



CITY OF CASA GRANDE, ARIZONA

ARROYO LINDA

SWC RODEO ROAD AND PEART ROAD



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



CITY OF CASA GRANDE, ARIZONA

ARROYO LINDA

SWC RODEO ROAD AND PEART ROAD

LOCATION

The general boundaries of the property are Rodeo Road to the north, the Santa Cruz Wash to the south, Peart Road to the east, and the proposed Colorado Street to the west.

SIZE

135.36 Acres

ASSESSOR PARCEL NUMBERS

505-07-017 (9.75), 018 (2.97), 019 (3.70), 020 (0.84), 021 (1.00), 022 (1.22), 030 (2.56), 031 (1.03), 033 (3.42), 034A (59.45), 037 (19.50), 051B (29.92)

PRICE

\$35,000 per Acre or \$4,737,600

TERMS

Cash

ZONING

PAD | City of Casa Grande

- *Arroyo Linda Proposed Use:*
 - 457 Total Lots (± 3.08 DU/Ac)
 - 4 Acres Commercial (Neighborhood Business (B-1))
- *Arroyo Linda Proposed Lot Sizes:*
 - ± 227 Lots (55' x 115') and ± 230 Lots (70' x 115')
- *Open Space:*
 - 18.8% of the property



FOR MORE INFORMATION, CONTACT:
DAN BALDWIN / dan@nathanlandaz.com
RYAN DUNCAN / ryan@nathanlandaz.com

SETBACKS

Front: 20', Rear: 15', Side: 5'/10'

UTILITIES

Electric: Electric District #2/Hohokam

Cable Television: Cox Communications

Domestic Water: Arizona Water Company (AWC)

Wastewater: City of Casa Grande

Natural Gas: Southwest Gas

ADDITIONAL DOCUMENTS

[Please Click to View](#)

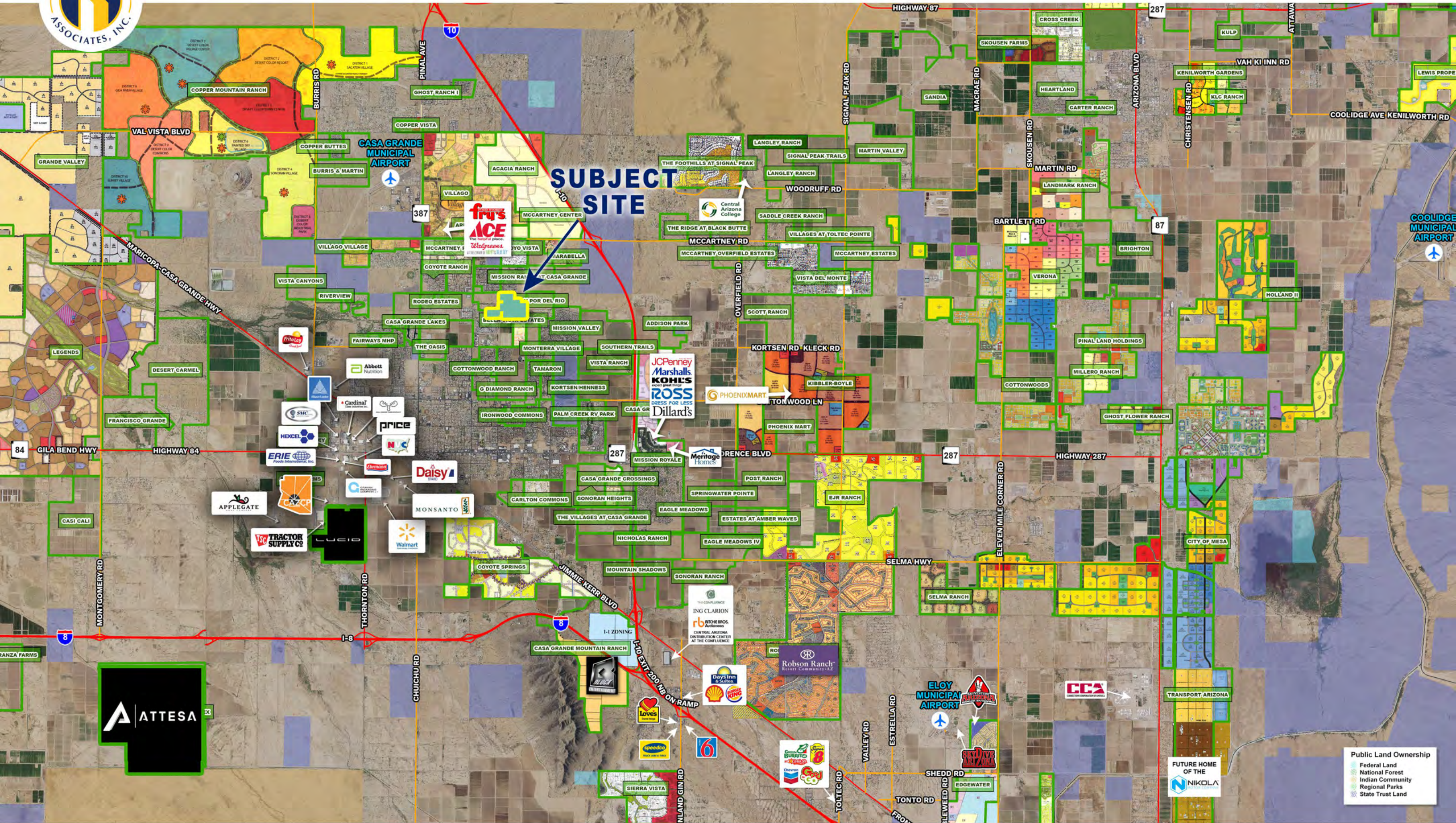
Arroyo Linda PAD

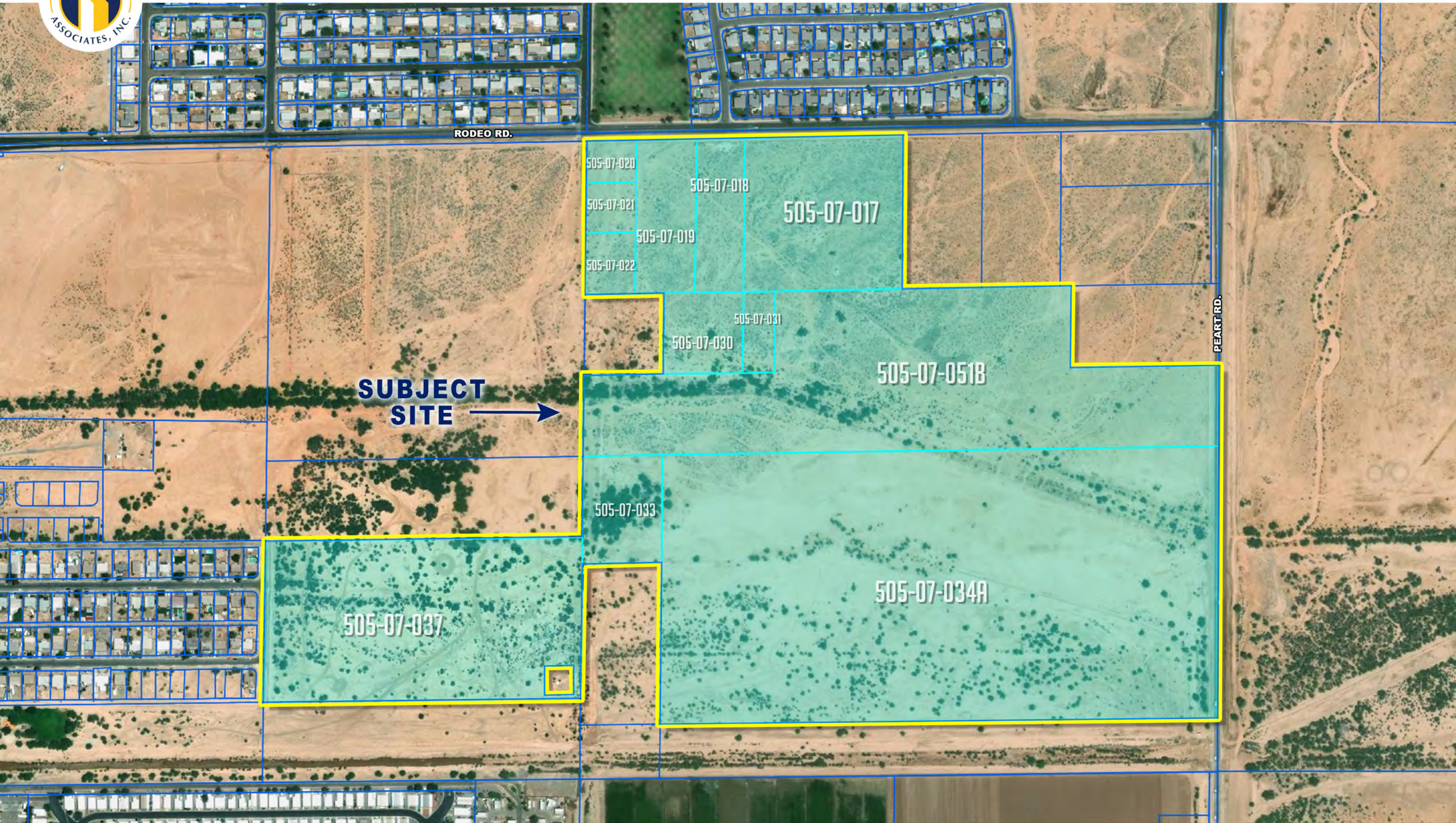
CLOMR FEMA Channel Exhibit

CLOMR Grading Plans 1-12 (002)



ARROYO LINDA - SWC RODEO ROAD AND PEART ROAD / PINAL COUNTY SUBMARKET







ARROYO LINDA - SWC RODEO ROAD AND PEART ROAD / PINAL COUNTY SUBMARKET

