



CITY OF CASA GRANDE, ARIZONA

# FRANCISCO GRANDE VACANT LAND

*±315 Acres Adjacent to Award Winning Soccer Program, Golf Course, Sports Fields and High School*



Francisco Grande  
Looking Northeast



PHONE 480.367.0700 / FAX 480.367.8341  
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150  
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## CITY OF CASA GRANDE, ARIZONA

# FRANCISCO GRANDE VACANT LAND

### LOCATION

Northeast corner of Florence Boulevard (Hwy. 84) and Montgomery Road (Future Interstate 11) in Casa Grande, AZ

### SIZE

±315 Acres

Also accepting separate offers for:

#### ***Francisco Grande Utility Company***

Certificate of Convenience and Necessity (CCN):

065, 04E Sections 13, 14, 15, 22, 23, 24, 25, 26, 27, 34, 35 and portion of 36, 065, 05E Sections 17 (portion), 18 and 19.

### PRICE AND TERMS

Submit

### COMMENTS

Casa Grande is accessed by both Interstate 10 and Interstate 8. Site has water agreement for first ±350 lots with Arizona Water Company, but does not have 100-year assured water supply. The future Interstate 11 alignment runs on the west side of the property just north of major rail switching yard in Eloy, Arizona.

### ZONING

PAD Mixed Use | City of Casa Grande

### UTILITIES

*Electric:* APS

*Wastewater:* City of Casa Grande

*Water:* Arizona Water Company

*Natural Gas:* Southwest Gas

*Telephone/Cable:* CenturyLink and Cox

### DUE DILIGENCE

[Please click to view](#)

PAD

PAD Approval Letter

Water System Agreement



## 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*





# IDEAL LOCATION



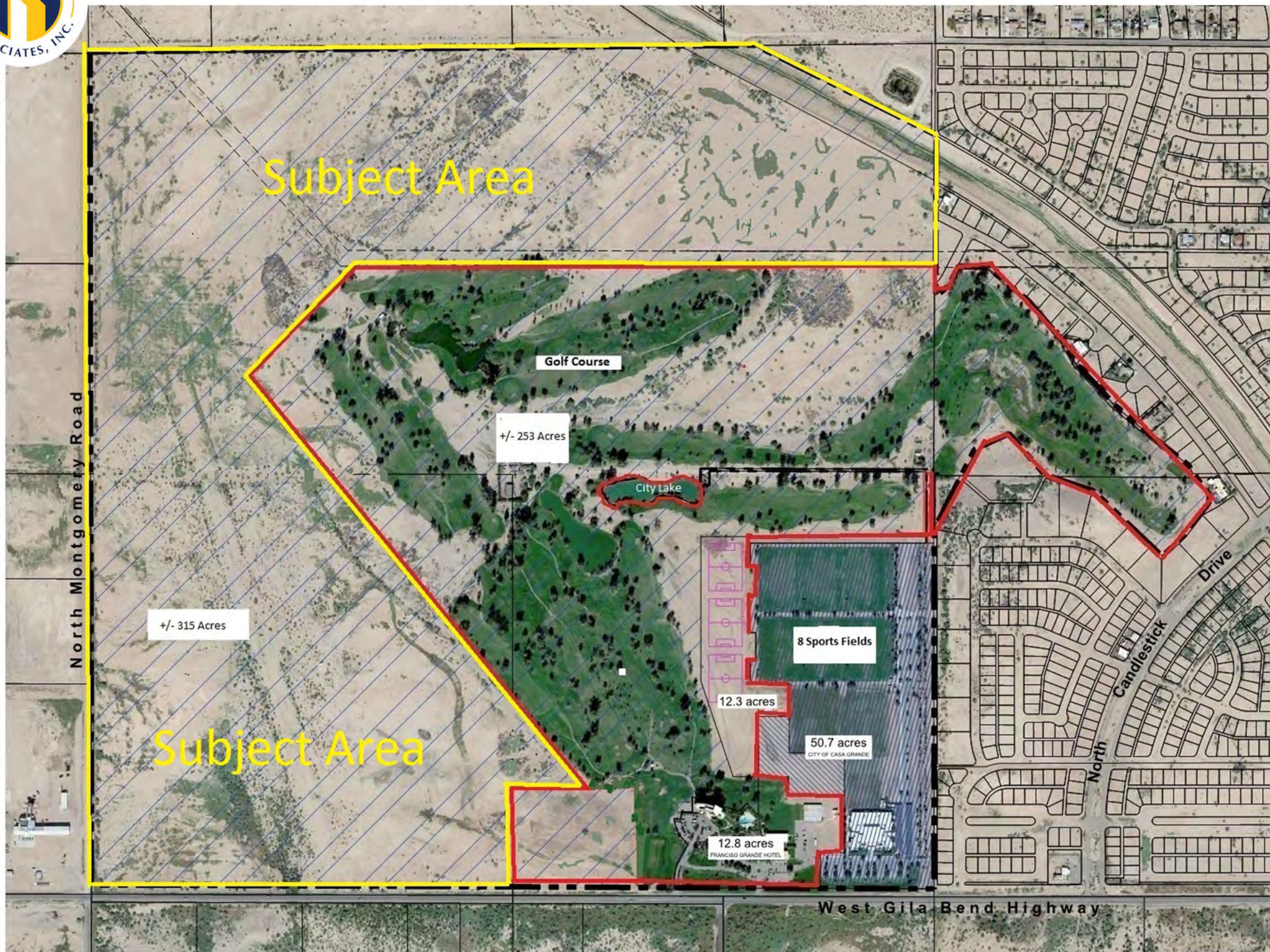
## FRANCISCO GRANDE VACANT LAND

The property is in the heart of the Sun Corridor of Arizona and is halfway between Phoenix and Tucson.

Casa Grande is one of only a few cities in Arizona directly served by two major interstates (I-8 and I-10) and soon to be three major interstates (I-11).

The property is within one hour of three international airports and only ten miles from the Union Pacific switching yard.





**LEGEND**

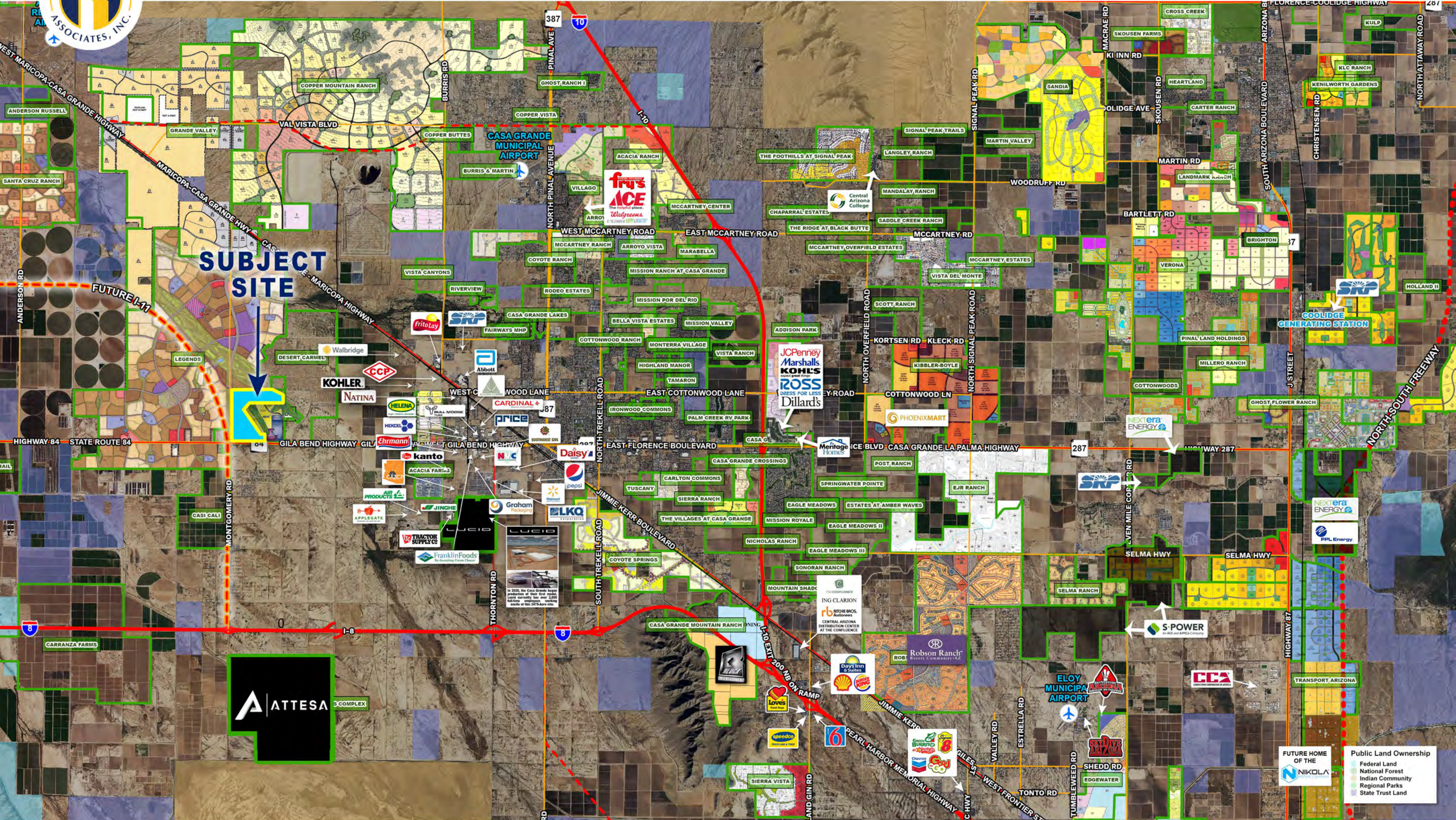
CITY OF CASA GRANDE

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT.

0' 300' 600' NORTH  
 PROJECT: FGL01 DATE: 04/25/23  
 DRAWN BY: FW  
 FILE NAME: FGL01\_CONCEPT\_GOLF\_M 2023.DWG



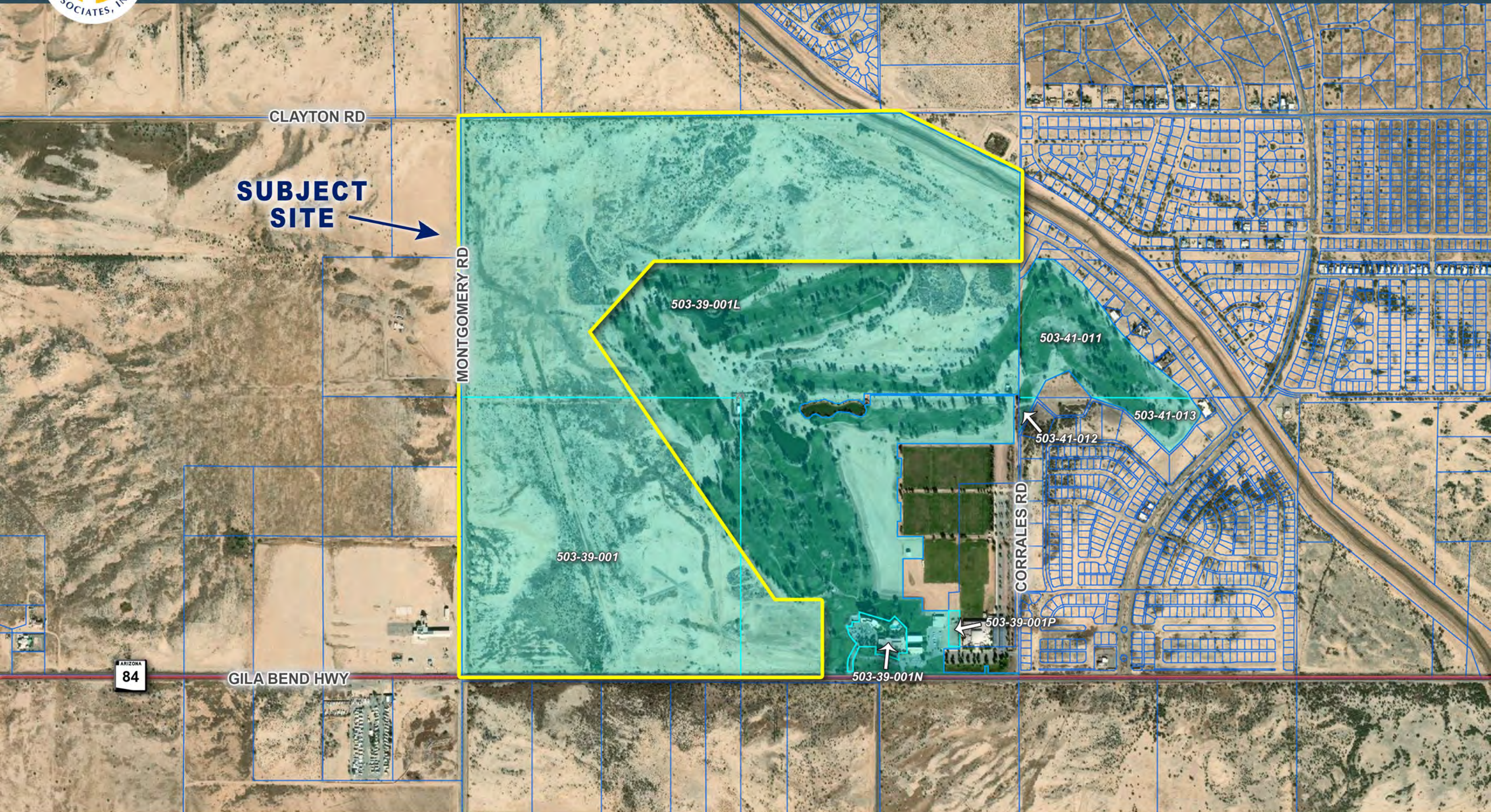








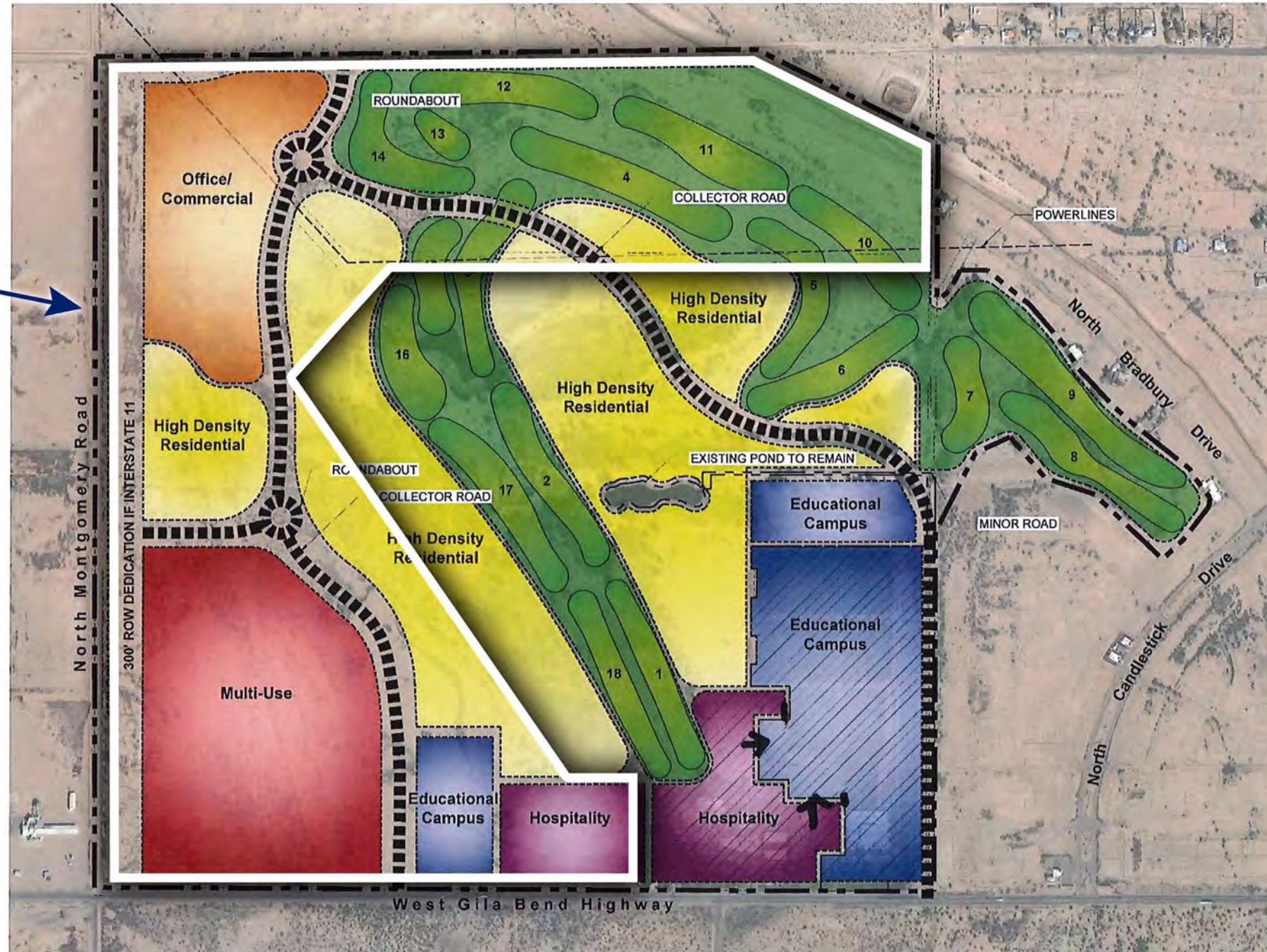






# CONCEPTUAL PAD ZONING

**SUBJECT SITE** →



**LEGEND**

SYMBOL	LAND USE DESIGNATION
	High Density Residential (HDR)
	Multi-Use (MU)
	Educational Campus (EC)
	Office/Commercial (O/C)
	Hospitality (H)
	Open Space/Golf (OS)
	Existing Development
	Property/PAD Boundary

**NOTE:**  
Development/Land Use Areas are conceptual and may be adjusted based on final roadway alignments and/or more detailed development plans/plats.

## FRANCISCO GRANDE

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CP 1.1





# ACTIVITY | PEOPLE | FAMILIES | RECREATION | MEETINGS



Looking for **VEHICLES | EYEBALLS | FOOT TRAFFIC** for businesses, new homes, or both? *Francisco Grande Vacant Land Site is adjacent to:*

- Nine story tower with large inviting balconies with expansive views overlooking the golf course, sports fields and mountain vistas.
- Two residential buildings that provide accommodations for the full-time year-round residents of the highly successful Barca Residency Academy.
- Barca Residency Academy Dining Commons, Legends Restaurants, Dukes Lounge, Oasis Grille, Ocotillo Conference Center, Eagles Nest and other meeting space and outdoor events
- 18-Hole golf course that measures over 7,500 yards and designed by Ralph Plummer.
- Arizona State University Preparatory High School
- Grande Sports World with 58,000 SF Performance Center with EIGHT fields.

**91,000 PEOPLE ON FIELDS ANNUALLY | 30,000 ANNUAL GOLF ROUNDS |  
24,000 ANNUAL ROOMS OCCUPIED | 47,000 RESTAURANT MEALS SERVED PER YEAR**



# NEW HOME BUILDERS IN CASA GRANDE



Setting the standard for energy-efficient homes®



**LENNAR**

