



112 FINAL PLATTED LOTS AND 456 BTR LOTS

# FLORENCE & ASH



Florence & Ash  
Looking Southwest

ARIZONA  
84

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



PHONE 480.367.0700 / FAX 480.367.8341  
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CITY OF CASA GRANDE, ARIZONA

# FLORENCE & ASH

## 112 FINAL PLATTED LOTS AND 456 BTR LOTS

### LOCATION

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

### SIZE AND PRICE

LOT COUNT	LOT SIZE	PRICE/FINAL PLATTED LOT	PURCHASE PRICE
112	45' x 110'	\$31,500	\$3,528,000

LOT COUNT	DENSITY	PRICE/LOT	PURCHASE PRICE
456	20.4	\$8,559	\$3,902,976

**Total: \$7,430,976**

### PRICE

\$7,430,976

### DEAL TERM

Seller will entertain offers on just the 112 - 45' x 110' lots or just the 456 Build to Rent lots.

### ASSESSOR PARCEL NUMBER

507-12-025G

### DENSITY

Parcel 1: 4 DU/Acre

Parcel 2: 20.4 DU/Acre

### ZONING

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

### PROPERTY TAXES

2023 Assessment: \$16,238.36



## 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.

## 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.

## ENTITLEMENTS

Final Plat was approved April, 2023. Click due diligence link below to view.

## ADDITIONAL DOCUMENTS

[Please click](#) to view documents

- ALTA
- Certificate of Assured Water Supply
- Final Plat - Approved
- PAD Narrative
- Parcel 2 Conceptual Elevation
- Phase 1 Environmental Assessment
- Preliminary Plat
- Preliminary Plat Approval Letter
- Project Narrative



## CASA GRANDE QUICK FACTS



### POPULATION

2023 population: **65,064**  
Annual population growth: **2.99%**  
Median age of **36.1**



### GROWTH

Population estimate 2030: **75,049**  
Number of households: **19,231**



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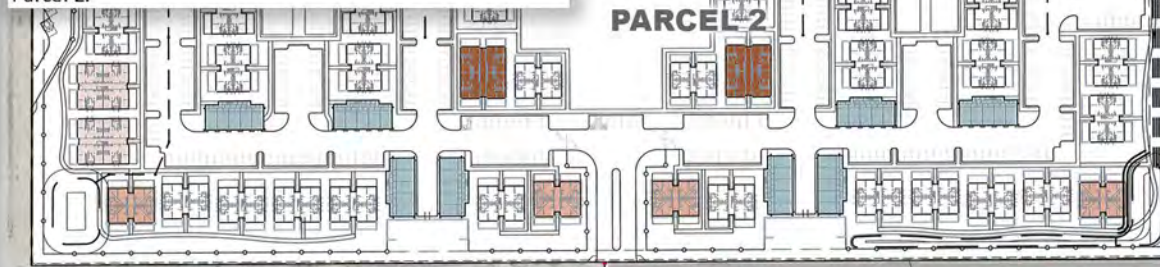
Conceptual Site Plan 07 SITE DATA TABLE						
Parcel	Unit Count	Gross Area (acres)	Gross Density (DU/AC)	Net Area (acres)	Net Density (DU/AC)	Unit Mix (%)
Parcel 1-SF (45x112)	112	25.9	4.3	25.2	4.8	49%
Parcel 2-Build to Rent	116	10.6	11.0	10.1	11.5	51%
<b>TOTAL</b>	<b>228</b>	<b>36.5</b>	<b>6.3</b>	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



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

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

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

PHONE 480.367.0700 / FAX 480.367.8341  
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All information contained herein is from sources deemed reliable, but not guaranteed. All figures and measurements are approximate. Offer subject to prior sale, price change, correction or withdrawal.



Site Data Table

Total Gross Area:	22.4 acres (974,743 sq. ft.)
Total Net Area:	20.5 acres (890,846 sq. ft.)
Total Gross Density:	20.4 du/ac
Total Units:	456 units

Building/ Unit Mix Provided

8 Plex ~ 1 bed 1 bath:	42 Bldgs/ 336 Units	(74%)
8 Plex ~ 2 bed 1 bath:	10 Bldgs/ 80 Units	(18%)
4 Plex ~ 1 bed 1 bath:	4 Bldgs/ 16 Units	(3%)
4 Plex ~ 2 bed 1 bath:	2 Bldgs/ 8 Units	(2%)
Garage ~ 2 bed 1 bath:	8 Bldgs/ 16 Units	(3%)

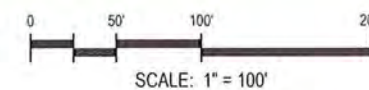
Parking Required/ Provided

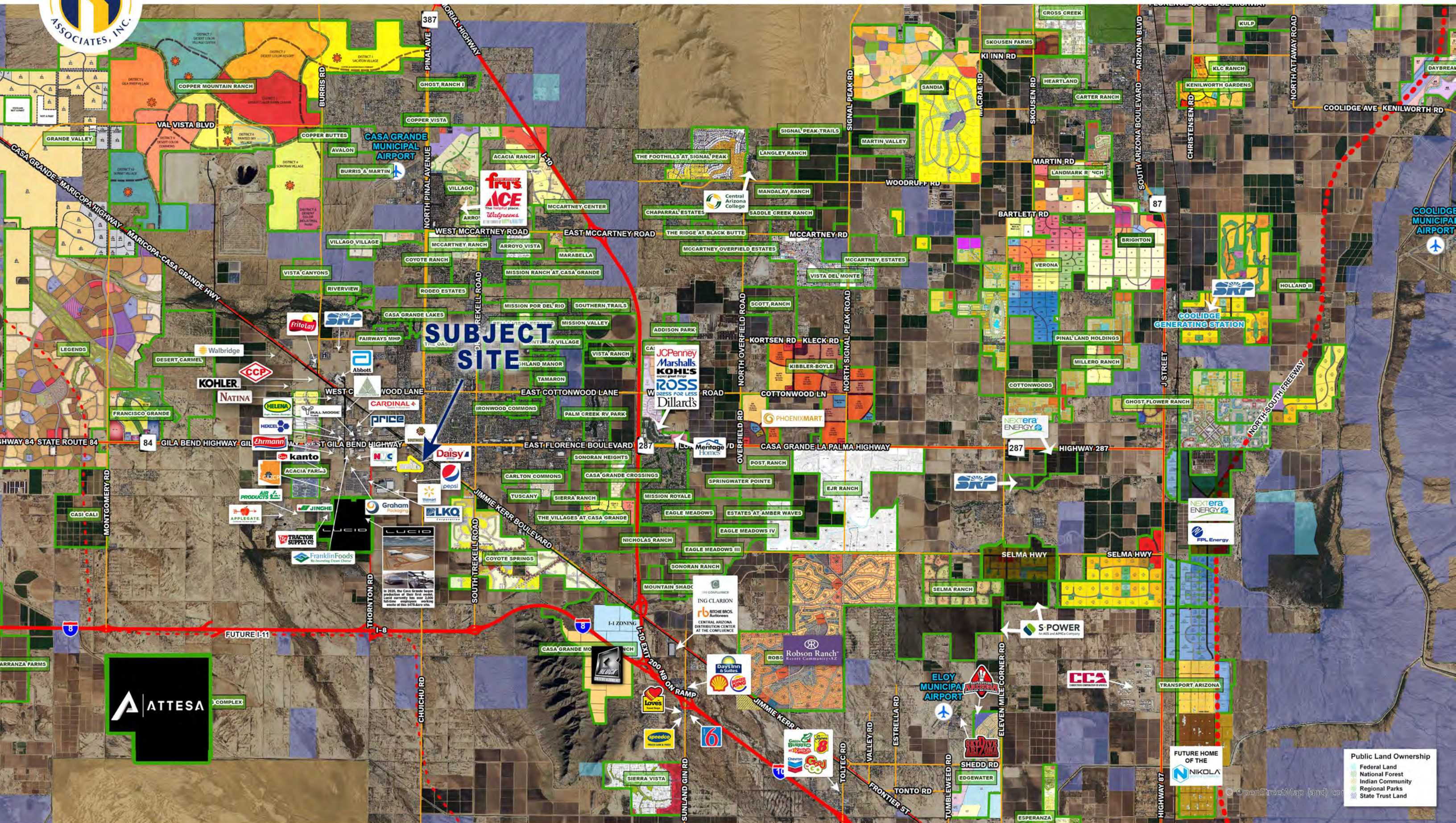
Required:	1 space per 1 bedroom	(352)	Provided Parking:	562 surface spaces
	1.75 spaces per 2 bedroom	(182)		56 garage spaces
	1 guest space per 5 units	(92)		618 total spaces
	<b>Total Required Parking:</b>	<b>(626)</b>		

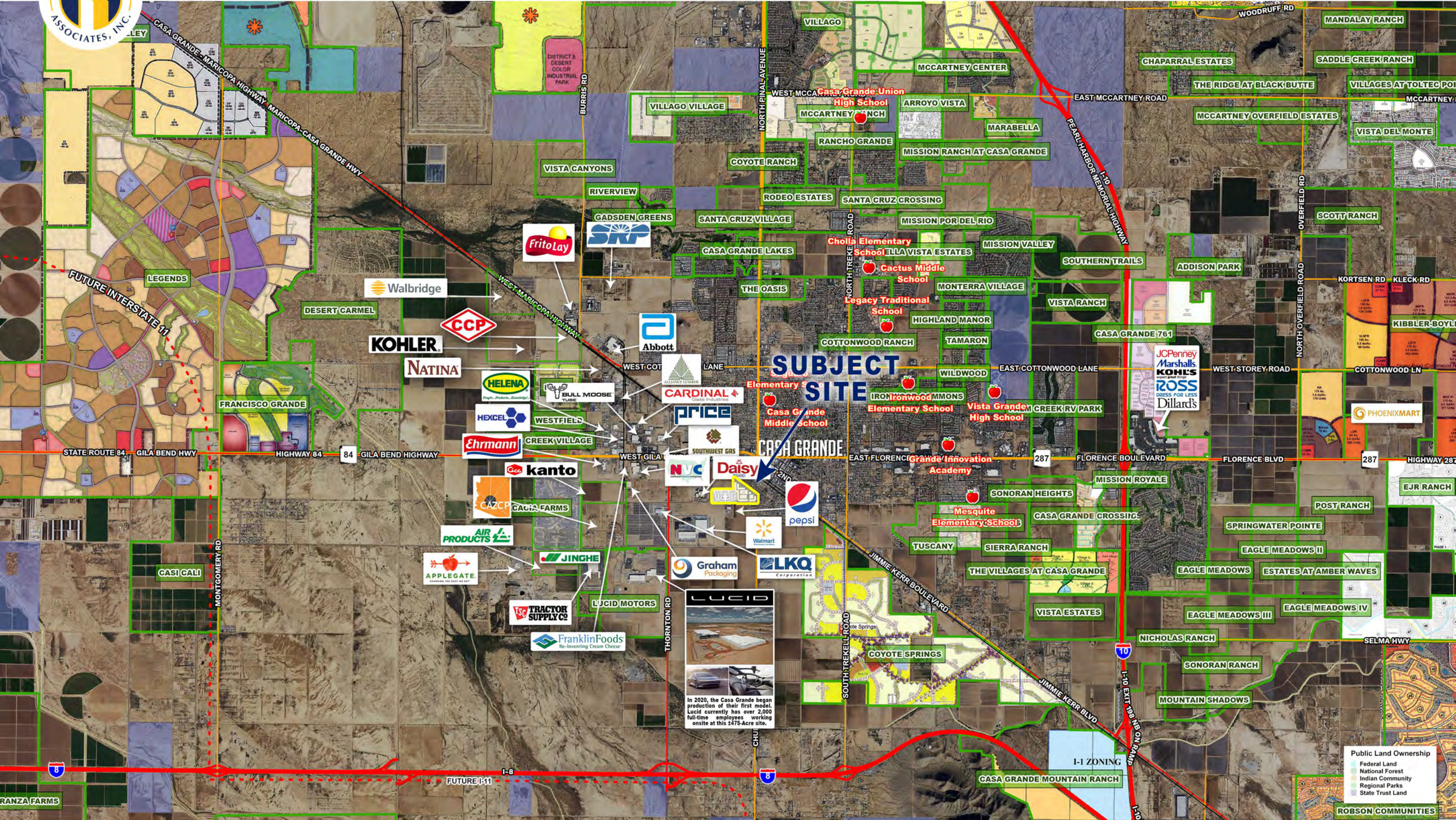
CONCEPTUAL - SITE DATA MAY CHANGE DUE TO SITE PLAN UPDATES



Plan is conceptual and subject to change.







**LUCID**  
In 2020, the Casa Grande began production of their first model. Lucid currently has over 2,000 full-time employees working onsite at this 1475-Acre site.

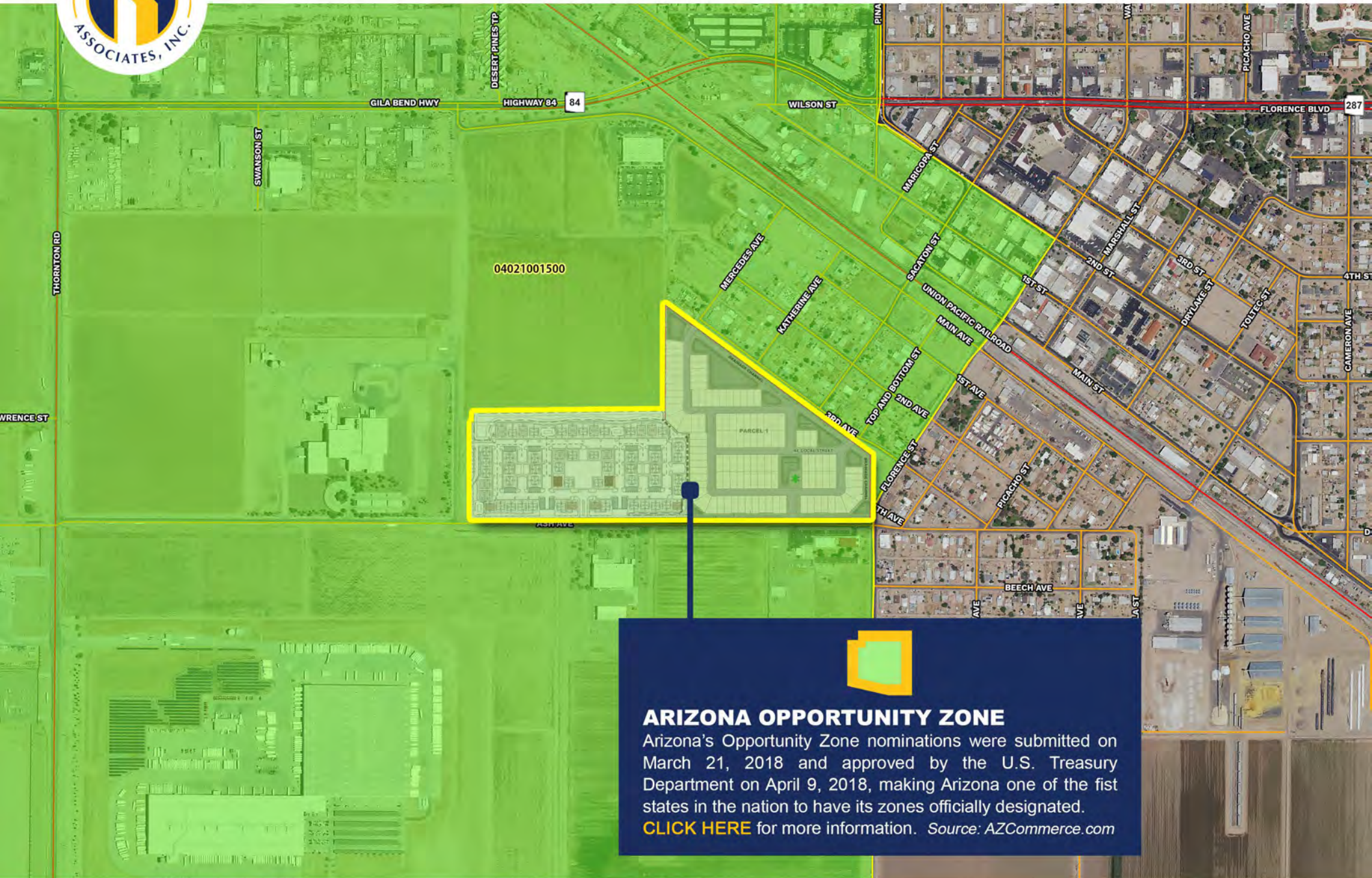
**Public Land Ownership**  
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# ARIZONA OPPORTUNITY ZONE / FLORENCE & ASH



## ARIZONA OPPORTUNITY ZONE

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.

[CLICK HERE](#) for more information. Source: AZCommerce.com