50 ACRES IN CASA GRAND WITH ASSURED WATER SUPPLY

ROSEMEAD AND WEAVER

PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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

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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
Pinal County plan shows moderate density 1-3.5 DUA, zoning currently is CR-1A

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

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.

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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

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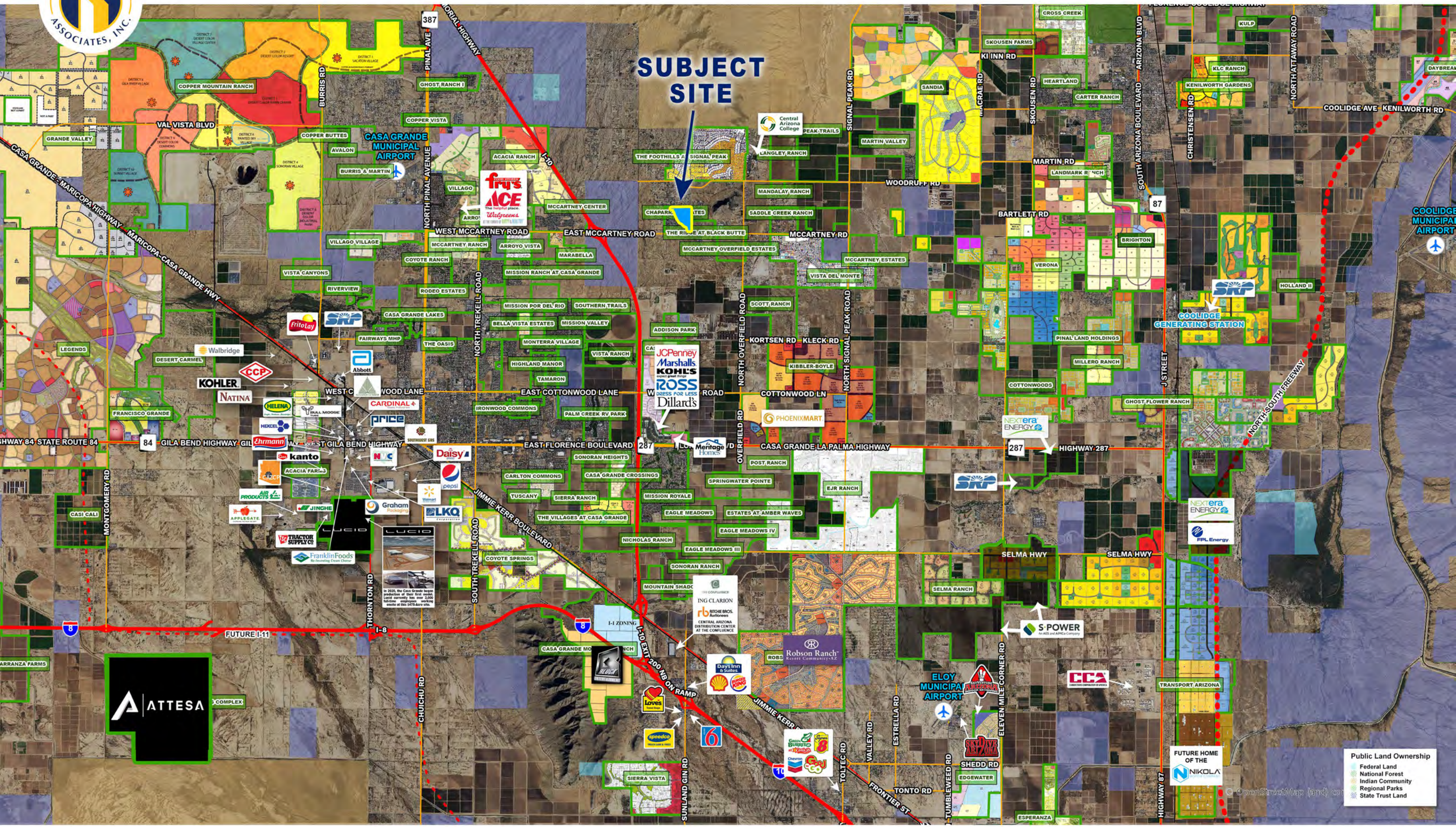

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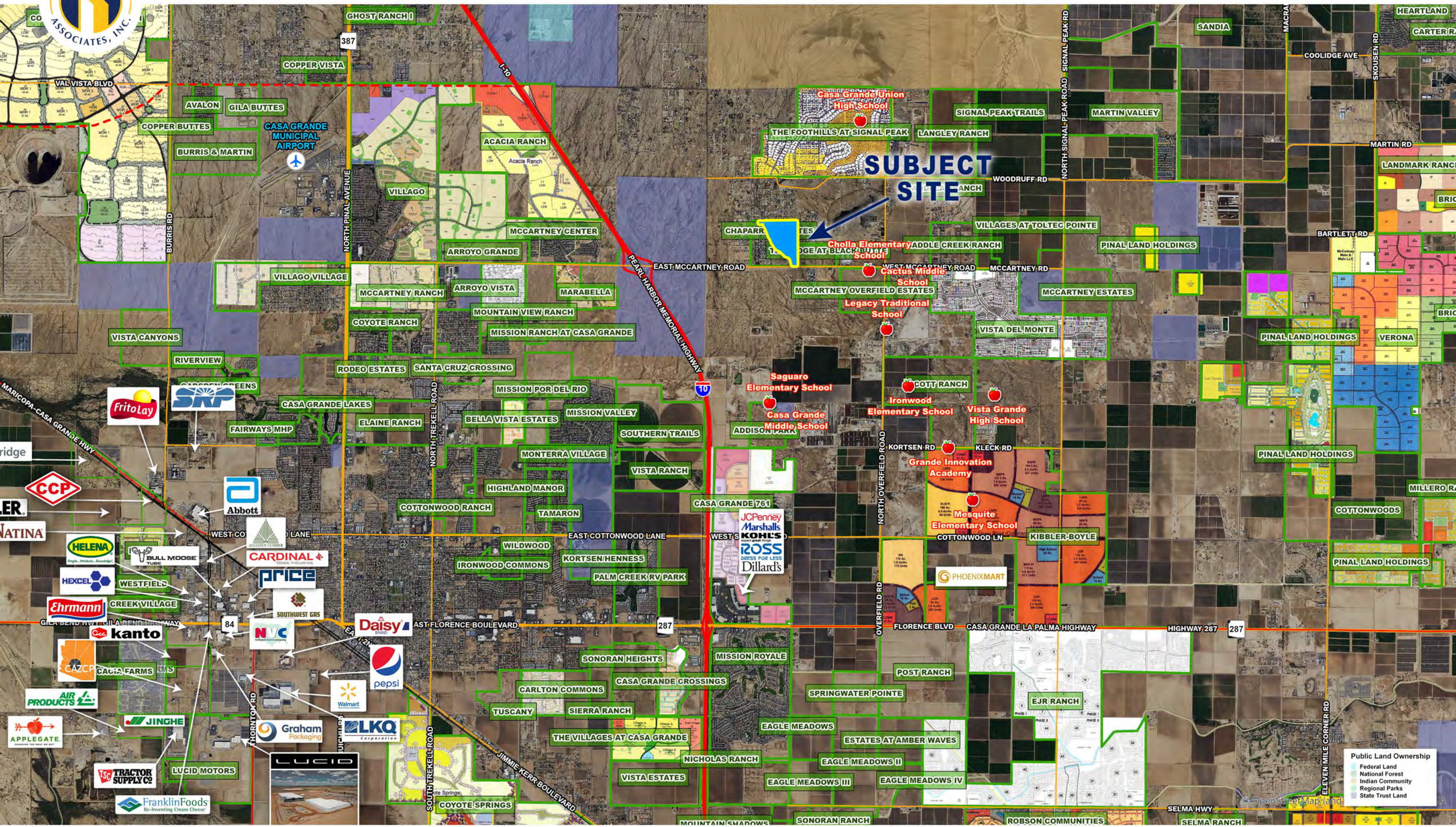

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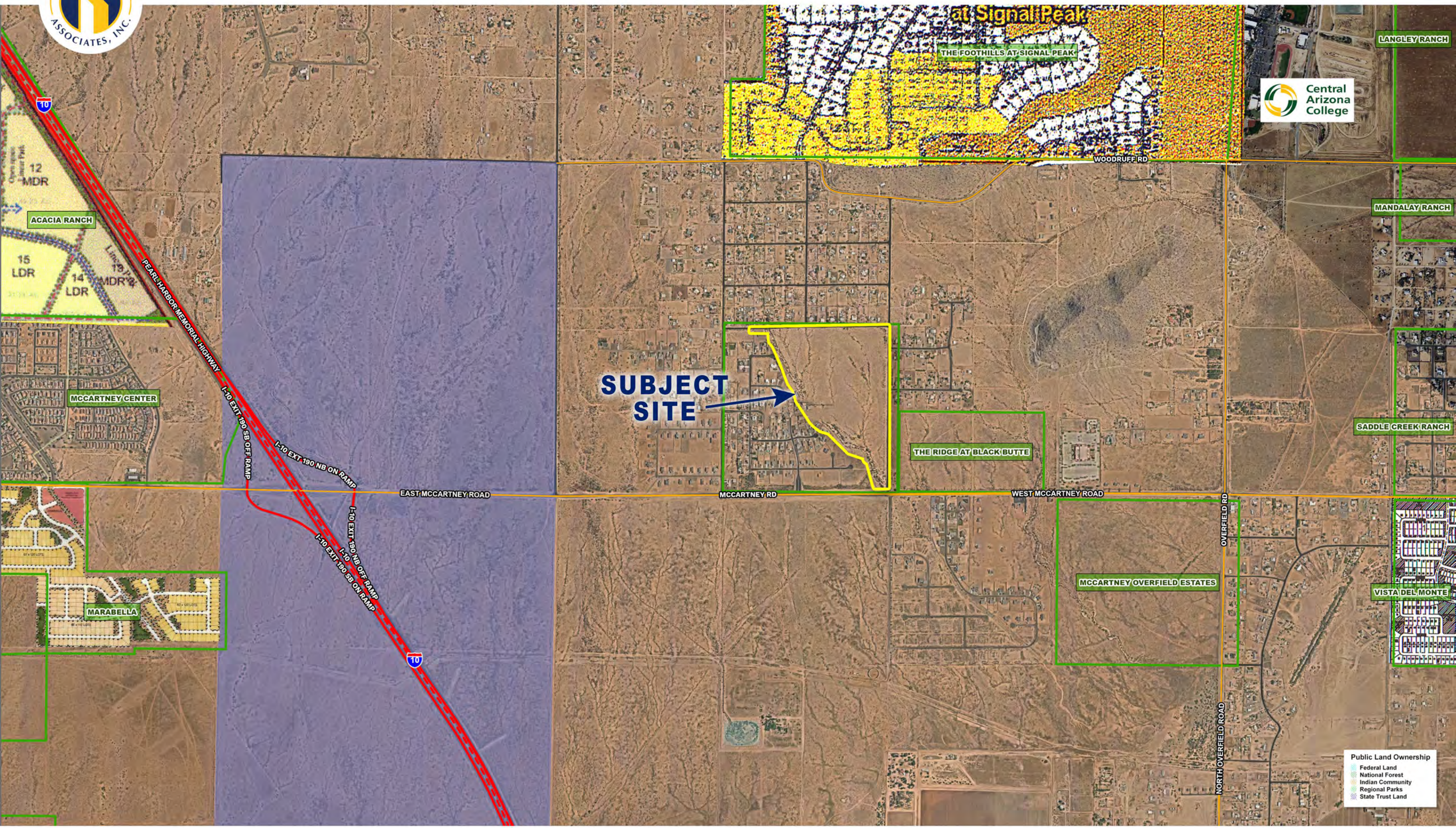

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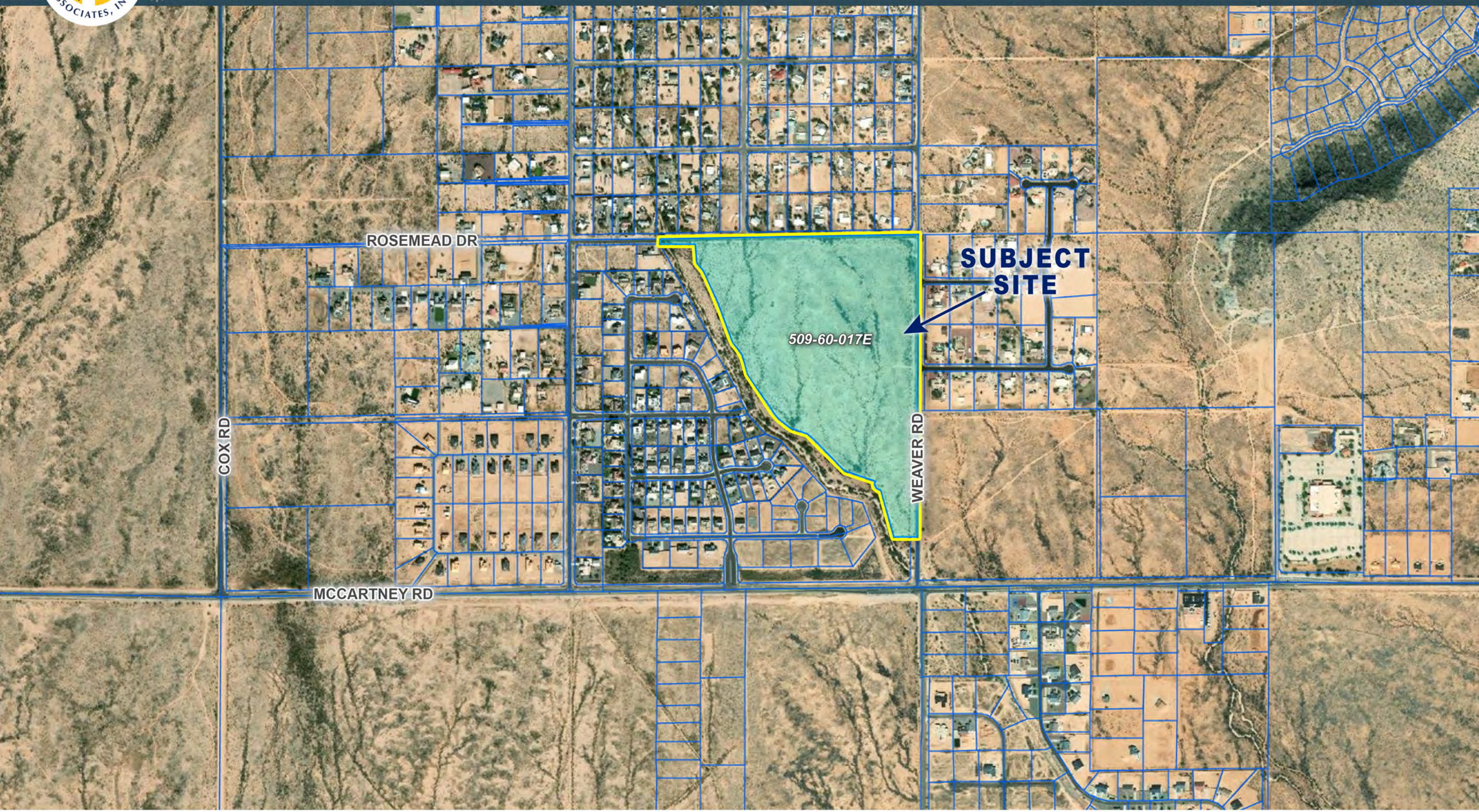
PINAL COUNTY Assessor Parcel Viewer *Assessor Douglas J. Wolf*



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