



CITY OF CASA GRANDE, ARIZONA

# FLORENCE & ASH



**SUBJECT SITE**

*Florence & Ash  
Looking Southwest*

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land



PHONE 480.367.0700 / FAX 480.367.8341  
www.NathanLandAZ.com

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





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

## CITY OF CASA GRANDE, ARIZONA

# FLORENCE & ASH

### LOCATION

Located at the northeast corner of Florence Street and Ash Avenue in the City of Casa Grande (Pinal County), Arizona.

### SIZE

34.14 Acres

Parcel	Unit Count	Lot Size	DU/Ac	Acreage
1	112	45' x 112'	4	26
2	116	Build to Rent	11	11
<i>Totals</i>	<i>228</i>	<i>-</i>	<i>-</i>	<i>37</i>

### ZONING

PAD – City of Casa Grande (Single-Family and Multi-Family)

### PRICE

Submit

### WATER AND SEWER LINES

- Water: Florence & Ash will tie into an existing offsite 16-inch water line in Ash Avenue.
- Sewer: Florence & Ash will tie into an existing 8-inch and 12-inch offsite sewer line in Ash Avenue.



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## DUE DILIGENCE

[Please click](#) to view documents:

- ALTA
- Certificate of Assured Water Supply
- PAD Narrative
- Phase 1 Environmental Assessment
- Project Narrative

## ARIZONA OPPORTUNITY ZONE

Site is located in an Arizona Opportunity Zone.

For more information, please visit: <https://www.phoenix.gov/econdev/opportunity-zones>.

## COMMENTS

The subject property is located in Casa Grande near the Historic Downtown/Main Street District and just over one-mile southwest of Casa Grande City Hall. This is a transitional area between the downtown district and an emerging industrial area to the west and southwest that lends itself to excellent potential for residential development.

Plans are in process to develop the ±10.6 acres on the west side of the property to a 116 unit (11 DU/Ac) Build to Rent project. This private single-family neighborhood will offer one story detached single family and duplex homes with central amenities. These homes will be designed in a cluster configuration focused on a central recreation area on a single parcel.

## ASSESSOR PARCEL NUMBERS

507-12-025G and 507-12-025H

## PROPERTY TAXES

2020 Assessment: \$20,670.02



## 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*



### 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*



### 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*







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Conceptual Site Plan 07						
SITE DATA TABLE						
Parcel	Unit Count	Gross Area (acres)	Gross Density (DU/AC)	Net Area (acres)	Net Density (DU/AC)	Unit Mix (%)
Parcel 1-SF (45x112)	112	25.9	4.3	25.2	4.8	49%
Parcel 2-Build to Rent	116	10.6	11.0	10.1	11.5	51%
<b>TOTAL</b>	<b>228</b>	<b>36.5</b>	<b>6.3</b>	<b>35.3</b>	<b>6.5</b>	<b>100%</b>

Conceptual Site Plan 07		
BUILD TO RENT		
Unit Type	Number of Units	Unit Mix
1 Bedroom	28	24%
2 Bedroom	59	51%
3 Bedroom	29	25%
<b>TOTAL</b>	<b>116</b>	<b>100%</b>

Conceptual Site Plan 07		
BUILD TO RENT		
PARKING TABLE		
Unit Type	Required Spaces	Provided Spaces
1 Bedroom	28 (1 per Unit)	28
2 Bedroom	118 (2 per Unit)	118
3 Bedroom	58 (2 per Unit)	58
Guest	12 (1 per Every 10 Units)	12
<b>Subtotal</b>	<b>216</b>	<b>216</b>
ADA Parking	5	5
<b>TOTAL</b>	<b>221</b>	<b>221</b>

Total Includes 118 Covered Parking Spaces. (116 each, 1 per each unit plus 2 ADA spaces).

NOTE: Above and underground retention is anticipated for Parcel 2.

**LEGEND**

- PROPERTY BOUNDARY
- AMENITY AREA
- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- 3-BEDROOM UNIT
- RETENTION
- COVERED PARKING
- WASTE RECEPTACLES



**FLORENCE AND ASH**  
 CASA GRANDE, AZ  
**CONCEPTUAL SITE PLAN 07**



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 Scottsdale, AZ 85258

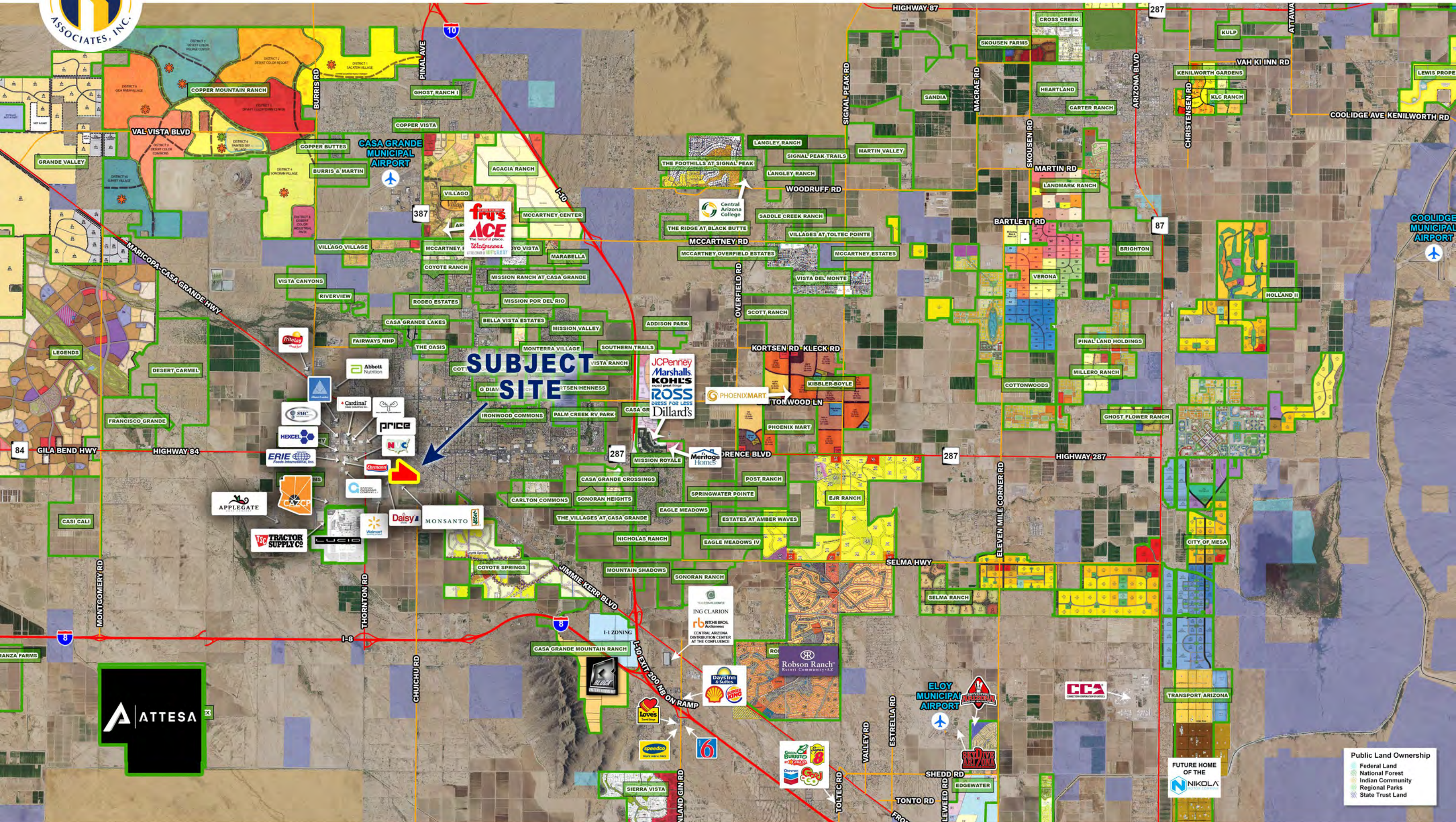
**HILGARTWILSON**  
 ENGINEER | PLAN | SURVEY | MANAGE

PROJ NO.: 2024.01  
 DATE: JUL 2020  
 SCALE: 1" = 100'  
 DRAWN: CL

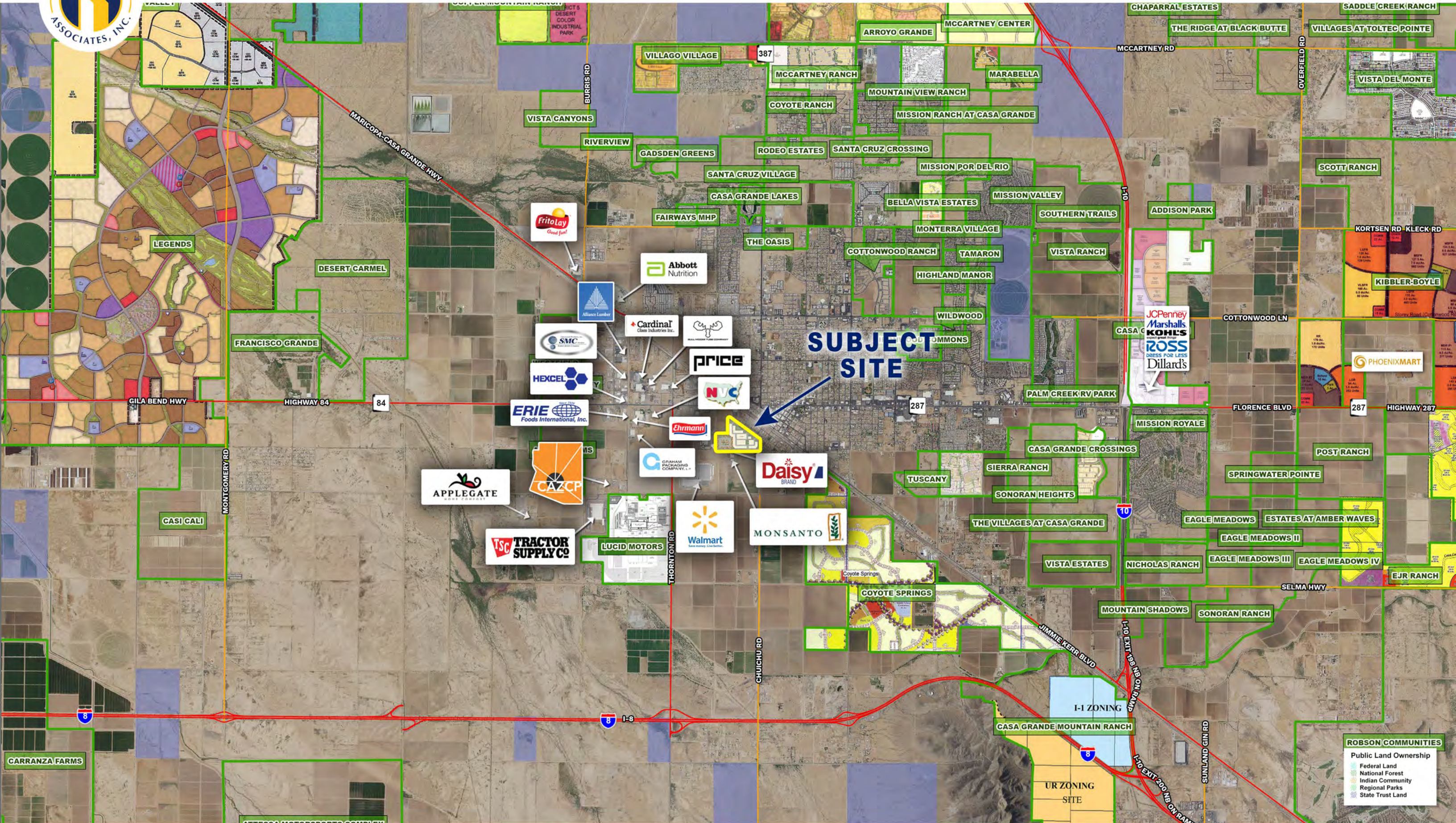
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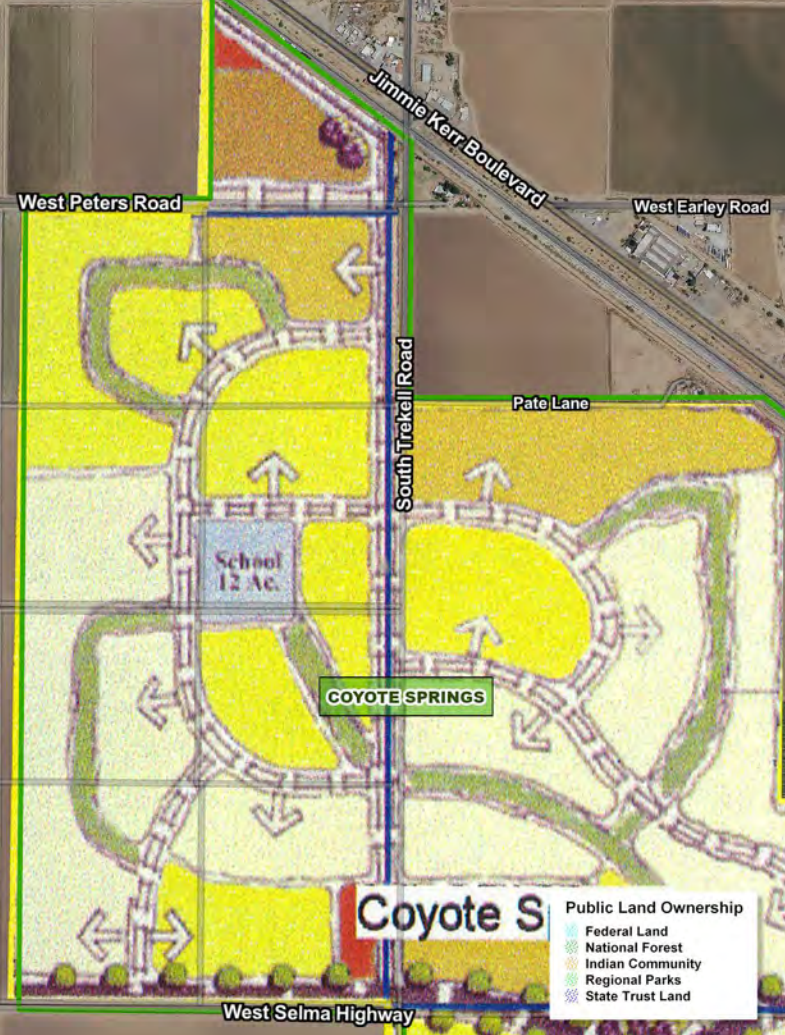


**SUBJECT SITE**

**LUCID**



In 2020, the Casa Grande site will begin production of their first model. By 2022, Lucid anticipates having over 2,000 full-time employees working onsite.







### ARIZONA OPPORTUNITY ZONES

Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.

The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low-income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment:

**Investments held 10 years:** taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2026, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2028.\*

**Investments held 7 years:** taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2025. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.\*

**Investments held 5 years:** taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2023. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.\*