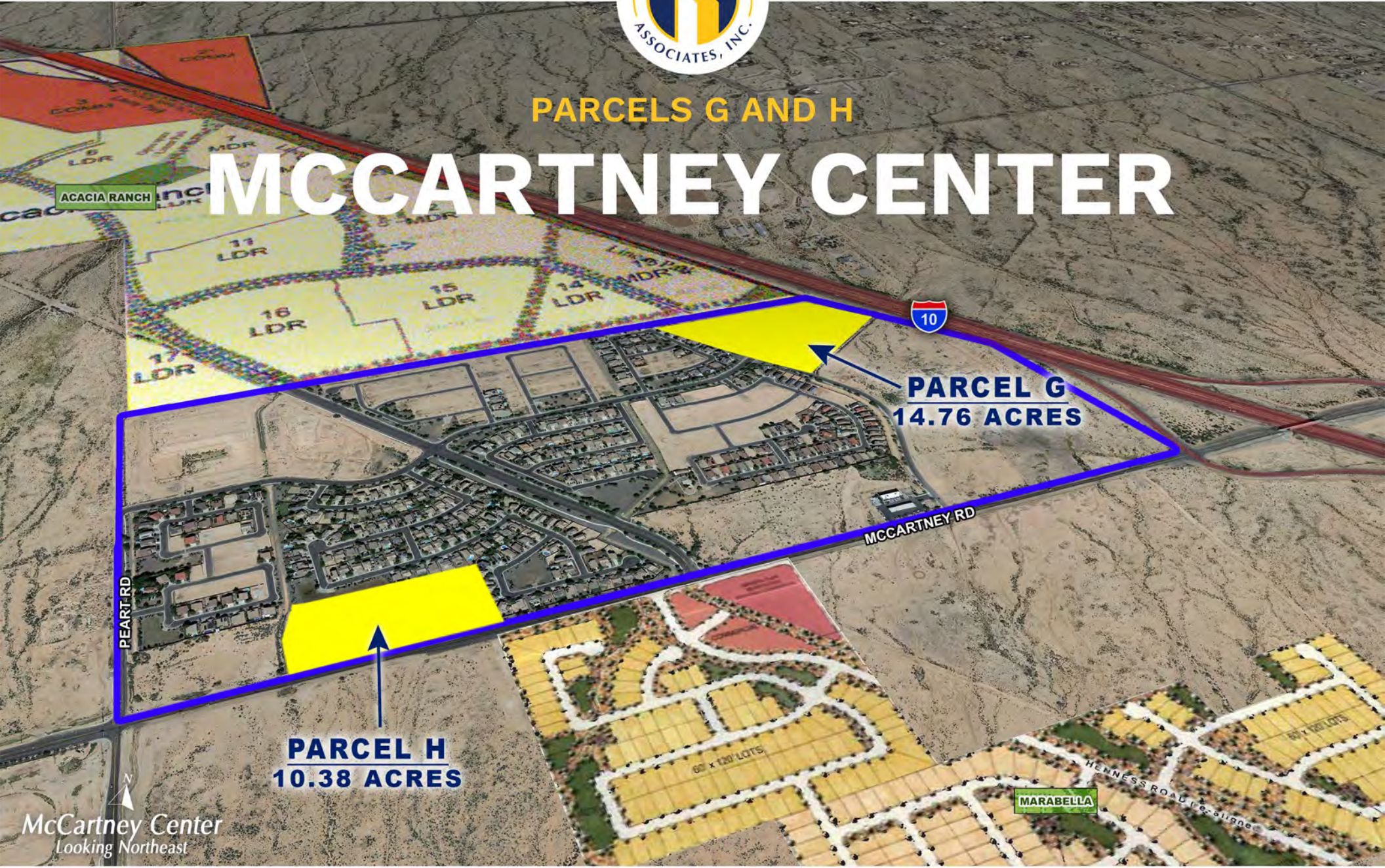




PARCELS G AND H

MCCARTNEY CENTER



PARCEL G
14.76 ACRES

PARCEL H
10.38 ACRES

McCartney Center
Looking Northeast



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:
NATE NATHAN / nate@nathanlandaz.com
MAX NATHAN / max@nathanlandaz.com
DAN BALDWIN / dan@nathanlandaz.com

PARCELS G AND H

MCCARTNEY CENTER

LOCATION

McCartney Center is located at the northwest corner of McCartney Road and Interstate 10 in the City of Casa Grande (Pinal County), Arizona.

SIZE

Parcel G: 14.76 Acres (642,946 SF)

Parcel H: 10.38 Acres (452,153 SF)

ASSESSOR PARCEL NUMBERS

Parcel G: 515-35-025E

Parcel H: 515-35-025F

ZONING

PAD, Multi-Family | City of Casa Grande

**Up to 18 density units per acre.*

PRICE

Submit

TERMS

Cash

COMMENTS

Tierra Pointe Apartments (Casa Grande) Floor Plans with Rents:

<https://www.tierrapointeaptsacasagrande.com/apartments/az/casa-grande/floor-plans/>

UTILITIES

All utilities are to site.

HOA

No HOA

ADDITIONAL DOCUMENTS

[Please click to view](#)

ALTA Survey

Domestic Water Service to Site

McCartney Center PAD

Phase 1 Environmental

Retention Basins

Soil Investigation



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: **85,298**



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

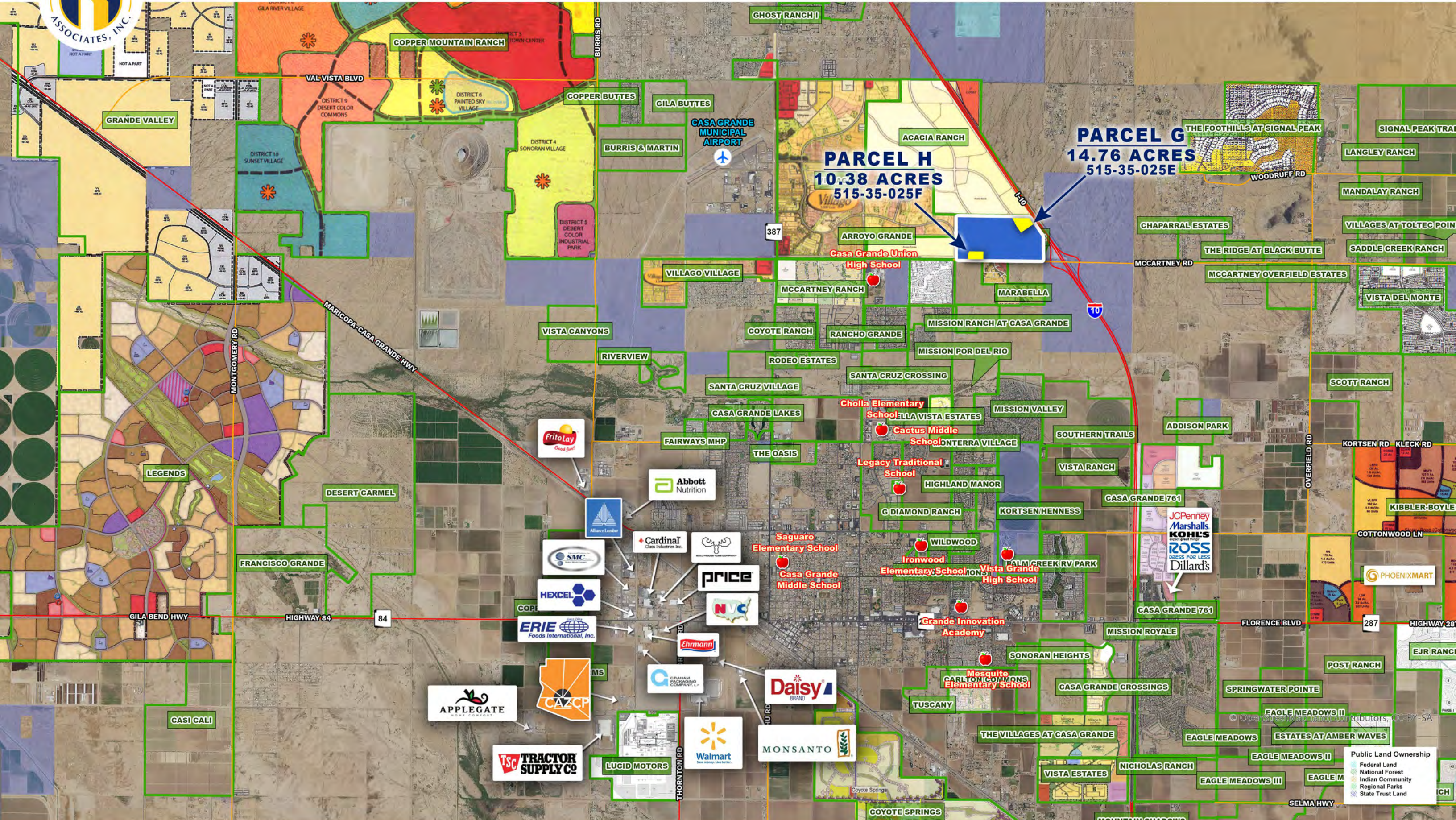
Abbott Nutrition **450**
ACO Polymer **4,400 (worldwide)**
Daisy Brand **8**
Frito Lay **325**
Hexcel Corporation **6,000 (worldwide)**
MonsantoCotton Research Center **25,000 people (worldwide)**
Wal-Mart Distribution **400**
Source: *casagrandeaz.gov*

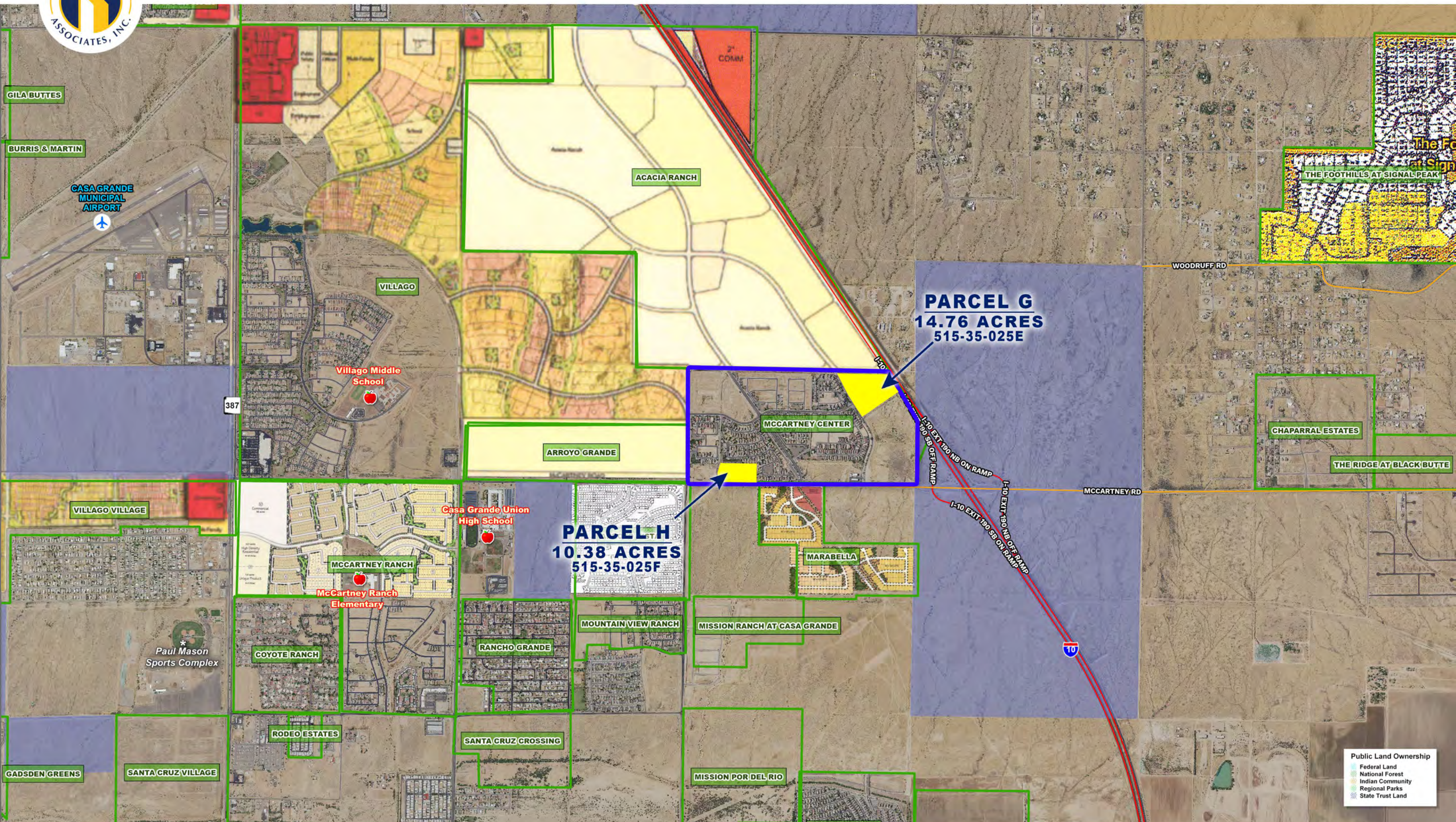


LAND USE

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*







PARCEL G
14.76 ACRES
515-35-025E

PARCEL H
10.38 ACRES
515-35-025F

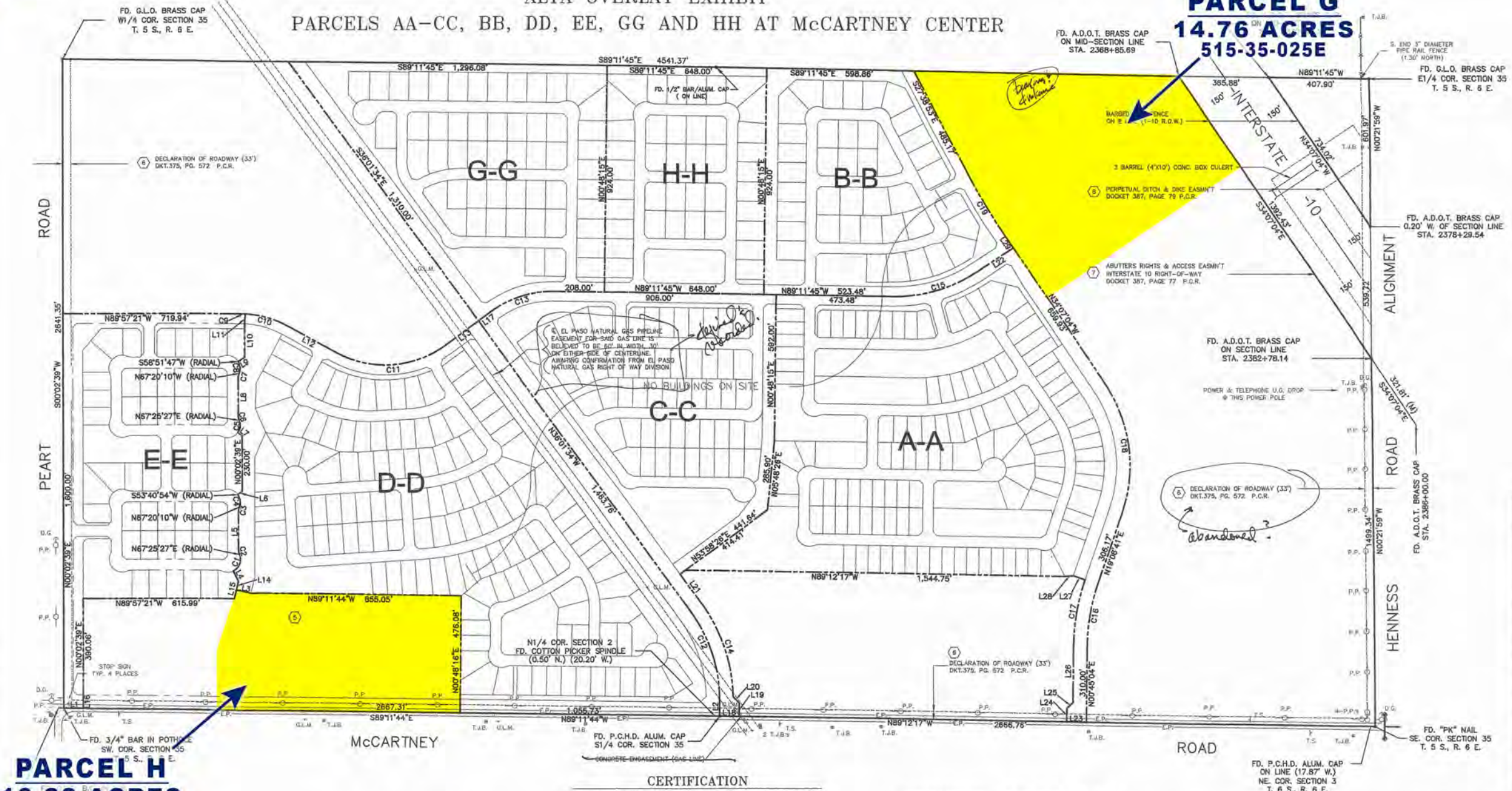
Public Land Ownership

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



ALTA OVERLAY EXHIBIT
PARCELS AA-CC, BB, DD, EE, GG AND HH AT MCCARTNEY CENTER

PARCEL G
14.76 ACRES
515-35-025E



PARCEL H
10.38 ACRES
515-35-025F

DESCRIPTION

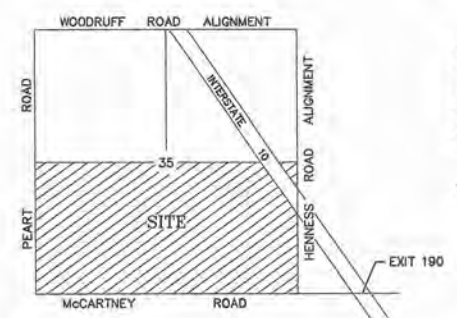
THE SOUTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

(C) EXCEPTING THEREFROM ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, AS RESERVED IN THE PATENT RECORDED IN BOOK 48, PAGE 481 OF DEEDS; AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY;

THAT PORTION OF THE SOUTH HALF OF SAID SECTION 35 WHICH LIES WITHIN A STRIP OF LAND 300 FEET WIDE, BEING 150 FEET WIDE, WHICH MEASURED AT RIGHT ANGLES, ON EACH SIDE OF THE FOLLOWING DESCRIBED LINES;

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, WHICH IS 1199.97 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 34 DEGREES 07 MINUTES 04 SECONDS WEST 3411.67 FEET; AND THE END OF THIS LINE DESCRIPTION.



CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, LEGACY LAND DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND GERALDINE G. FOX MORDKA, MICHELLE E. FOX KIRCHNER AND MIRIAM S. FOX MARCUS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 4, 8, 10, 11, 14, 15 AND 18 OF TABLE A THEREOF; AND (ii) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY. THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

NOTES

1) ALL TITLE INFORMATION IS BASED ON A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 242-000-102339, (REFERENCE NO. 201-800-1251368), DATED AUGUST 18, 1999.

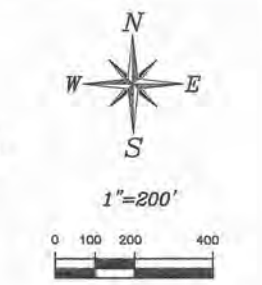
2) GROSS AREA IS 13,743.485 SQ. FT. OR 315.5072 ACRES, MORE OR LESS. NET AREA IS 13,413.145 SQ. FT. OR 307.9234 ACRES. (NET AREA IS BASED ON A 33' ROADWAY RIGHT-OF-WAY ALONG THE WEST, SOUTH AND EAST LINES OF SAID PARCEL.)

3) SETBACK, HEIGHT AND BULK RESTRICTIONS ARE NOT CLEARLY DEFINED AND MAY APPLY.

THERE IS NO EVIDENCE OF ANY RECENT OR CURRENT EARTH MOVEMENT NOR ANY VISIBLE EVIDENCE SUGGESTING SITE HAS OR IS BEING USED AS A WASTE DUMP OR SANITARY LANDFILL.

EXHIBIT CURVE DATA

CRV	DELTA	RADIUS	ARC	TANGENT	CHORD DIR	CHORD
C1	88°20'40"	52.00'	78.36'	48.78'	N20°35'47"E	71.16'
C2	22°37'12"	52.00'	20.53'	10.40'	S11°15'57"E	20.40'
C3	22°37'12"	52.00'	20.53'	10.40'	S11°21'15"W	20.40'
C4	58°58'58"	52.00'	53.53'	29.41'	N08°49'38"W	51.20'
C5	58°58'58"	52.00'	53.53'	29.41'	N08°54'55"E	51.20'
C6	22°37'12"	52.00'	20.53'	10.40'	S11°15'57"E	20.40'
C7	22°37'12"	52.00'	20.53'	10.40'	S11°21'15"W	20.40'
C8	54°30'22"	52.00'	48.47'	26.79'	N04°35'21"W	47.62'
C9	03°09'06"	400.00'	22.00'	11.00'	N88°22'42"W	22.00'
C10	25°24'53"	400.00'	177.43'	90.20'	N74°05'50"W	175.98'
C11	64°38'11"	420.00'	473.81'	265.70'	N88°17'31"E	448.08'
C12	38°04'41"	600.00'	377.81'	195.40'	S17°58'14"E	371.60'
C13	38°49'49"	410.00'	263.55'	136.51'	S72°23'20"W	259.04'
C14	35°11'38"	855.00'	402.33'	207.74'	N18°25'45"W	396.04'
C15	34°55'19"	800.00'	365.70'	188.73'	N73°20'35"E	360.07'
C16	18°23'37"	800.00'	256.82'	129.53'	S09°58'53"W	255.72'
C17	18°23'37"	855.00'	274.48'	136.43'	S09°58'53"W	273.30'
C18	53°15'45"	800.00'	567.76'	300.87'	N07°28'11"W	537.90'
C19	06°28'11"	2,400.00'	271.00'	135.64'	S30°52'59"E	270.85'



LEGEND

- ⊕ SCHEDULE "B" ITEM
- C.P.S. COTTON PICKER SPINDLE
- E.P. EDGE OF PAVEMENT
- P.P. POWER POLE
- F.H. FIRE HYDRANT
- G.L.M. GAS LINE MARKER
- ⊕ SIGN
- T.J.B. TELEPHONE JUNC. BOX
- T.S. TRAFFIC SIGN
- ⊕ A.D.O.T. BRASS CAP
- ⊕ INDICATES A CORNER OF THIS SURVEY

EXHIBIT LINE DATA

LINE	BEARING	DISTANCE
L1	S89°11'44"E	79.28'
L2	S00°03'05"W	69.19'
L3	S78°44'44"E	60.00'
L4	S28°13'53"E	46.48'
L5	S00°02'39"W	150.00'
L6	N53°40'54"E	22.21'
L7	S53°36'37"E	22.21'
L8	S00°02'39"W	150.00'
L9	S58°09'28"W	31.30'
L10	S00°02'39"W	134.48'
L11	S03°11'44"W	40.00'
L12	S61°23'23"E	224.92'
L13	S53°58'26"W	165.00'
L14	N13°15'16"E	35.96'
L15	S13°15'16"W	72.63'
L16	S00°48'16"W	55.00'
L17	N53°58'26"E	71.26'
L18	N89°12'17"W	79.12'
L19	N00°47'43"E	55.00'
L20	S44°28'18"E	35.52'
L21	S38°01'54"E	151.96'
L22	N55°52'58"E	177.33'
L23	S89°12'17"E	80.04'
L24	S00°47'43"W	55.00'
L25	N45°46'24"E	35.34'
L26	S00°45'04"W	228.96'
L27	S70°51'19"E	50.00'
L28	N84°40'32"E	33.77'
L29	S34°07'04"E	70.00'

**ALTA OVERLAY EXHIBIT
PARCELS AA-CC, BB, DD, EE, GG AND HH
AT MCCARTNEY CENTER**

NOTE: THIS DRAWING IS AN EXHIBIT THAT WAS PREPARED BY EVOLUTION ENGINEERING LLC USING AS A BASE THE "ALTA/ACSM LAND TITLE SURVEY" INFORMATION PROVIDED BY CLOUSE ENGINEERING (SEE ORIGINAL DRAWING TITLE BLOCK INFORMATION BELOW). THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE PROPOSED SUBDIVISION'S BOUNDARY LINES WITHIN THE OVERALL BOUNDARY LINES OF THE SURVEY PREPARED BY CLOUSE ENGINEERING FOR REFERENCE BY THE TITLE COMPANY. THIS EXHIBIT SHOULD BE USED IN CONJUNCTION WITH THE LEGAL DESCRIPTIONS PREPARED FOR EACH PROPERTY. ALTA/DWG

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1842 E. Orangewood Ave. Phoenix, Arizona 85020
Tel 602-385-9300 Fax 602-385-9310

Revisions: 06-07-00
Date: 10-29-99
Job No.: 990903

ALTA/ACSM LAND TITLE SURVEY
A PORTION OF THE S 1/2 SEC 35, T 5 S, R 6 E
NE COR. PEART AND MCCARTNEY ROADS
PINAL COUNTY ARIZONA

SH. 1
OF 1