



CITY OF CASA GRANDE, ARIZONA

# PRESTIGE CASA GRANDE

PAUL MASON  
SPORTS COMPLEX

CASA GRANDE  
UNION HIGH SCHOOL

MCCARTNEY  
RANCH ELEMENTARY  
SCHOOL

RODEO RD

TREKELL RD

**SUBJECT  
SITE**

Lillian W Peart  
Looking Northwest



PHONE 480.367.0700 / FAX 480.367.8341  
[www.NathanLandAZ.com](http://www.NathanLandAZ.com)

7600 East Doubletree Ranch Road, Suite 150  
Scottsdale, AZ 85258





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RYAN DUNCAN / ryan@nathanlandaz.com

## CITY OF CASA GRANDE, ARIZONA

# PRESTIGE CASA GRANDE

### LOCATION

Located at the southwest corner of Rodeo Road and Kadota Avenue, City of Casa Grande, Pinal County, Arizona.

### SIZE

±18.51 Acres

### ASSESSOR PARCEL NUMBER

504-07-001

### PRICE

Submit

### TERMS

Submit

### ZONING

UR

### 2020 CITY OF CASA GRANDE GENERAL PLAN

Neighborhoods

### COMMENTS

Site has frontage along Rodeo Road, south of McCartney Ranch subdivision. [Please click](#) to view Project Narrative.

### UTILITIES

- Water: Arizona Water Company
- Sewer: City of Casa Grande
- Fire/Medical: City of Casa Grande
- Power: APS
- Telephone/Cable: Cox/CenturyLink

### SCHOOLS

Casa Grande Elementary School District and the Casa Grande Union High School District.



## CASA GRANDE QUICK FACTS



### POPULATION

2020 population: **57,581**  
Annual population growth: **2.68%**  
Median age of **34.1**



### GROWTH

Population estimate 2030: **75,049**  
Number of households: **18,475**



### ACTIVITIES

Casa Grande draws **golfers year-round**, with excellent play at a variety of area courses. Stroll through **historic downtown Casa Grande**, one of Arizona's Main Street communities, with more than 40 buildings in national and local historic registers. **Hike, bike** and even take a **farm or dairy tour**.



### BUILDING ACTIVITY (2020)

Cavan Commercial **+12%**  
SKW Contractors LLC **+43%**  
Consolidated Resources **+44%**

### PLANNING AND DEVELOPMENT (2020)

Cives Steel Company **+66%**  
Source: [casagrandeaz.gov](http://casagrandeaz.gov)



### TOP EMPLOYERS

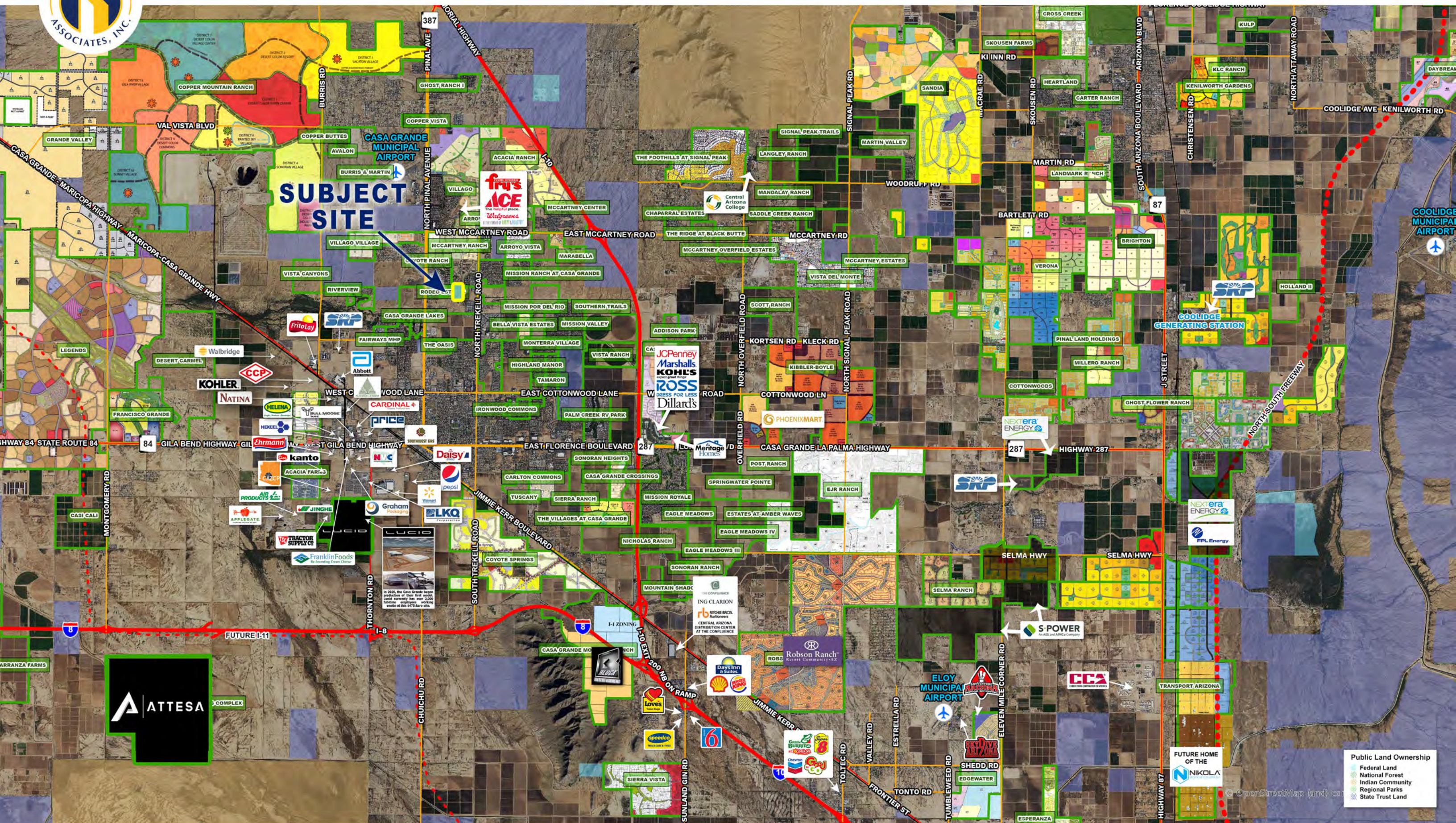
Abbott Nutrition **450**  
ACO Polymer **4,400 (worldwide)**  
Daisy Brand **400**  
Frito Lay **325**  
Hexcel Corporation **6,000 (worldwide)**  
MonsantoCotton Research Center **25,000 people (worldwide)**  
Wal-Mart Distribution **400**  
Source: [casagrandeaz.gov](http://casagrandeaz.gov)



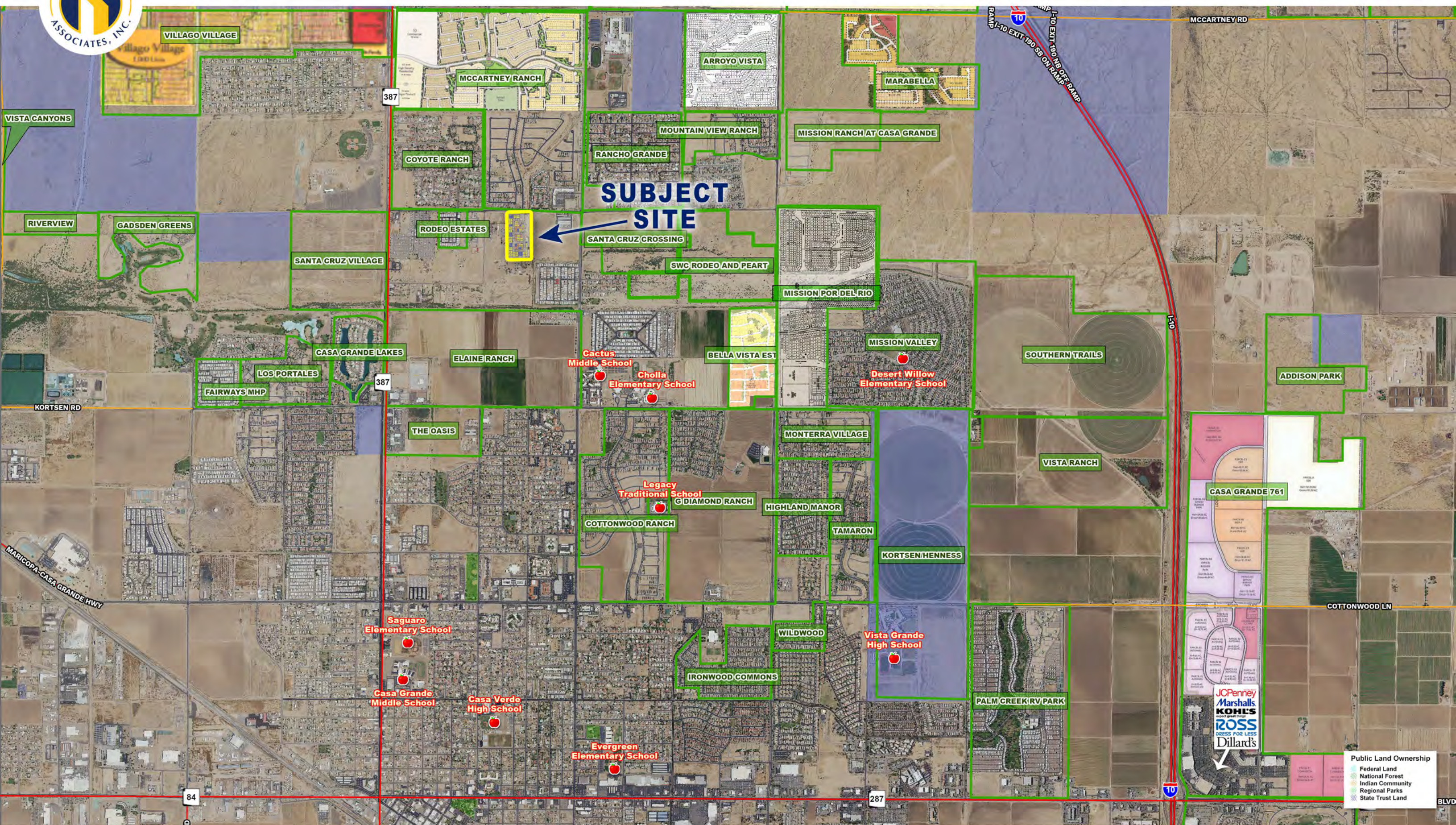
### LAND USE

**81%** of the more than 71,000 acres of land within the City's incorporated limits is **undeveloped or in agricultural use**. **Residential development and government uses** comprise the next two largest categories of land use totaling **12%**.  
Source: [casagrandeaz.gov](http://casagrandeaz.gov)

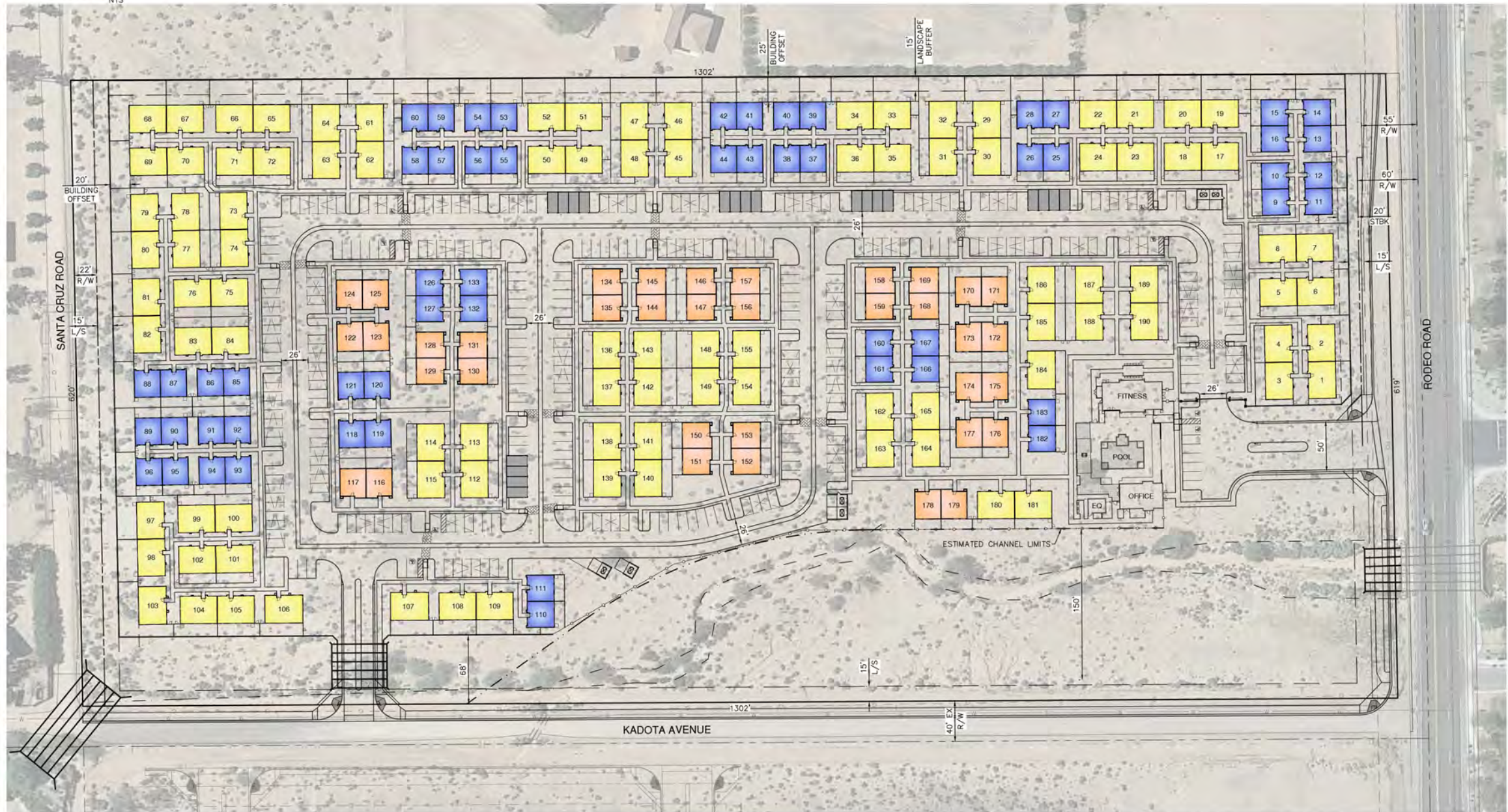
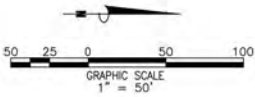












- LEGEND
- HANDICAP PARKING
  - ONE BEDROOM DUPLEX
  - TWO BEDROOM DUPLEX OR SINGLE
  - THREE BEDROOM DUPLEX (2 STORY)
  - GARAGES

MULTI-FAMILY UNITS AND PARKING			
	NUMBER OF UNITS	MIX %	TOTAL PARKING REQUIRED
1 BEDROOM	56	29%	84
2 BEDROOM	68	52%	147
3 BEDROOM	36	19%	72
TOTALS	160	100%	303
		GUEST PARKING (15%)	39
		TOTAL PARKING REQUIRED	341
		TOTAL PARKING PROVIDED	381
		GARAGES PROVIDED	20
TOTAL PARKING PROVIDED INCLUDES GARAGES			

SITE DATA	
GROSS ACRES	20.16
NET ACRES	17.66
GROSS DU/AC	9.42
NET DU/AC	10.76

Bowman

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Tempe, Arizona 85281  
Phone: (480) 625-8830  
www.bowmanconsulting.com  
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CONCEPTUAL LAYOUT  
PRESTIGE CASA GRANDE  
CASA GRANDE, AZ  
PINAL COUNTY

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
DAB	DAB DMF
DESIGN	DRAWN CHKD
SCALE	H: V:
JOB No.	051078-01-001
DATE	3/3/2022

1  
SHEET 1 OF 1



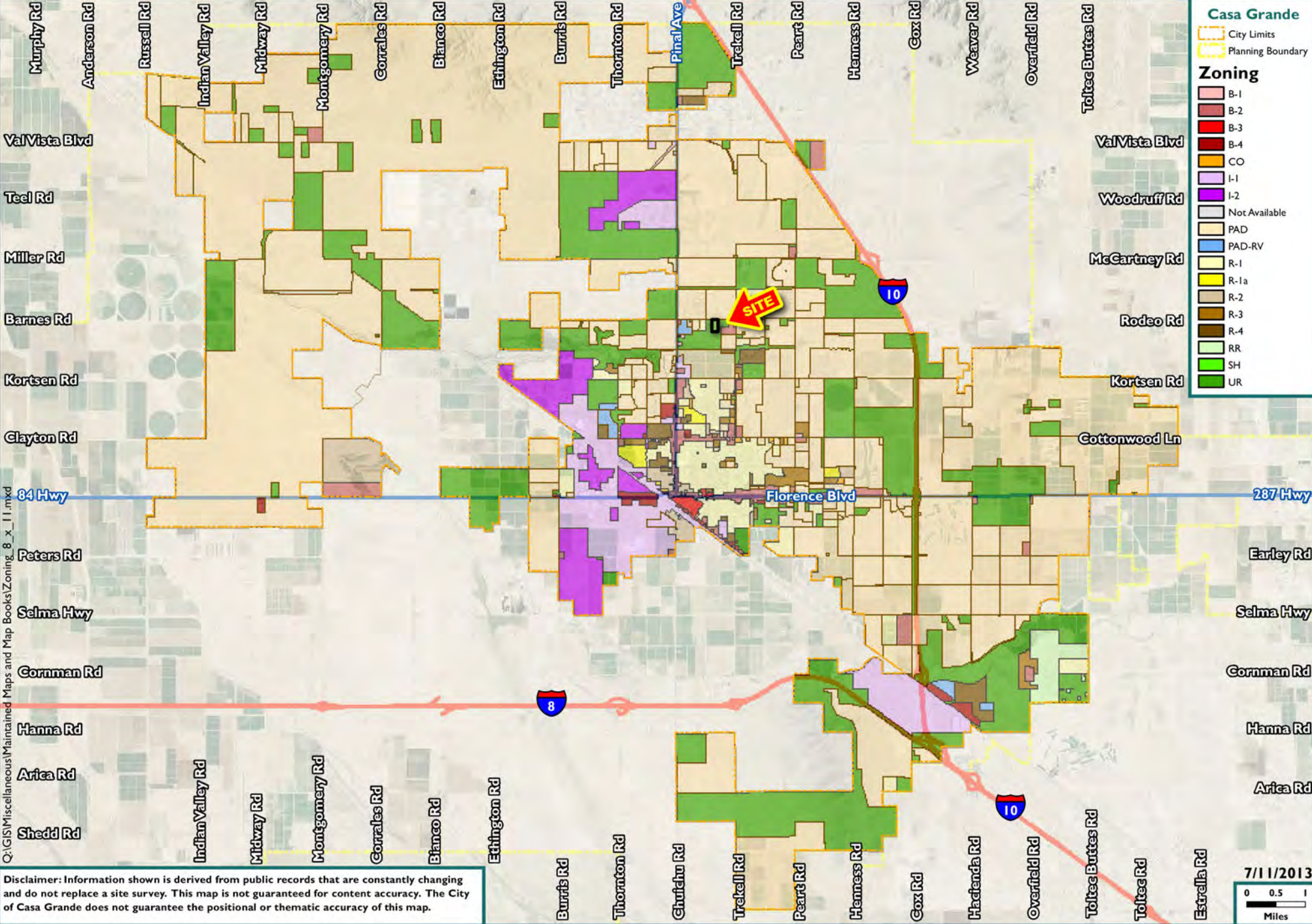




- City Limits
- Planning Boundary

### Zoning

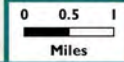
- B-1
- B-2
- B-3
- B-4
- CO
- I-1
- I-2
- Not Available
- PAD
- PAD-RV
- R-1
- R-1a
- R-2
- R-3
- R-4
- RR
- SH
- UR



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Disclaimer: Information shown is derived from public records that are constantly changing and do not replace a site survey. This map is not guaranteed for content accuracy. The City of Casa Grande does not guarantee the positional or thematic accuracy of this map.

7/11/2013



# Zoning

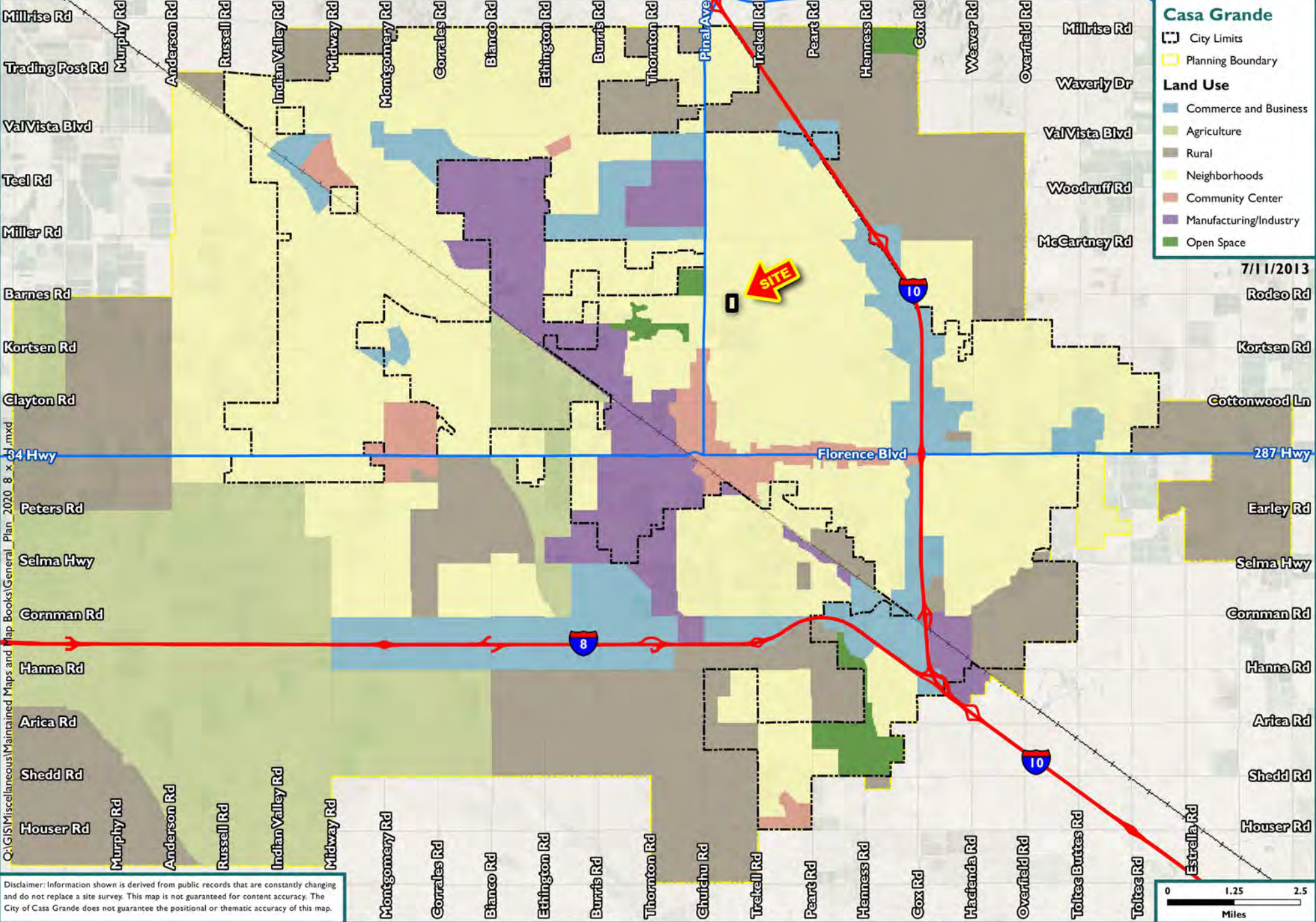




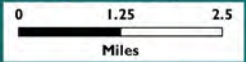
# Casa Grande

- City Limits
- Planning Boundary
- Land Use**
  - Commerce and Business
  - Agriculture
  - Rural
  - Neighborhoods
  - Community Center
  - Manufacturing/Industry
  - Open Space

7/11/2013



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## 2020 General Plan

