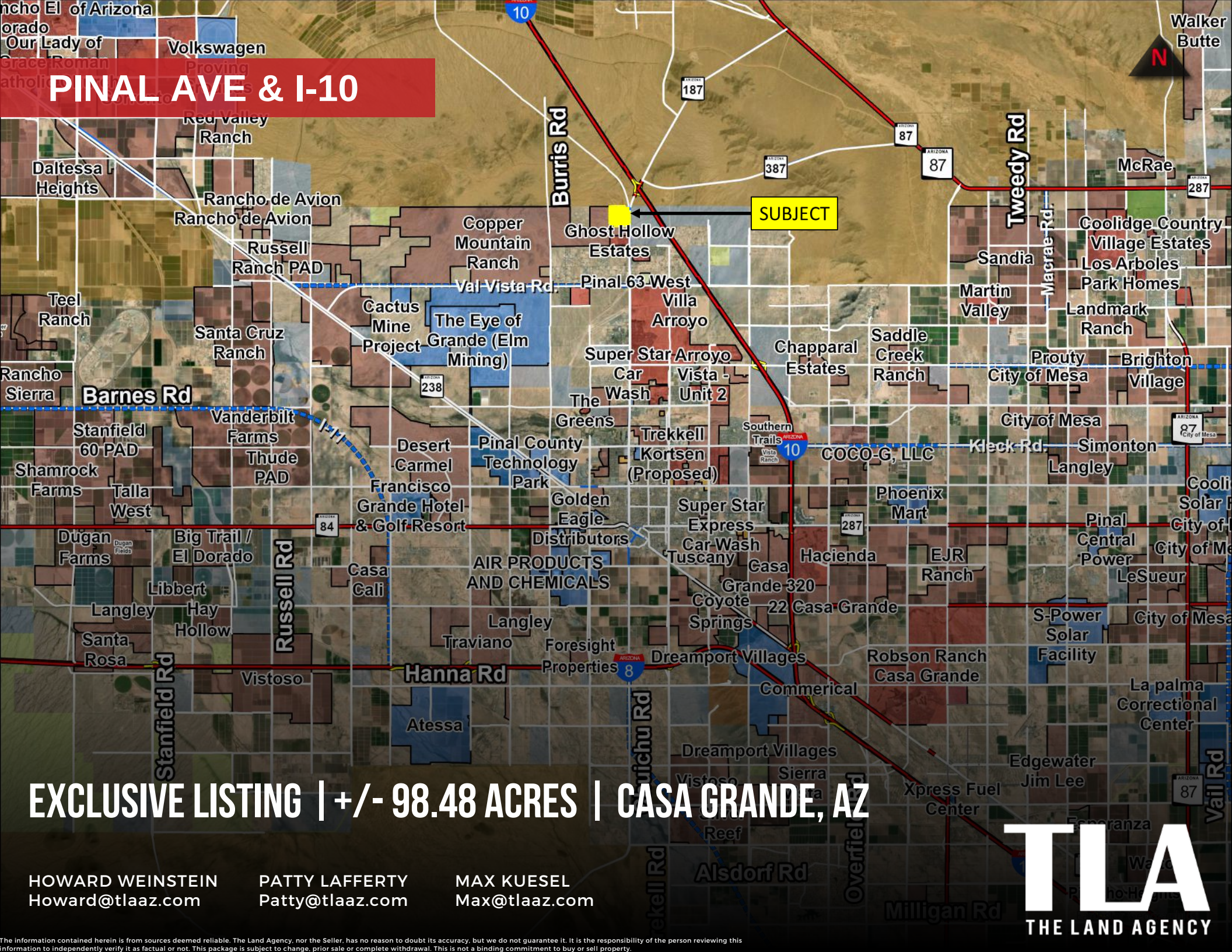


PINAL AVE & I-10



EXCLUSIVE LISTING | +/- 98.48 ACRES | CASA GRANDE, AZ

HOWARD WEINSTEIN
Howard@tlaz.com

PATTY LAFFERTY
Patty@tlaz.com

MAX KUESEL
Max@tlaz.com

TLA
THE LAND AGENCY

EXECUTIVE SUMMARY

LOCATION

NWC & SWC of Pinal Ave & Fawny Lane, Pinal County, AZ

SIZE

+/- 98.48 Acres

ZONING

General Rural (GR), Pinal County

GENERAL PLAN

Casa Grande - Neighborhoods & Community Corridor
Pinal County - Rural Residential (0-0.5 du/ac)

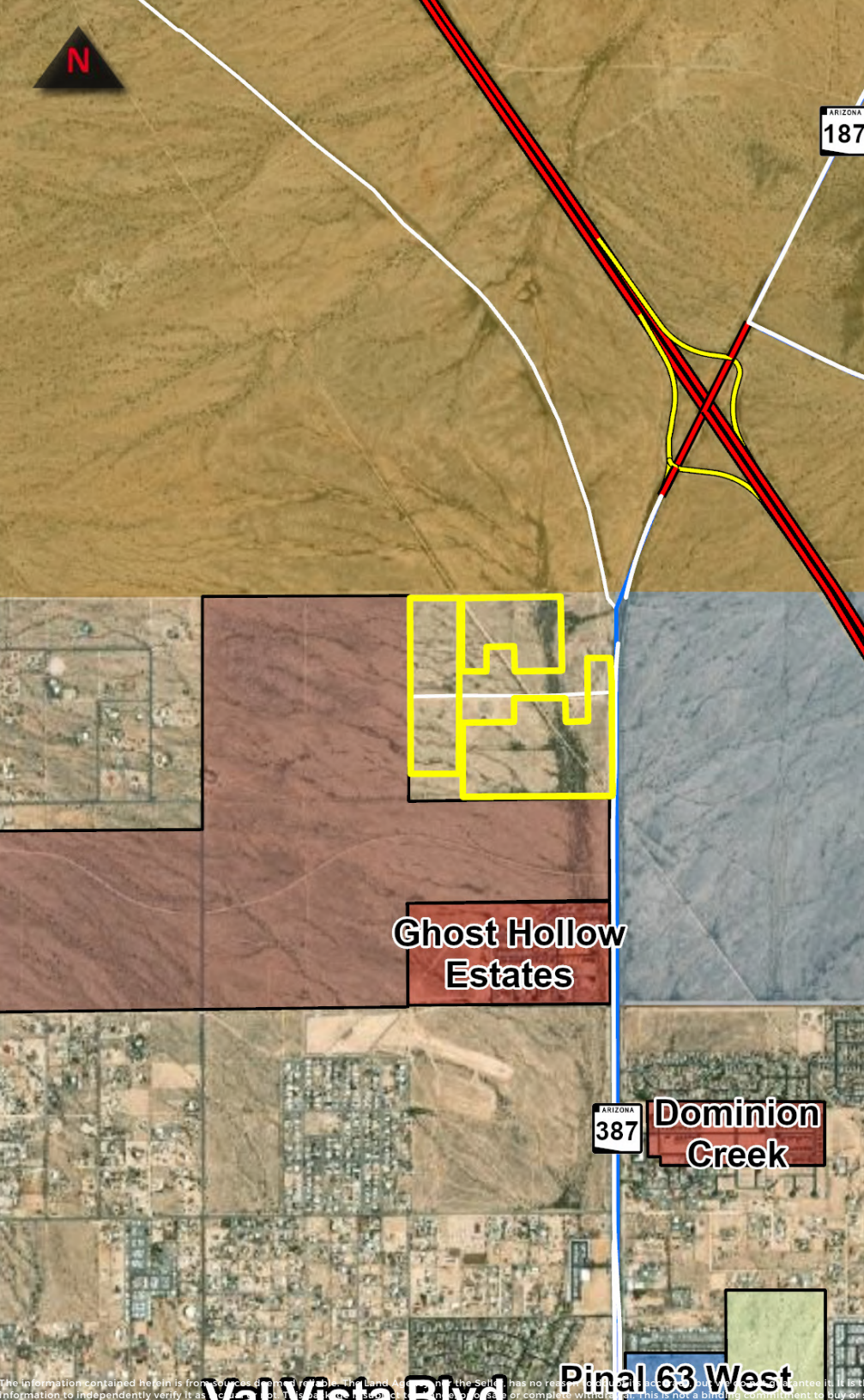
UTILITIES

- Water: Property requires annexation into Arizona Water Company's CC&N
- Sewer: Onsite septic/Pinal County. Pre-annexation agreement with Casa Grande for municipal sewer service

COMMENTS

This property is the first deeded land as you enter Casa Grande on Pinal Ave from the I-10. There are +/- 48 contiguous acres with frontage on Pinal Avenue offering great potential for Multifamily and/or Commercial uses. The remaining +/-50 Acres are also available for purchase.

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RESIDENTIAL ACTIVITY MAP



opper
ountain
anch

Burris Rd



OW



Trekeil Rd

Avalon St

Val Vista Blvd

Pinal 63 West



Martin Rd

Cactus Mine
Project

Peart Rd

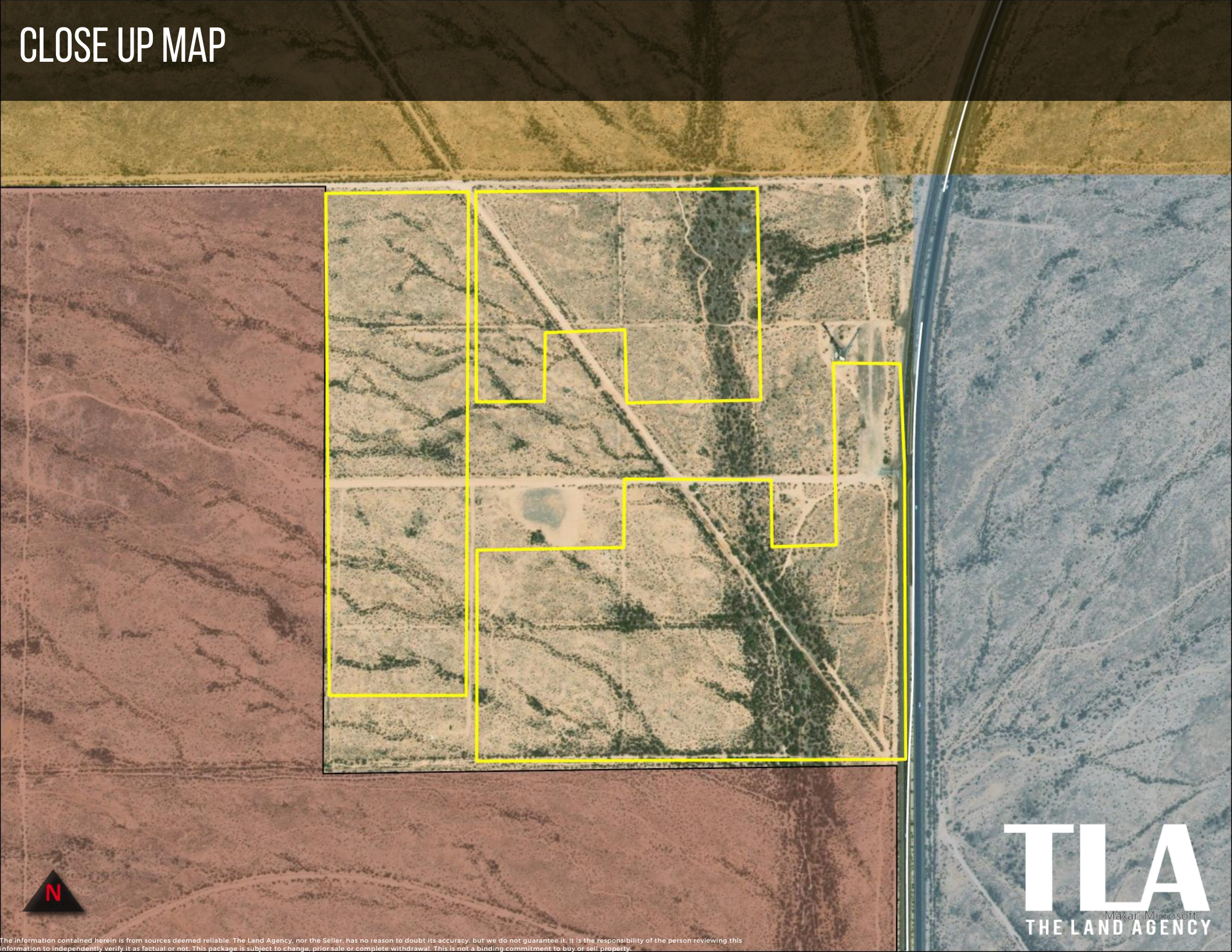
Villa
Arroyo

Villago



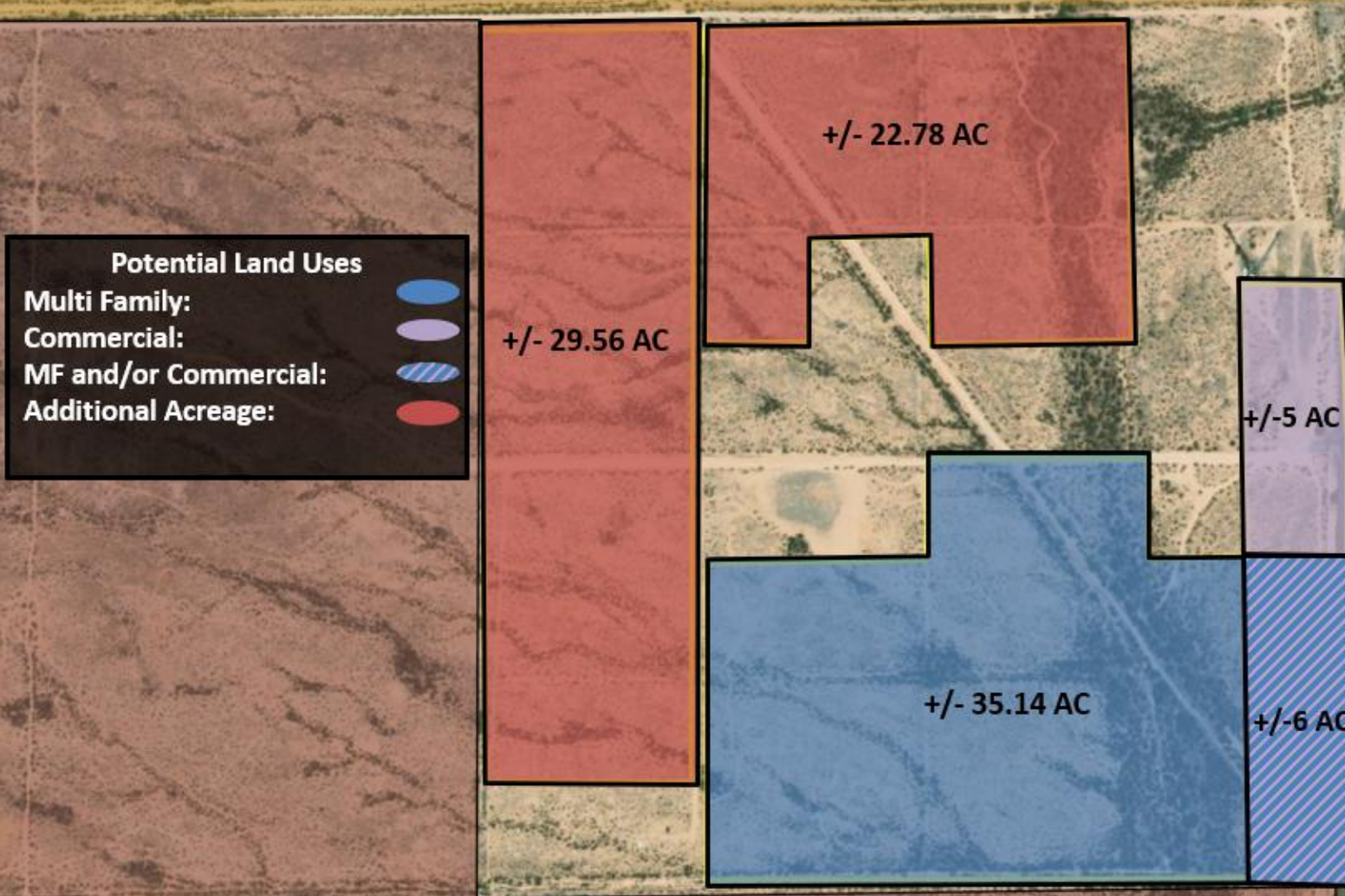
The information contained herein is from sources deemed reliable. The Land Agency, nor the Seller, has no reason to doubt its accuracy, but we do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it as factual or not. This package is subject to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

CLOSE UP MAP



TLA
Maxar, Microsoft
THE LAND AGENCY

POTENTIAL LAND USE MAP



GENERAL PLAN MAP



Neighborhoods

**Community
Corridor**



GENERAL PLAN LAND USES

Neighborhood

Appropriate Land Uses

- Residential
- Neighborhood Commercial/Office
- Public facilities
- Religious institutions

Appropriate Base Zoning Categories

- R-1 – Single-Family Residential Zone
- R-1a – Single-Family Residential Zone
- R-2 – Multi-Family Residential Zone
- R-3 – Multi-Family Residential Zone
- R-4 – Mobile Home Residential Zone
- B-1 – Neighborhood Business Zone
- B-2 – General Business Zone
- CO – Commercial Office Zone
- PAD – Planned Area Development

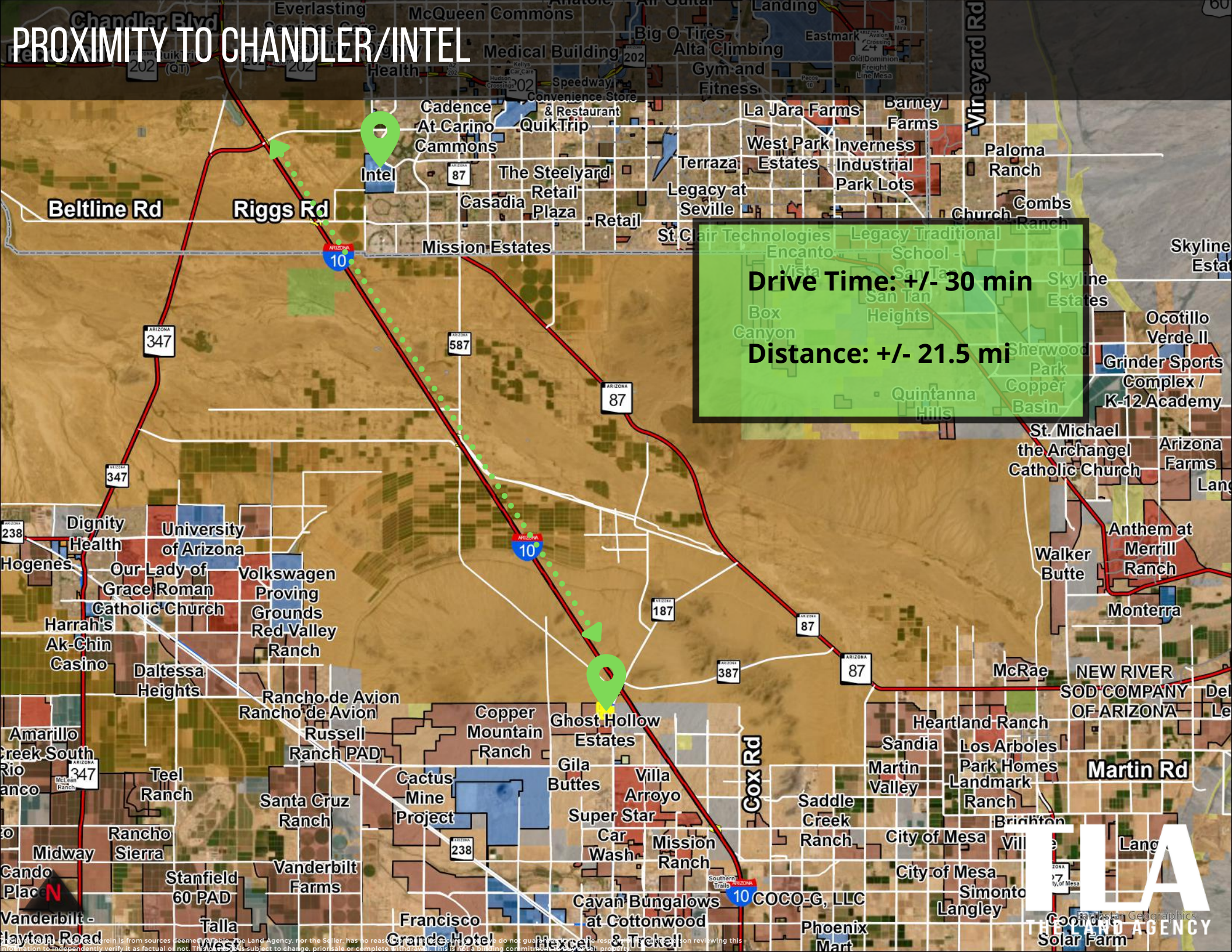
Community Corridor

Appropriate Land Uses

- Residential (medium to high density)
- Commercial
- Mixed Residential/Commercial
- Offices
- Medical Campus/Hospital
- Professional Services
- Restaurants/Bars/Taverns
- Entertainment
- Hospitality
- Educational facilities
- Public facilities
- Religious institutions

Appropriate Base Zoning Categories

- B-2 – General Business Zone
- B-3 – Central Business Zone
- R-2 – Multi-Family Residential Zone (Medium Density)
- R-3 – Multi-Family Residential Zone (High Density)
- R-4 – Mobile Home Residential Zone
- CO – Commercial Office Zone
- PAD – Planned Area Development



PROXIMITY TO CHANDLER/INTEL

Drive Time: +/- 30 min
Distance: +/- 21.5 mi