



CITY OF CASA GRANDE, ARIZONA

MISSION POR DEL RIO



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Scottsdale, AZ 85258



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LOCATION

Located at the northeast corner of Korsten Road and Peart Road in the City of Casa Grande (Pinal County), Arizona.

SIZE

±248 Gross Acres

Lot Count	Lot Size	Setbacks
195	55' x 110'	Front: 15' to 23' Side: 5' and 10' Rear: 20'
35	55' x 130'	Front: 15' to 23' Side: 5' and 10' Rear: 20'
91	60' x 118'	Front: 15' to 23' Side: 5' and 10' Rear: 20'
47	65' x 110'	Front: 15' to 23' Side: 5' and 10' Rear: 20'
148	70' x 118'	Front: 15' to 23' Side: 5' and 10' Rear: 20'
49	73' x 118'	Front: 15' to 23' Side: 5' and 10' Rear: 20'
55	45' x 100'	Front: 20' Side: 10' and 0' Rear: 20'

ASSESSOR PARCEL NUMBERS

505-10-002, 004B and 004D

PRICE

\$8,680,000 or \$35,000 per Acre

TERMS

Cash

ZONING

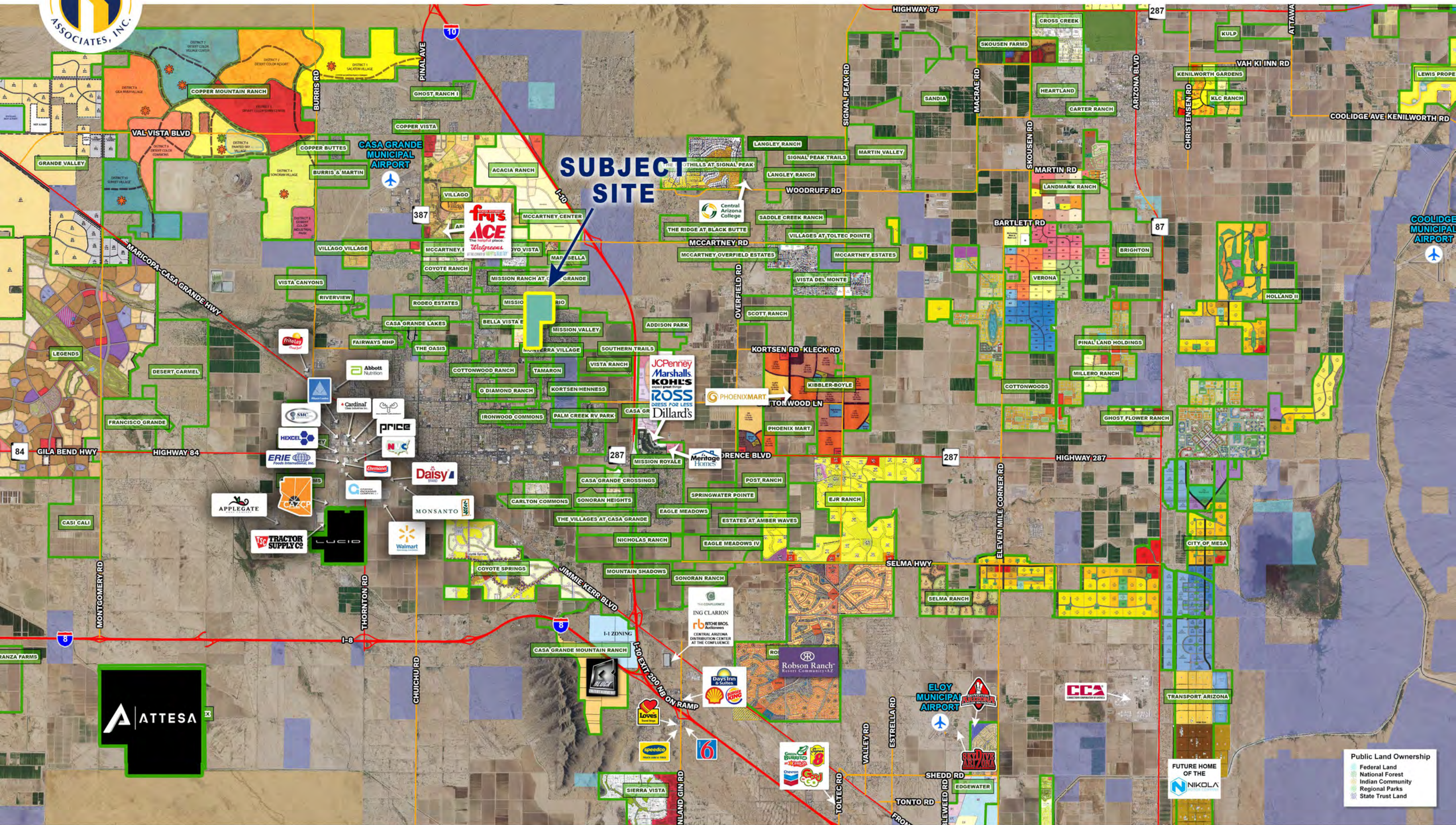
[PAD](#) | City of Casa Grande

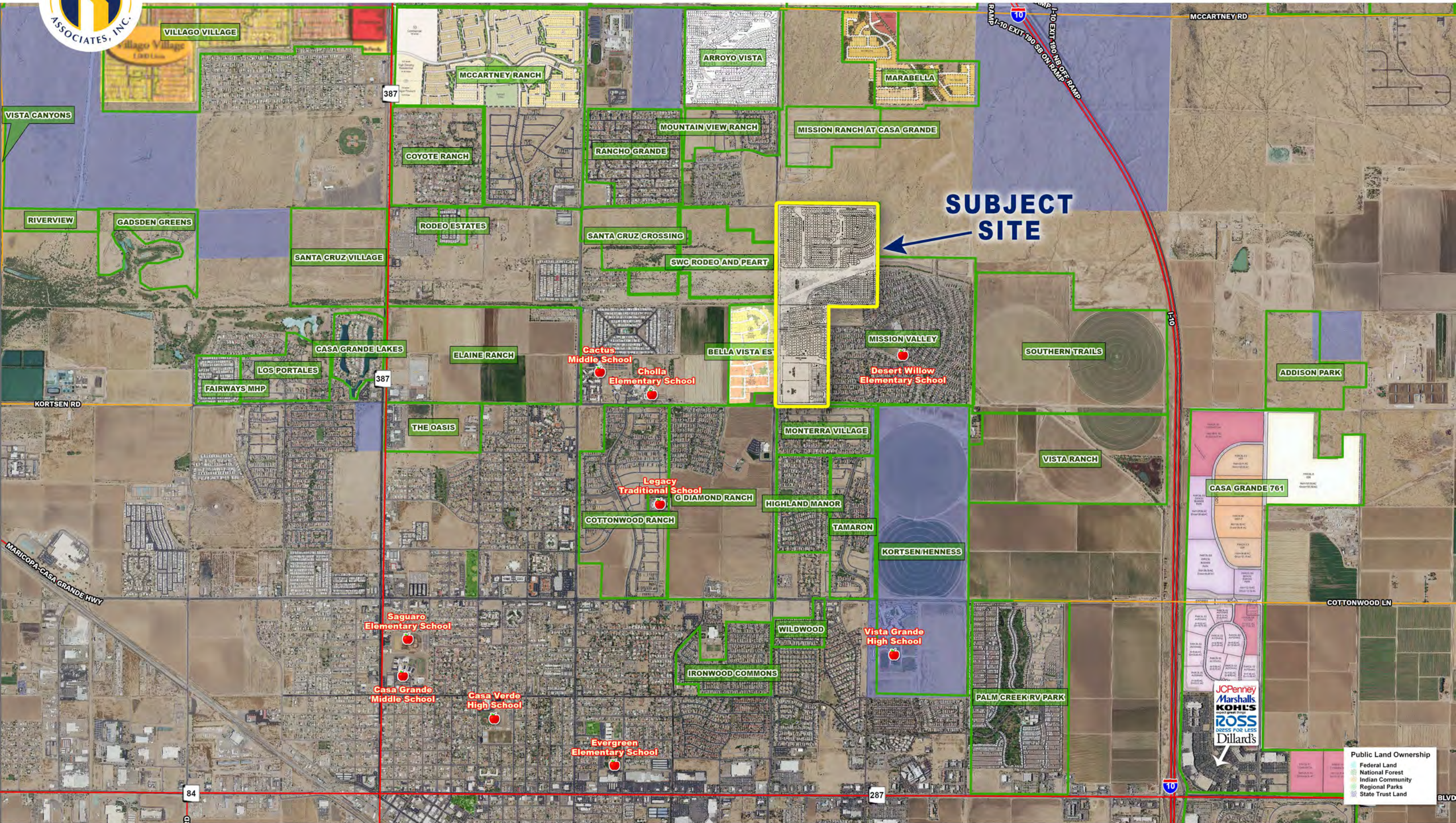
PROPERTY USE

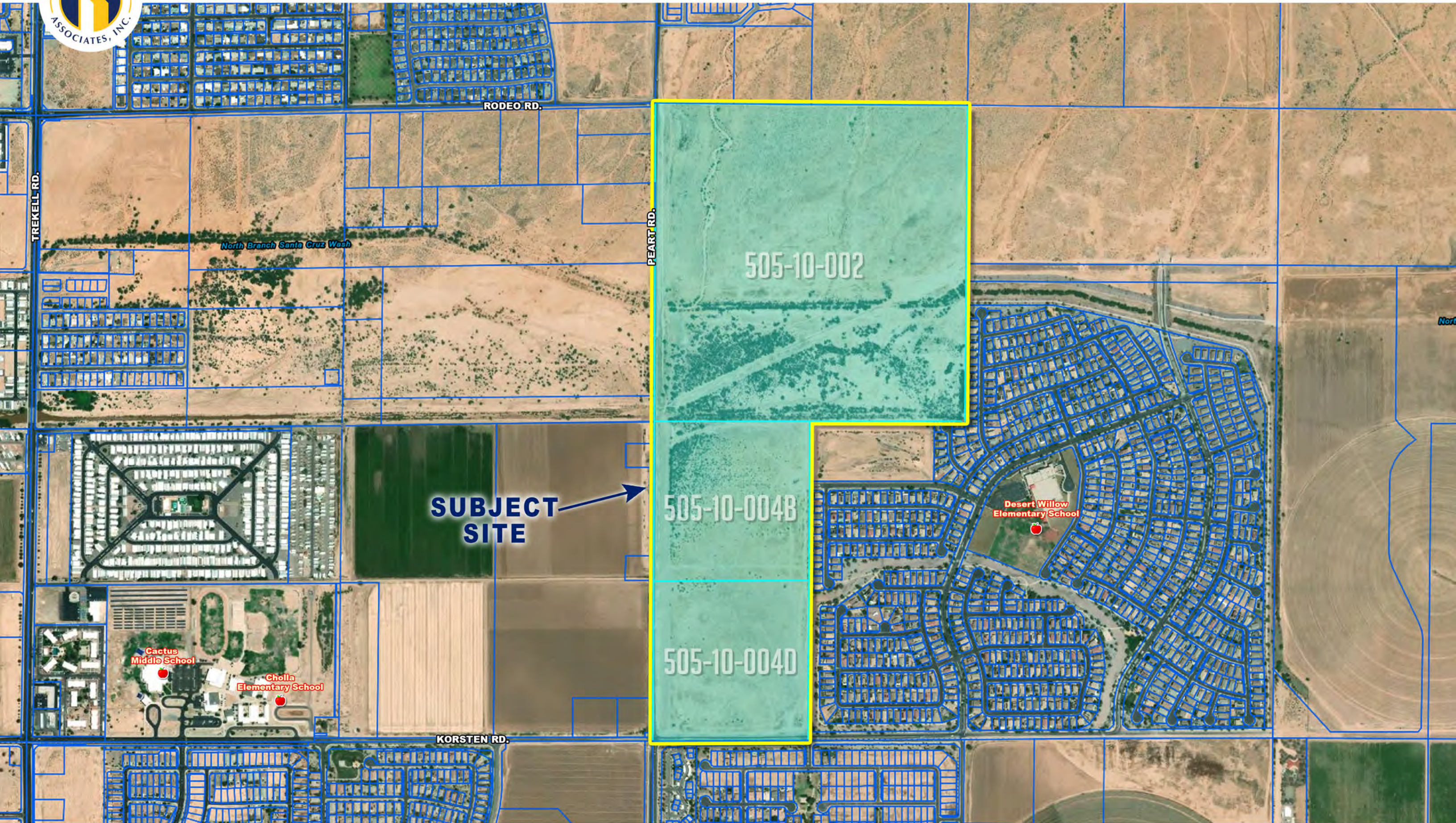
- SFR Detached: 206 Net acres of 565 Lots
- SFR Attached: 11.6 Net acres or 55 Lots
- MFR 8 Net Acres, 120 Units
- COM: 10 Net Acres

UTILITIES

Sewer: City of Casa Grande | Water: Arizona Water Company | Electrical: APS









CONCEPTUAL LAND USE PLAN MISSION POR DEL RIO

A PLANNED AREA DEVELOPMENT LOCATED WITHIN A PORTION OF SECTION 10, T. 6 S., R. 6 E., OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

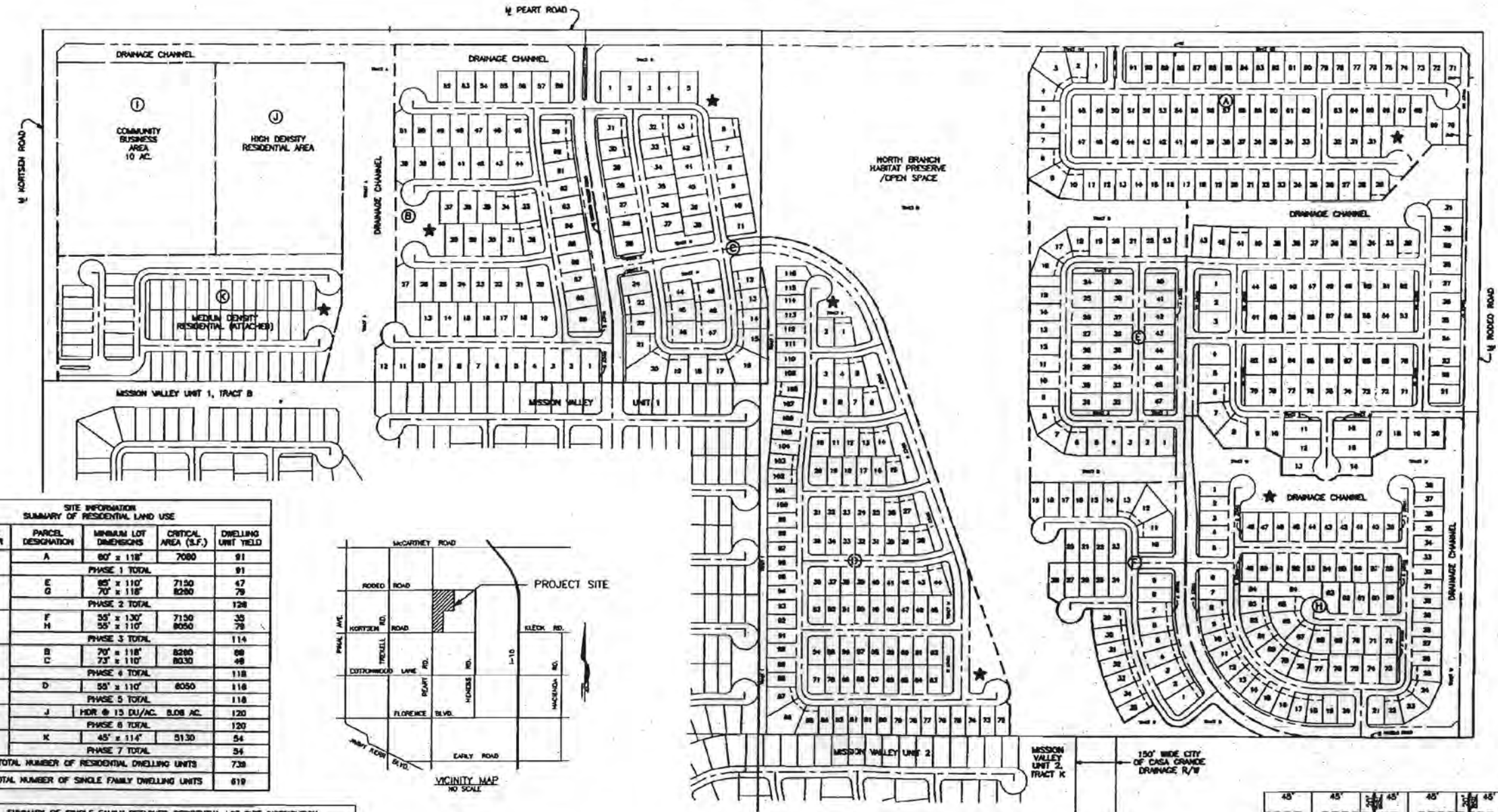
MISSION POR DEL RIO LEGAL DESCRIPTION

THAT PORTION OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10;
THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 10 A DISTANCE OF 5421.41 FEET TO THE NORTHEAST CORNER OF SAID SECTION 10;
THENCE SOUTH 89 DEGREES 37 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 2672.67 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE SOUTH 00 DEGREES 18 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2682.33 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 48 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1332.28 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE SOUTH 00 DEGREES 11 MINUTES 09 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 2703.28 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 89 DEGREES 27 MINUTES 15 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1324.17 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS: 10,798,590 S.F./247,858 AC.

LEGEND

- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- STREET CENTER LINE
- PARCEL DESIGNATION
- ★ DENOTES POCKET PARK/TOT LOT & RAMADA OR 1/2 COURT BASKETBALL COURT

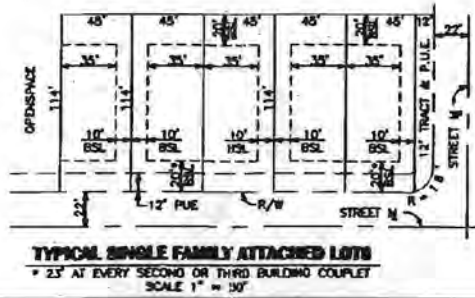


SITE INFORMATION SUMMARY OF RESIDENTIAL LAND USE				
PHASE NUMBER	PARCEL DESIGNATION	MINIMUM LOT DIMENSIONS	CRITICAL AREA (S.F.)	DWELLING UNIT YIELD
1	A	80' x 118'	7080	91
	PHASE 1 TOTAL			91
2	E	85' x 110'	7150	47
	G	70' x 118'	8280	79
PHASE 2 TOTAL				128
3	F	55' x 130'	7150	30
	H	55' x 110'	6050	79
PHASE 3 TOTAL				114
4	B	70' x 118'	8280	88
	C	73' x 110'	8030	49
PHASE 4 TOTAL				118
5	D	55' x 110'	6050	118
	PHASE 5 TOTAL			118
6	J	MDR @ 15 DU/AC, 8.08 AC.		120
	PHASE 6 TOTAL			120
7	K	45' x 114'	5130	54
	PHASE 7 TOTAL			54
TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS				738
TOTAL NUMBER OF SINGLE FAMILY DWELLING UNITS				619



SUMMARY OF SINGLE FAMILY DETACHED RESIDENTIAL LOT SIZE DISTRIBUTION					
PARCEL DESIGNATION	8000 S.F. TO 8999 S.F.	7000 S.F. TO 7999 S.F.	6000 S.F. TO 6999 S.F.	5000 S.F. TO 5999 S.F.	10,000 S.F. & GREATER
A	-	78	10	2	3
B	-	-	32	31	8
C	97	-	40	5	1
D	-	17	-	1	-
E	-	41	6	1	-
F	-	27	1	2	1
G	88	-	67	8	1
H	-	14	-	1	-
TOTAL	185	175	158	50	22
PERCENTAGE	28.95	30.70	27.72	8.77	3.58

SINGLE FAMILY DETACHED RESIDENTIAL LOT TYPE DISTRIBUTION						
LOT TYPE	TOTAL NUMBER	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5 FULL SITE
70x118	148	-	82.70	-	58.47	38.20
73x110	49	-	-	-	41.53	8.87
85x110	47	100	37.30	-	-	8.31
90x118	91	-	-	-	-	18.11
55x110	195	-	-	89.30	-	34.51
55x130	35	-	-	30.70	-	6.20
TOTAL	585	100	100	100	100	100



340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85222
B.N.R. INC.
CIVIL ENGINEERING
LAND SURVEYING
PH: 602-971-8881
FAX: 602-971-8882



CALL TWO EASYWAYS
BEFORE YOU GO
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PREPARED FOR:
CARL HOFFMAN
1225 E. WILLETTA STREET, LOT 17
TEMPE, AZ 85284

JOB NO.
03-158
DATE
1/22/04
DRAWN
SHEA
SCALE
1"=300'
REVISIONS

SHEET
1 OF 1