

G - Diamond Ranch Mixed Use | +/- 4 Acres | Casa Grande, AZ

North of the NEC of Colorado and Cottonwood

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Exclusively Presented By

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WILLIS

PROPERTY | COMPANY

PROPERTY DESCRIPTION

Location:	North of the NEC of Colorado Street and Cottonwood Ave in Casa Grande, AZ. (APN: 505-01-703A, 704A;B, 670R, 670Q)
Acreage:	+/- 4 Acres (Recently PAD Amended for Mixed Use)
Units:	Up to 100 Multi-Family Residential Units *Some Type of Commercial/Office Required (No SF Minimum)
Utilities:	Water - Arizona Water Company Sewer - City of Casa Grande Electricity - APS Gas - Southwest Gas Cable - Cox Cable Telephone - Century Link
Price:	\$8.50/SF (\$1,481,040 Total)

All Information contained herein is from sources deemed reliable but not guaranteed. Buyer should be satisfied as to the accuracy of all data. Offer subject to prior sale, price change or withdrawal.

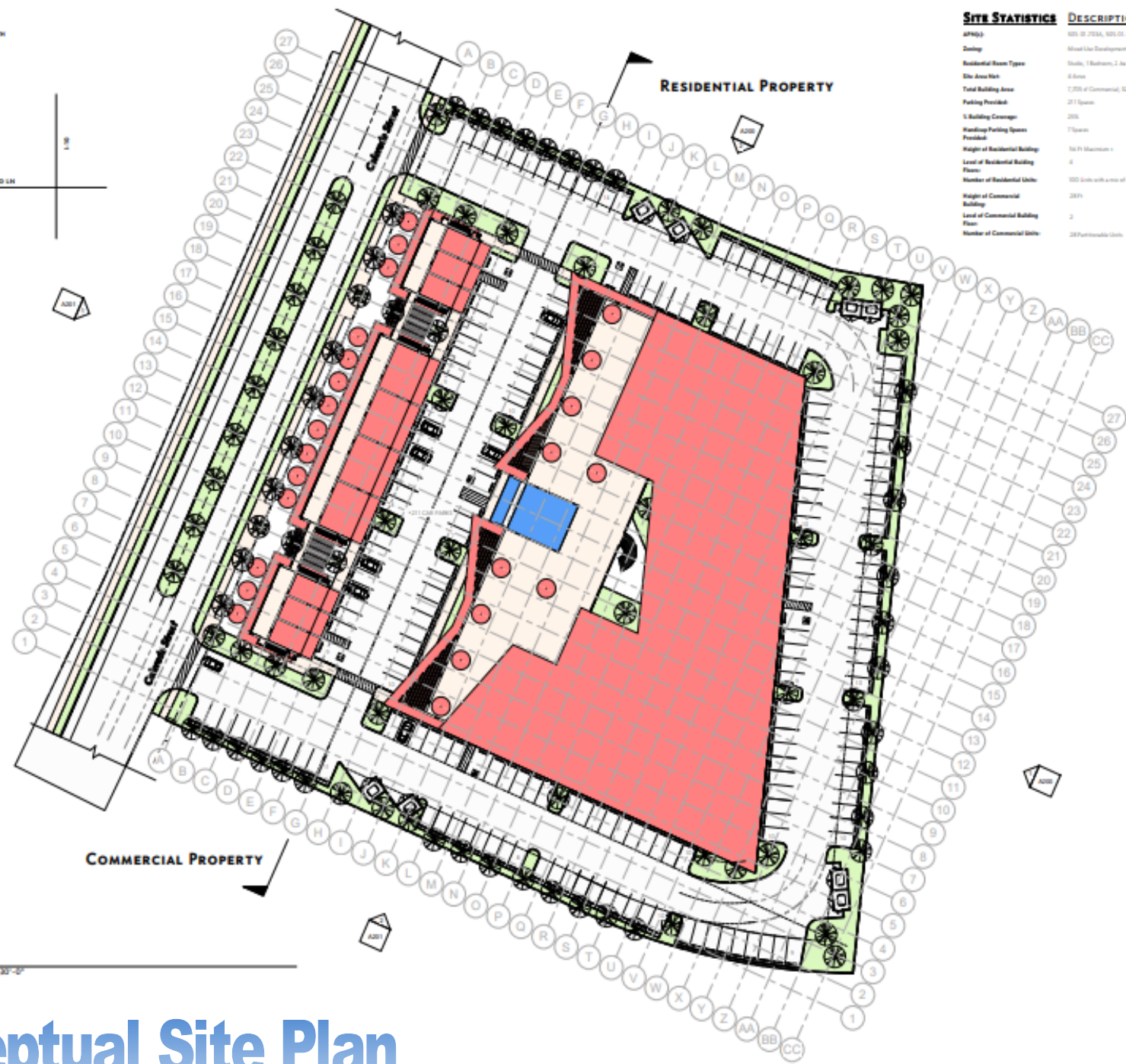
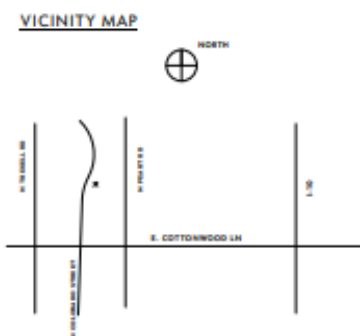


Subject Site

**Mission Heights
Preparatory High School**

Pearl Rd

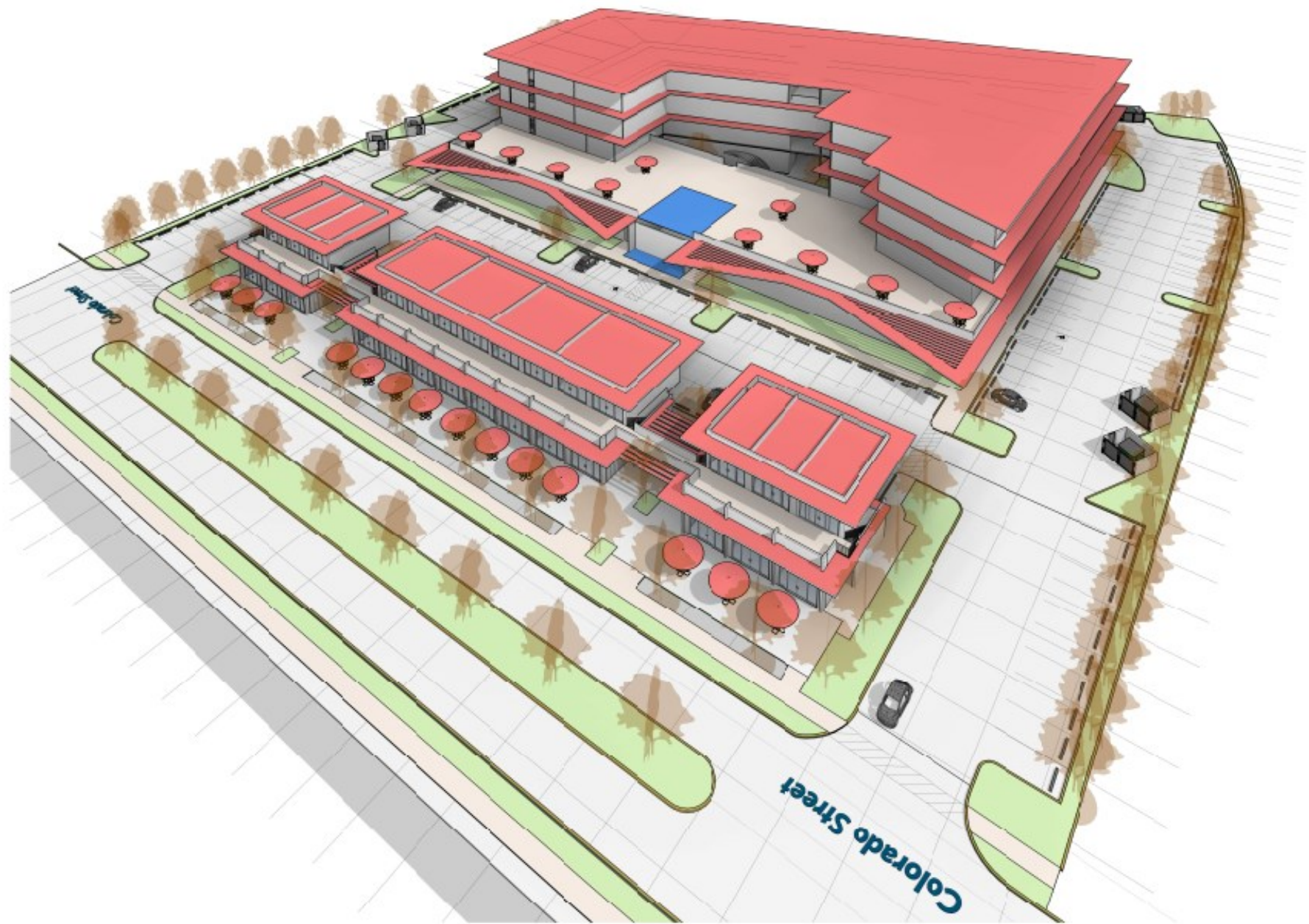
Cottonwood Rd



SITE STATISTICS	DESCRIPTION
APNs	161-01-7004, 161-01-7006, 161-01-4200, 161-01-4202
Zoning	Mid-Density Residential CD-R-3
Residential Room Types	Studio, 1 Bedroom, 2 Bedroom, and 3 Bedroom apartment
Site Area (Ac)	4.666
Total Building Area	7,208 of Commercial, 92,160 of Residential, 99,368 of Total
Parking Provided	211 Spaces
% Building Coverage	26%
Handicap Parking Spaces Provided	7 Spaces
Height of Residential Building	16.5 ft Maximum
Level of Residential Building Floor	0
Number of Residential Units	302 Units with some of Residential Room Types
Height of Commercial Building	28 ft
Level of Commercial Building Floor	0
Number of Commercial Units	28 Parkade Units

Conceptual Site Plan

Conceptual Rendering





Walbridge

FritoLay
Good fun!

Abbott
Nutrition

SUBJECT SITE

INTERSTATE
10

Maricopa-Casa Grande Hwy

KOHLER.

CCP
長春集團
Chang Chun Group

HENSLEY
Beverage Company

Gila Bend Hwy

price

Daisy
BRAND

FranklinFoods
Re-Inventing Cream Cheese

Ehrmann

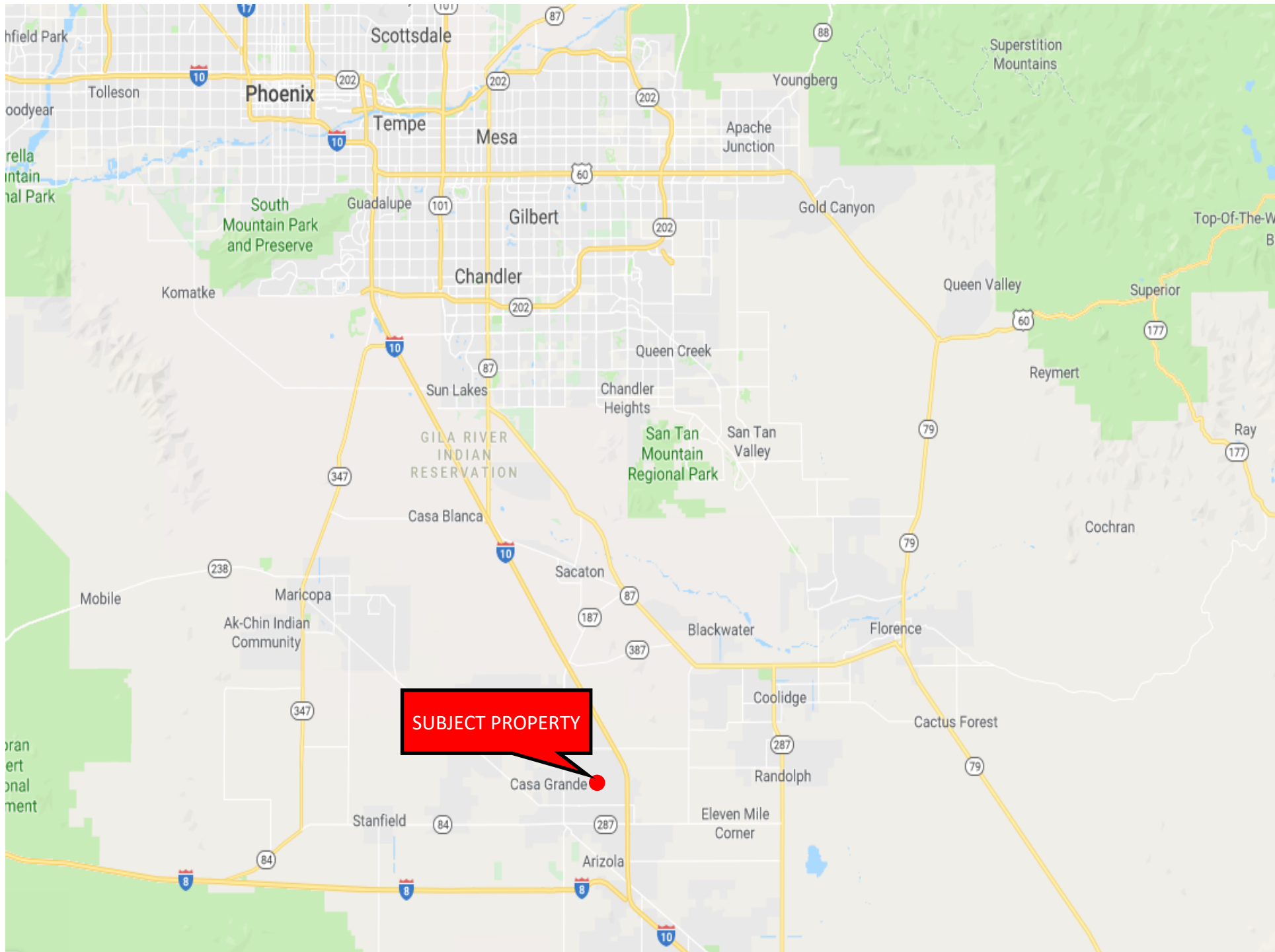
LKQ
Corporation

Walmart
Supply Chain

TSC TRACTOR
SUPPLY CO

LUCID

INTERSTATE
8



SUBJECT PROPERTY

Casa Grande