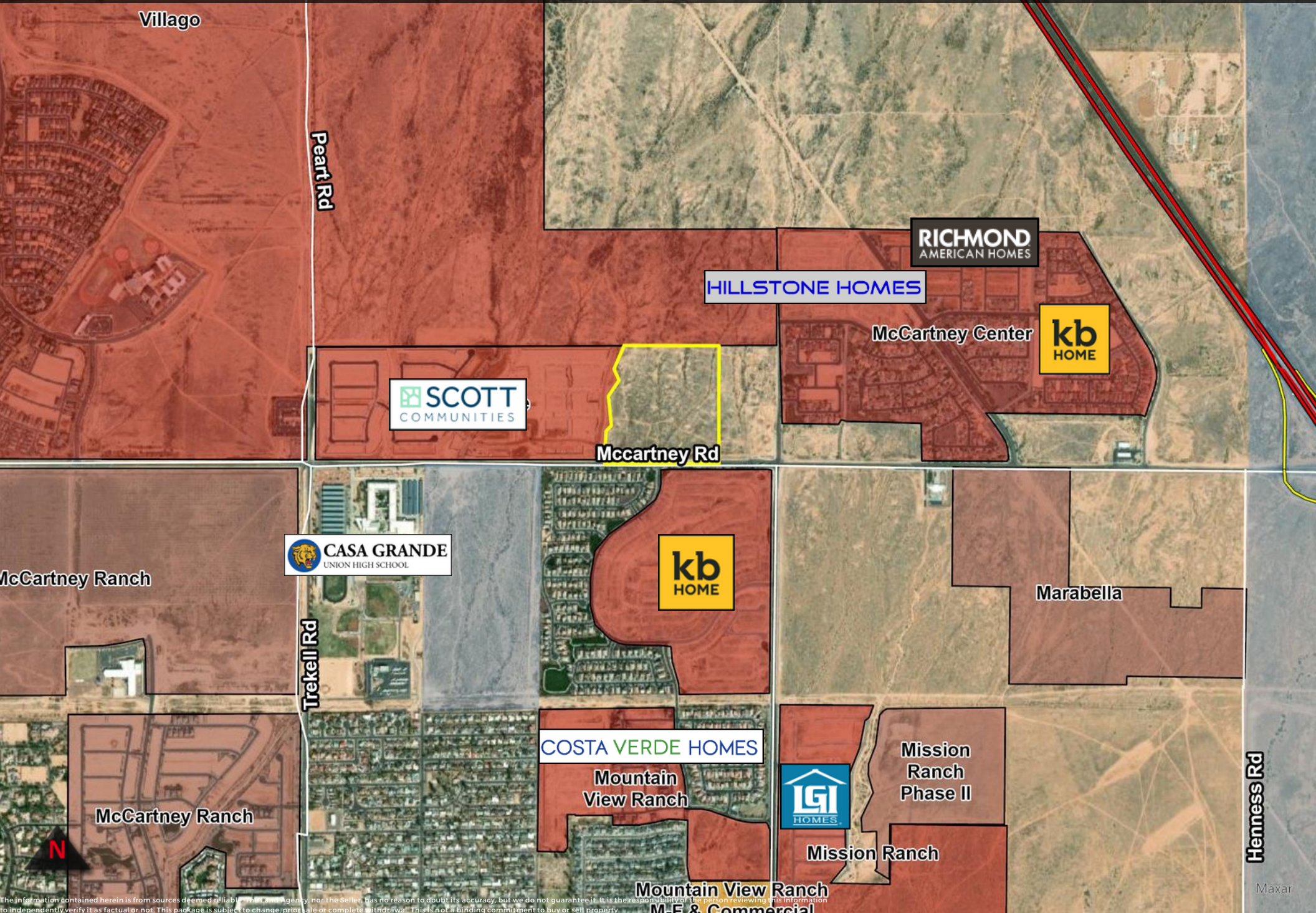


The information contained herein is from sources deemed reliable. The Land Agency, nor the Seller, has no reason to doubt its accuracy, but we do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it as factual or not. This package is subject to change, prior sale or complete withdrawal. This is not a binding commitment to buy or sell property.

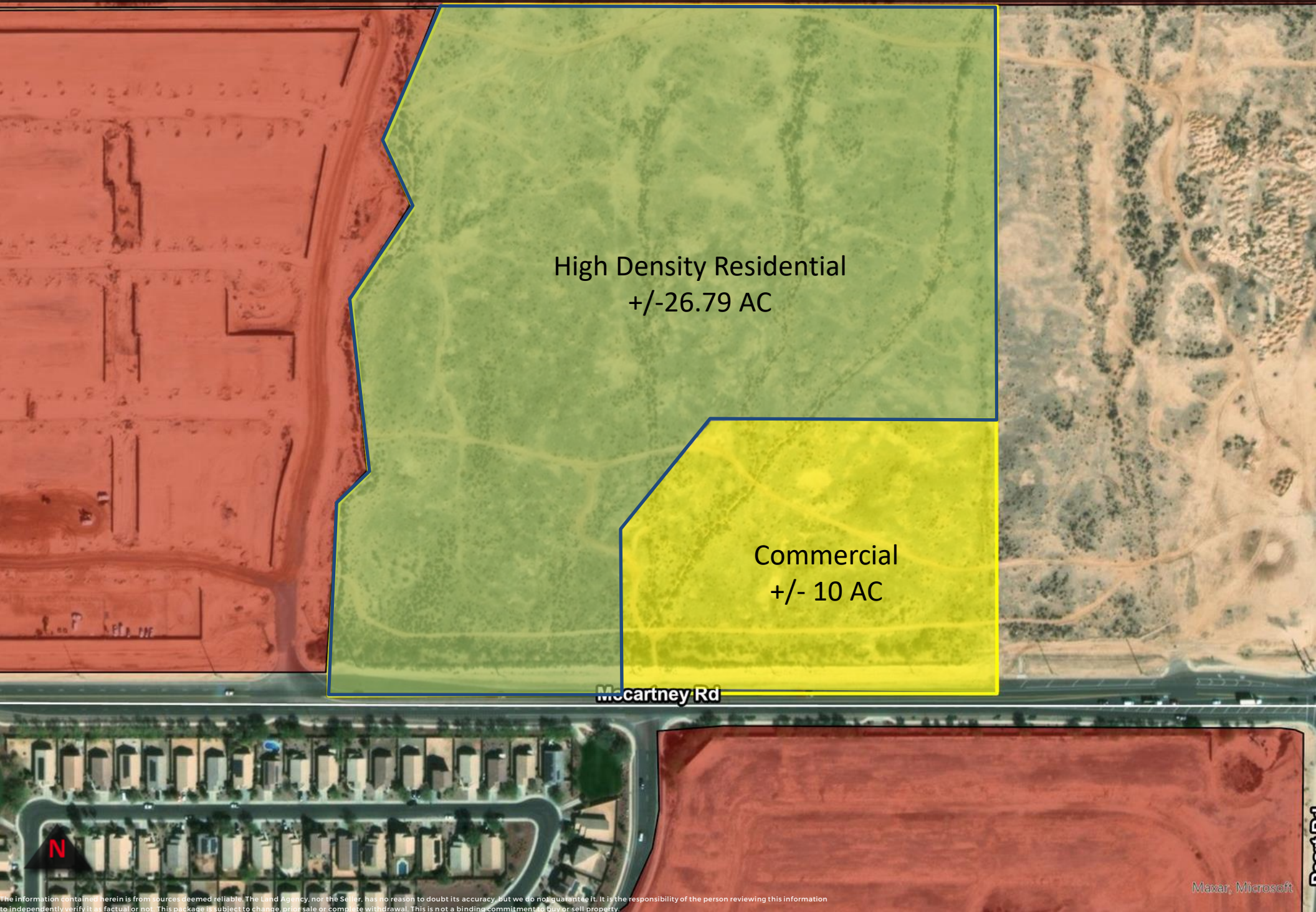
ACTIVITY MAP



PROPERTY MAP



LAND USE OVERVIEW



High Density Residential
+/- 26.79 AC

Commercial
+/- 10 AC

McCartney Rd

N

CLOSE-UP MAP

