



50 ACRES IN CASA GRAND WITH ASSURED WATER SUPPLY

CHAPARRAL ESTATES



Rosemead/Weaver
Looking Southwest

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



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50 ACRES IN CASA GRANDE WITH ASSURED WATER SUPPLY

CHAPARRAL ESTATES

LOCATION

South of the southwest corner of Rosemead Drive and Weaver Road in the City of Casa Grande (Pinal County), Arizona.

ACREAGE

50.6 Total Acres

LOTS

66 Total Lots – One-Half and One Acre Lots

ASSESSOR PARCEL NUMBER

509-60-017E

ZONING

CR-1 and CR-1A, Pinal County

PRICE

Submit

TERMS

Submit

PROPERTY TAXES

2025 Assessment: \$7,716.46

DUE DILIGENCE

[Please click to view](#)

ALTA Survey

Calibur Flood Map Casa Grande

Cost Estimate

Chaparral Estates Unit 3 Certificate of Assured Water, 12-19-2005

Drainage Report

Groundwater Replenishment Agreement, 10.15.01

Groundwater Replenishment CC&Rs, 10.15.01

Owners Policy – Boardwalk, 6.16.22

Chaparral Estates Zoning Designation

Chaparral Estates Tentative Plat

Plat Submittal (2nd)

Pre-App Plans and Exhibits

Septic Approval for Half-Acre Lots

COMMENTS

Site is located just east of I-10 and south of Central Arizona College. Casa Grande is one of Arizona's fastest growing communities with massive job growth and is halfway between Phoenix and Tucson. Lots will be on septic. Project is in 2nd review for Tentative Plat with Pinal County.



CASA GRANDE QUICK FACTS



POPULATION

2025 population: **78,862**
Annual population growth: **4.79%**
Median age of **35.9**



GROWTH

Population estimate 2030: **75,049**
Number of households: **20,816**



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**.



INDUSTRIAL CORRIDOR

Thousands of Acres of Developable Land

- Air Products
 - CCP Group Development
 - Jing He
 - Kohler
 - Lucid
 - Kanto PPC
 - Solvay
 - Triumvirate Environmental
- Source: casagrandeaz.gov



TOP EMPLOYERS

- Lucid Motors (**2,500 Employees**)
 - Abbott Nutrition
 - Cardinal Glass
 - Daisy Brand
 - Franklin Foods
 - Frito Lay
 - Graham Packaging
 - Hexcel Corporation
 - Kohler (**400 employees**)
 - Price Industries
 - Truss Company Industrial Park (**400 employees**)
 - Wright Asphalt
 - Wal-Mart Distribution
- Source: casagrandeaz.gov

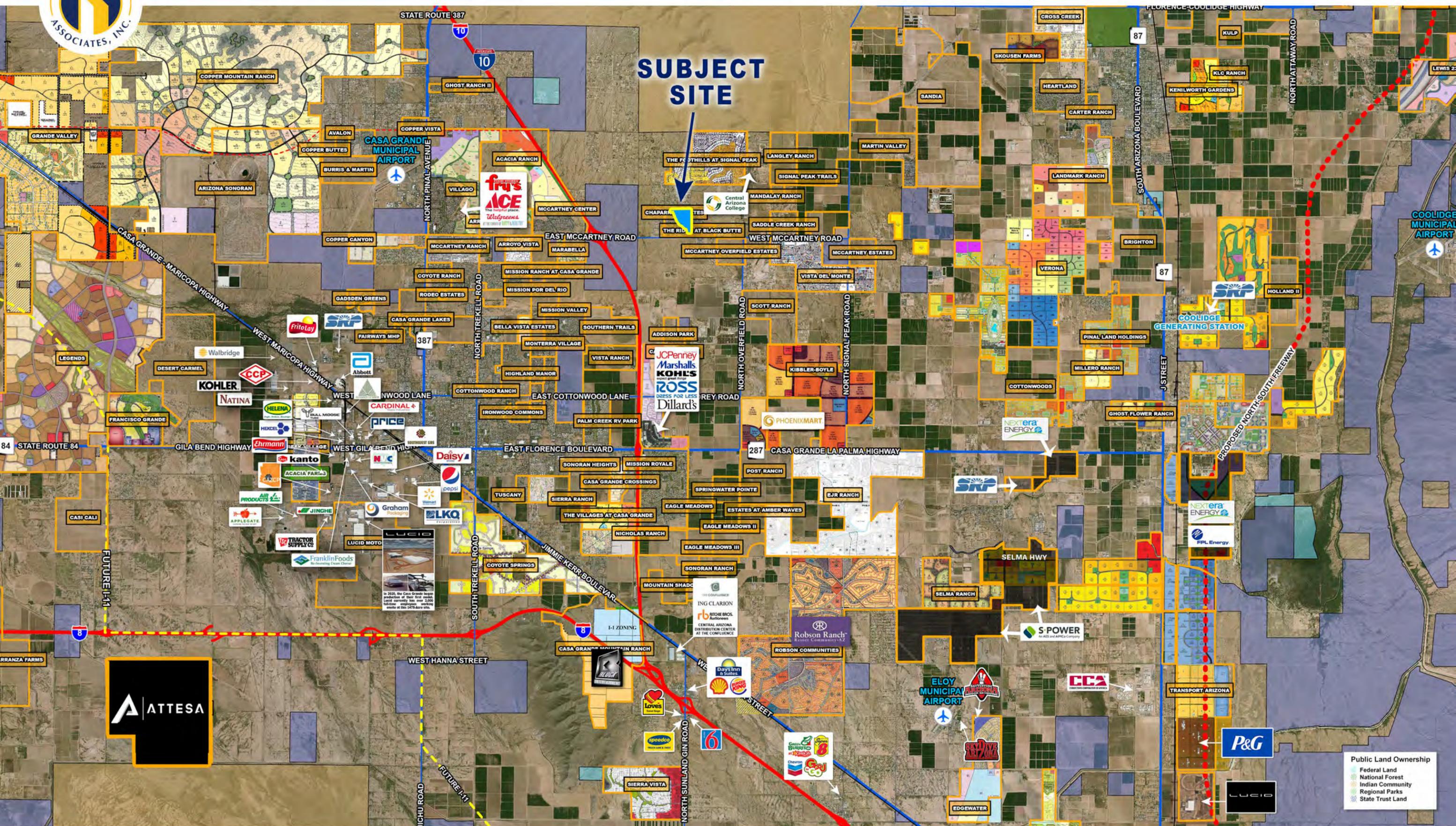


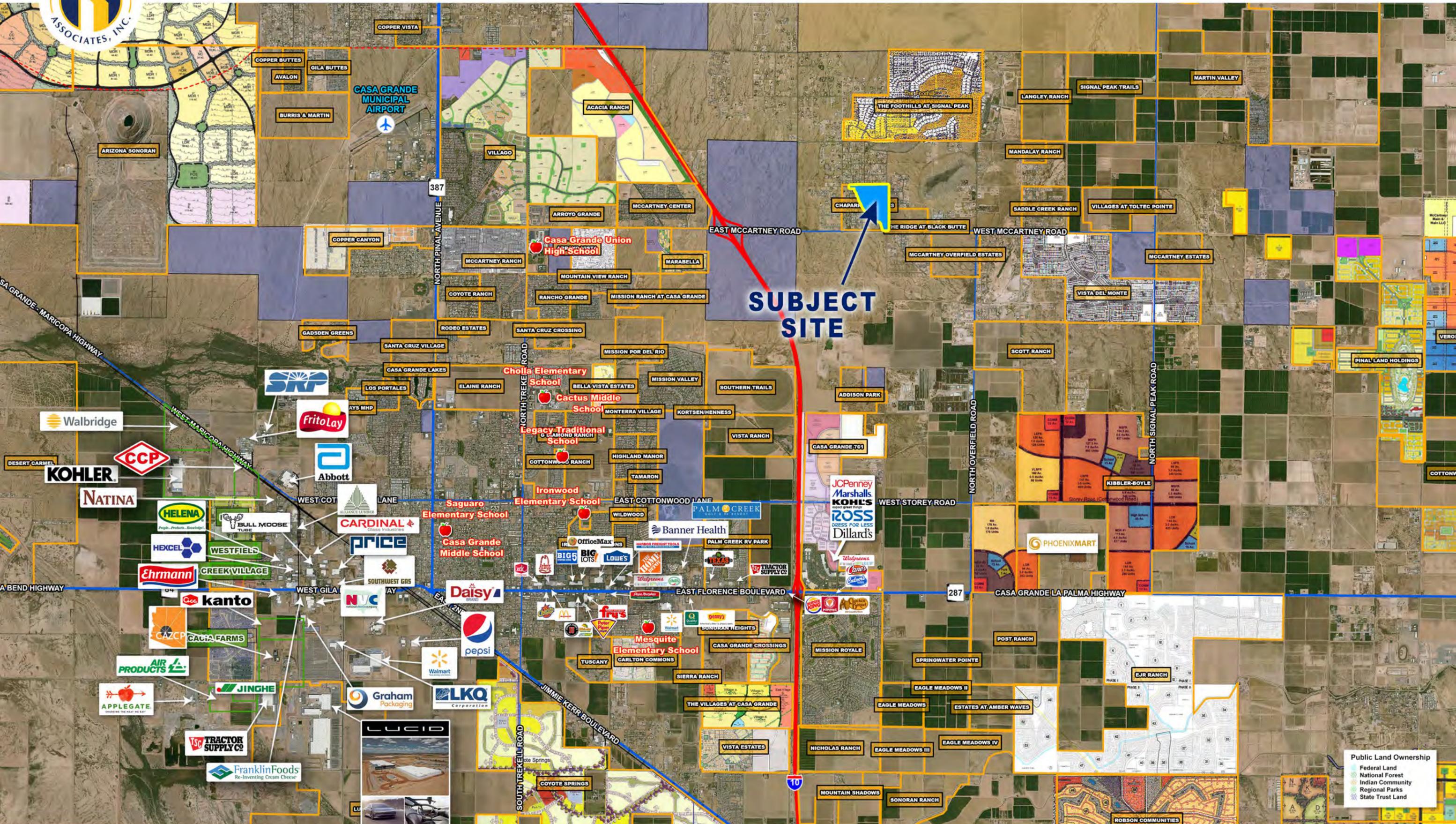
LAND USE

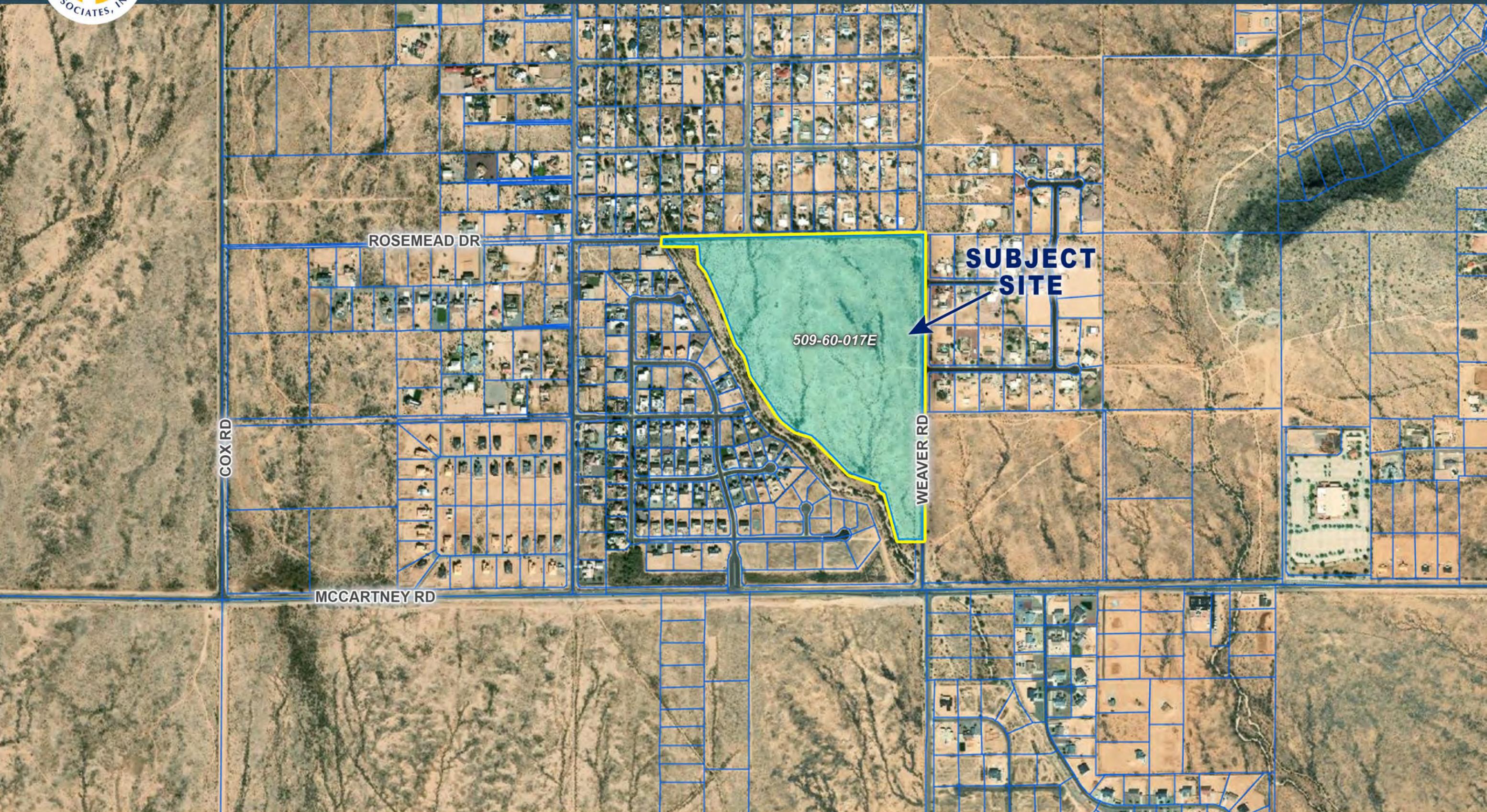
81% of the more than 71,000 acres of land within the City's incorporated limits is **undeveloped or in agricultural use**. **Residential development and government uses** comprise the next two largest categories of land use totaling **12%**.

Source: casagrandeaz.gov



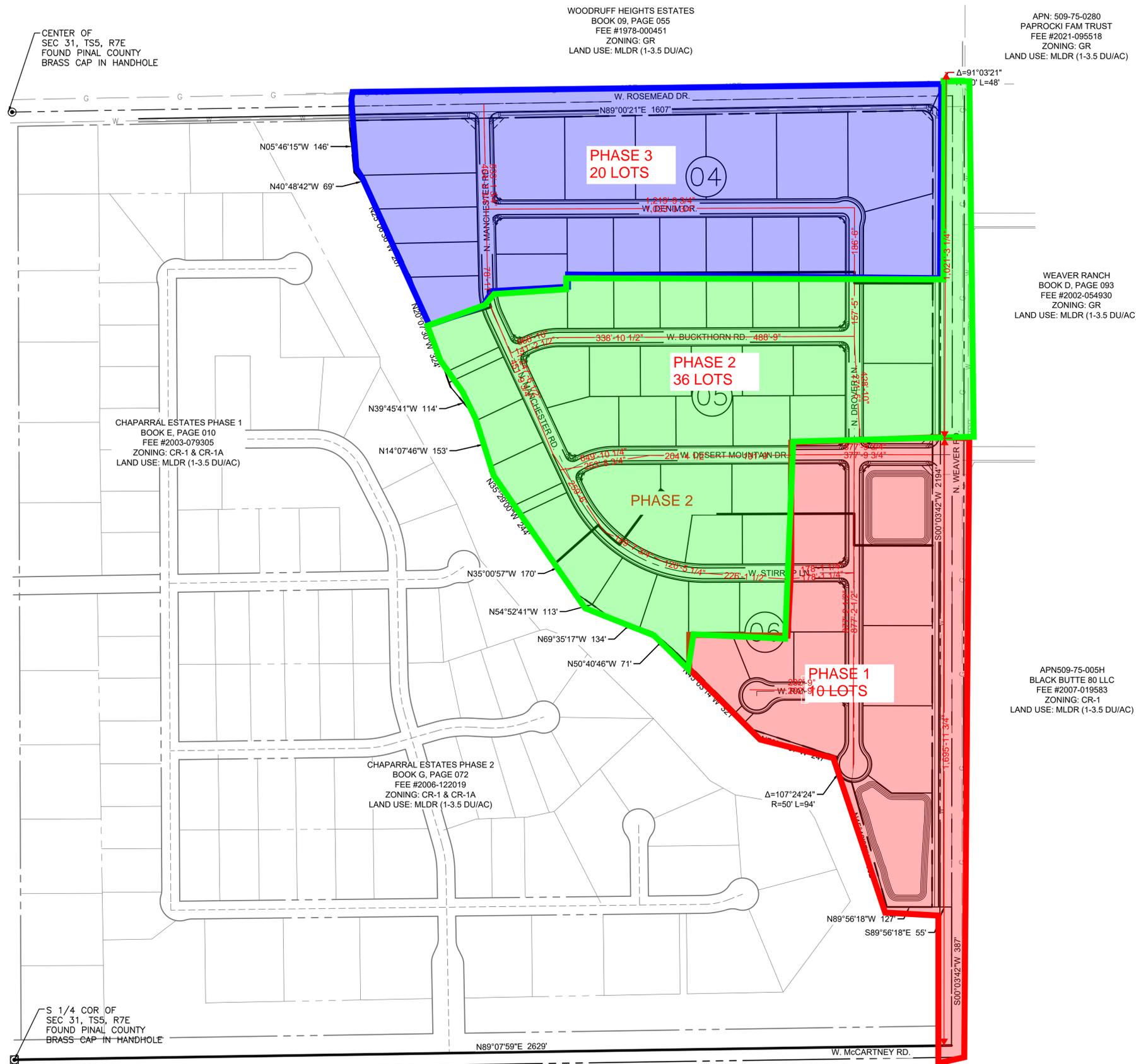






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WOODRUFF HEIGHTS ESTATES
 BOOK 09, PAGE 055
 FEE #1978-000451
 ZONING: GR
 LAND USE: MLDR (1-3.5 DU/AC)

APN: 509-75-0280
 PAPROCKI FAM TRUST
 FEE #2021-095518
 ZONING: GR
 LAND USE: MLDR (1-3.5 DU/AC)

WEAVER RANCH
 BOOK D, PAGE 093
 FEE #2002-054930
 ZONING: GR
 LAND USE: MLDR (1-3.5 DU/AC)

CHAPARRAL ESTATES PHASE 1
 BOOK E, PAGE 010
 FEE #2003-079305
 ZONING: CR-1 & CR-1A
 LAND USE: MLDR (1-3.5 DU/AC)

CHAPARRAL ESTATES PHASE 2
 BOOK G, PAGE 072
 FEE #2006-122019
 ZONING: CR-1 & CR-1A
 LAND USE: MLDR (1-3.5 DU/AC)

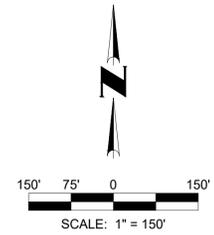
APN509-75-005H
 BLACK BUTTE 80 LLC
 FEE #2007-019583
 ZONING: CR-1
 LAND USE: MLDR (1-3.5 DU/AC)

S 1/4 COR OF
 SEC 31, T5S, R7E
 FOUND PINAL COUNTY
 BRASS CAP IN HANDHOLE

CENTER OF
 SEC 31, T5S, R7E
 FOUND PINAL COUNTY
 BRASS CAP IN HANDHOLE

SHEET INDEX

- SHEET 01 - COVER SHEET
- SHEET 02 - PARCEL MAP
- SHEET 03 - TABLES AND SECTIONS
- SHEET 04-06 - SITE PLAN



DATE PREPARED: 12/17/24
 DESIGN: AC
 DRAWN: AC

SHEET INDEX MAP

SCALE: 1" = 150'

- INDICATES SHEET NUMBER

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	TENTATIVE PLAT CHAPARRAL ESTATES UNIT 3 SHEET INDEX MAP	
CVL JOB #: 14.0411401		SHEET 02 OF 06

DATE PREPARED: 12/13/2024

FINAL COUNTY CASE: AS-014-24