



50 ACRES IN CASA GRAND WITH ASSURED WATER SUPPLY

ROSEMEAD AND WEAVER



McCartney Rd.

**SUBJECT
SITE**

Weaver Rd.

Rosemead Dr.

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

ROSEMEAD AND WEAVER

LOCATION

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

SIZE

50.6 Acres

ASSESSOR PARCEL NUMBER

509-60-017E

ZONING

CR-1 and CR-1A, Pinal County

PRICE

\$1,998,700 (or \$39,500/Acre)

TERMS

Submit

DUE DILIGENCE

[Please click to view](#)

ALTA Survey

Calibur Flood Map Casa Grande

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

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

Pre-App Plans and Exhibits

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 ½ way between Phoenix and Tucson.



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: **20,027**



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**.



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



INDUSTRIAL CORRIDOR

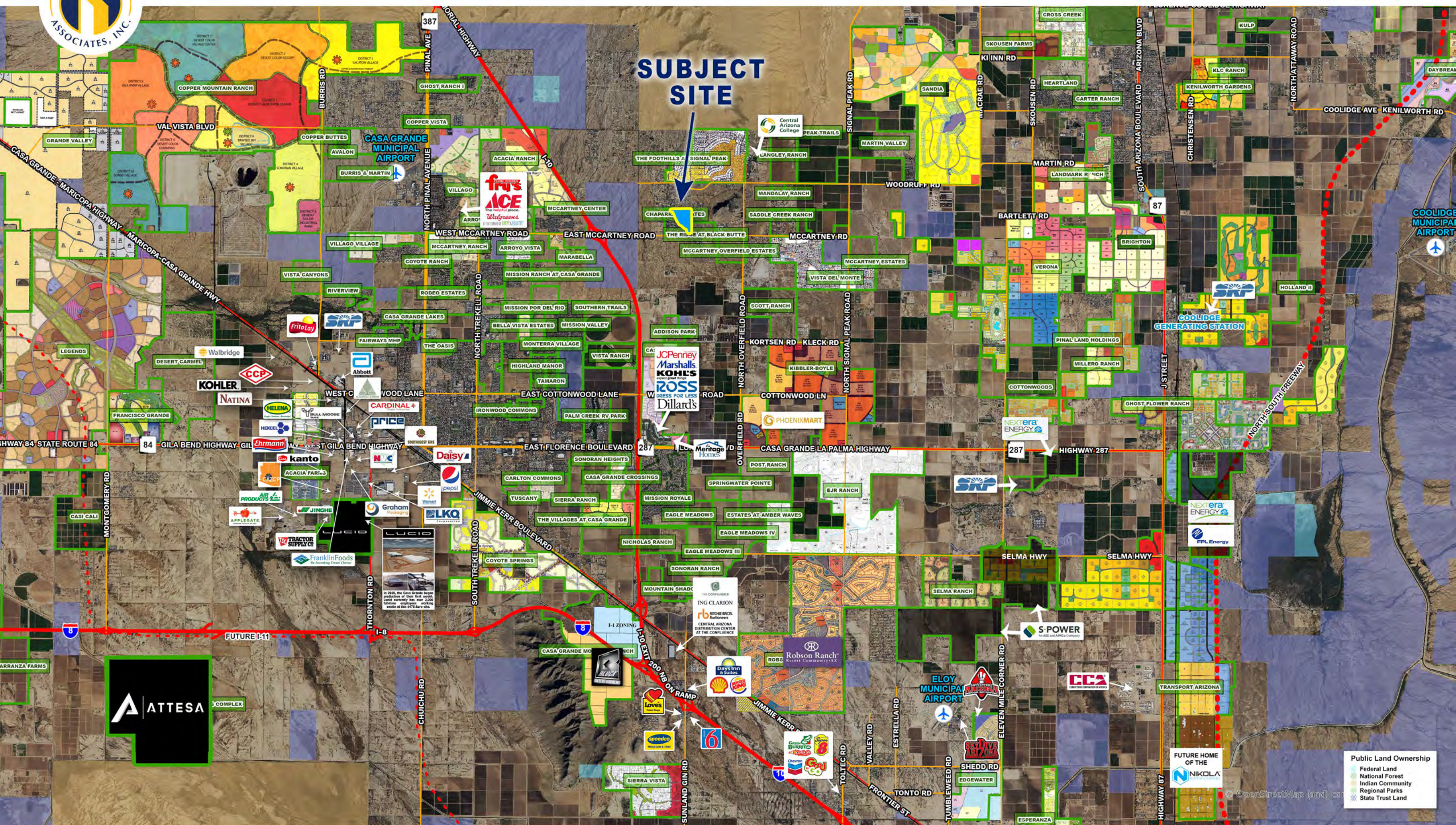
Thousands of Acres of Developable Land

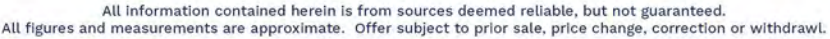
Air Products
CCP Group Development
Jing He
Kohler
Lucid
Kanto PPC
Solvay
Triumvirate Environmental
Source: casagrandeaz.gov

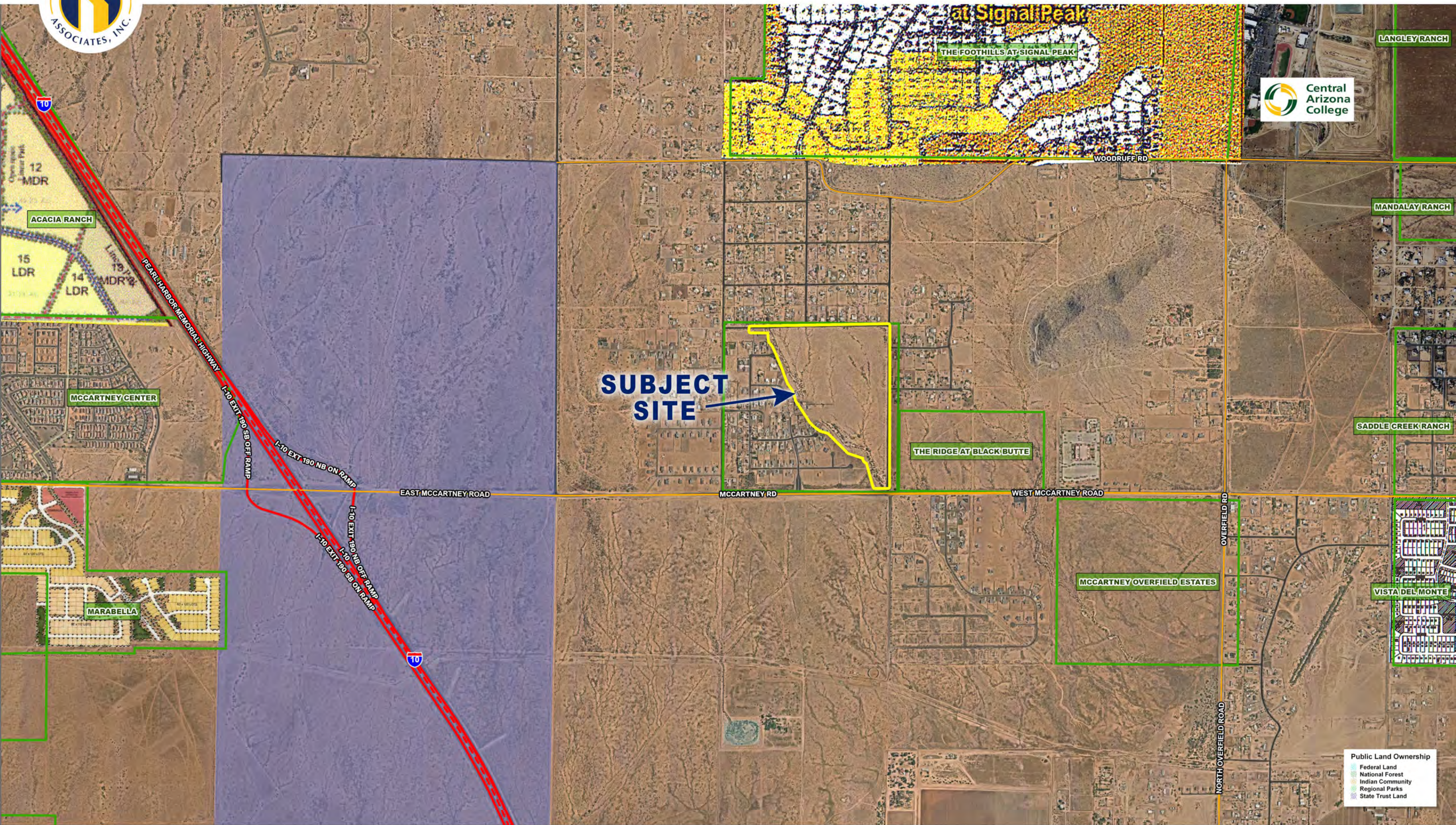


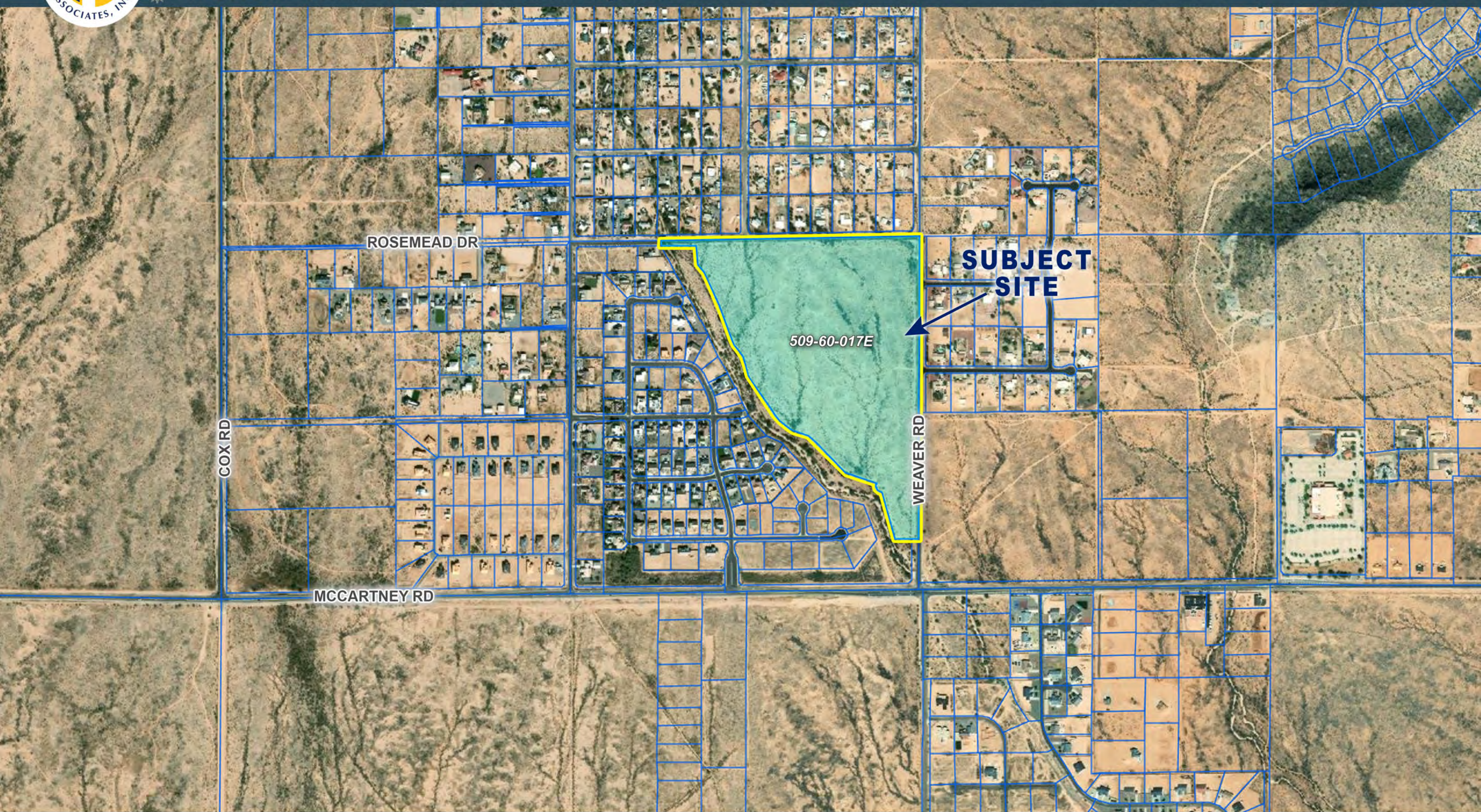
LAND USE


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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				Coe & Van Loo II L.L.C.			