

8.44 Acres - SWC Cottonwood Ln & Peart Rd

Land & Investments

Casa Grande, AZ



Location: SWC of Cottonwood Lane and Peart Road, Casa Grande, Arizona

Zoning: PAD (City of Casa Grande)

Commercial/Multi-family

Water: Arizona Water Company

Power: Arizona Public Service

Sewer: City of Casa Grande

Price: \$2,205,878 or \$6.00/SF

Comments: Property is located at a signalized intersection on a section line corner. Fully improved with all utilities to the site and all offsites completed. Property was previously planned as a portion of a 209 unit BTR community. Seller will give time to get entitlements in place. Submit

EXCLUSIVELY LISTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the **Insight Land & Investments** accuracy thereof and same is subject to errors, omissions, change of price, rental 7400 E McDonald Dr. Ste 121 or other conditions prior to sale, lease or financing or withdrawal without notice. Scottsdale, Arizona 85250 No liability of any kind is to be imposed on the broker herein.

Haydn Reycraft

Direct: 602-810-2071 hreycraft@insightland.com

Ken Reycraft

Direct: 602-385-1529 kreycraft@insightland.com

602.385.1515

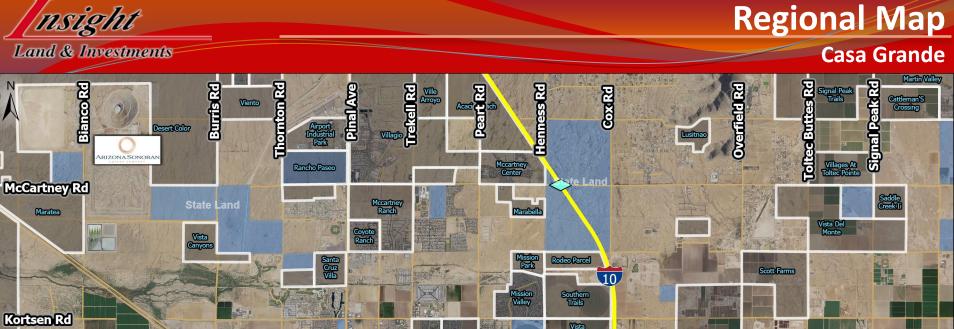
Insight
Land & Investments

Area Map

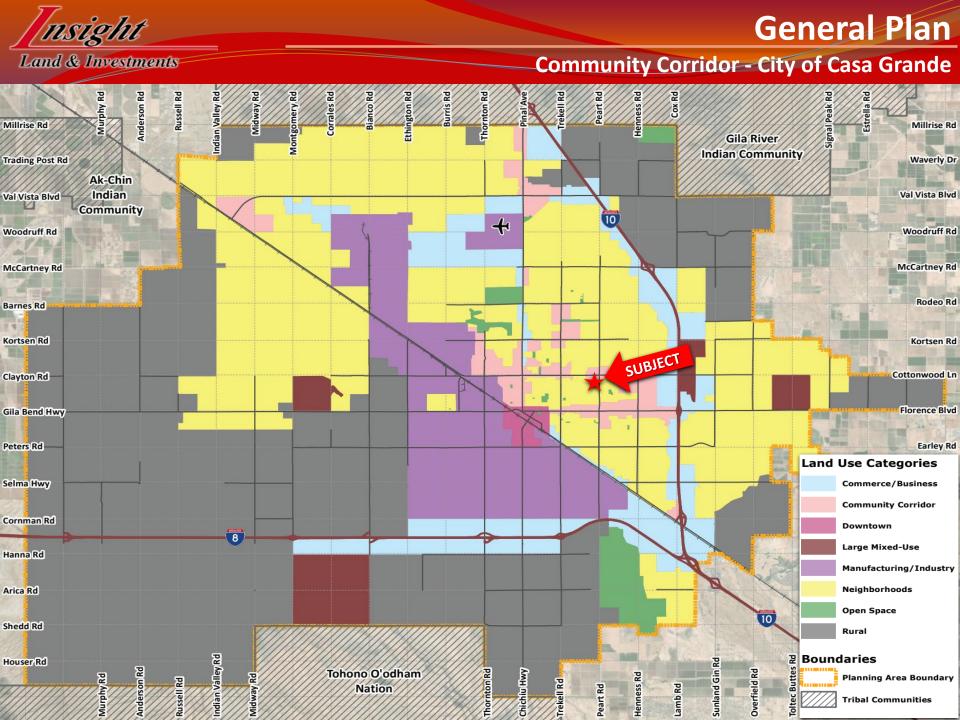
Casa Grande











LEGAL DESCRIPTION

The Northeast quarter of the Northeast quarter of the Northeast quarter of Section 21, Township 6 South, Range 6 East of the Gila and Salt River Base and Medidian, Pinal County, Arlzona;

EXCEPT that portion deeded to the City of Casa Grande in Quit Claim Deed recorded in Docket 1611, page 273, described as follows

COMMENCING at the Northeast corner of said Section 21; Thence South 89 degrees 22 minutes 12 seconds West, a distance of

Therece South 89 degrees 22 minutes 12 seconds West, a distance of 1333-98 feet.

Therece South 00 degrees 37 minutes 48 seconds East, a distance of 37.00 feet:

Therece North 89 degrees 22 minutes 12 seconds East, a distance of 1245,57 feet.

Therece South 45 degrees 13 minutes 39.5 seconds East, a distance of 1245,57 feet.

of 70,43 feets Thence South 00 degrees 10 minutes 29 seconds East, a distance of 1250.08 feets

Thence North 89 degrees 22 minutes 12 seconds East, a distance of 37.00 feet; Thence North 00 degrees 10 minutes 29 seconds West, a distance of 1337.08 feet to the POINT OF BEGINNING; and

EXCEPT that portion described in Dedication of Right of Way recorded April 24, 2009 in Recording No. 2009041157.

APN: 505-16-008D

NW COR SEC 21

IN HANDHOLE

WITH COR SEC:

- This survey is based upon a title commitment prepared by Chicago Title Agency, Order No. C1601265-346-DH, dated February 8, 2016.
- The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for assembnts of record, excumbrances, restrictive coverants, ownership title evidence, or any other matters but may affect the property.
- This property lies in Flood Zone X according to FIRM No. 04021C1190E as published by FEMA on December 4, 2007.
- 4. There are no buildings on this property.
- The Basis of Bearings shown hereon is the North line of the Northeast quarter of Section 21, being North 89° 26° 35° East as taken from the Fight-of-Way Decication recorded in Recording. No. 2009041157.

COTTONWOOD

MC MURRAY

FLORENCE

CENTER SEC 2

SECTION 21, T6S, R6E

2676.75

IN HANDHOLE 69.68'(R) WEST

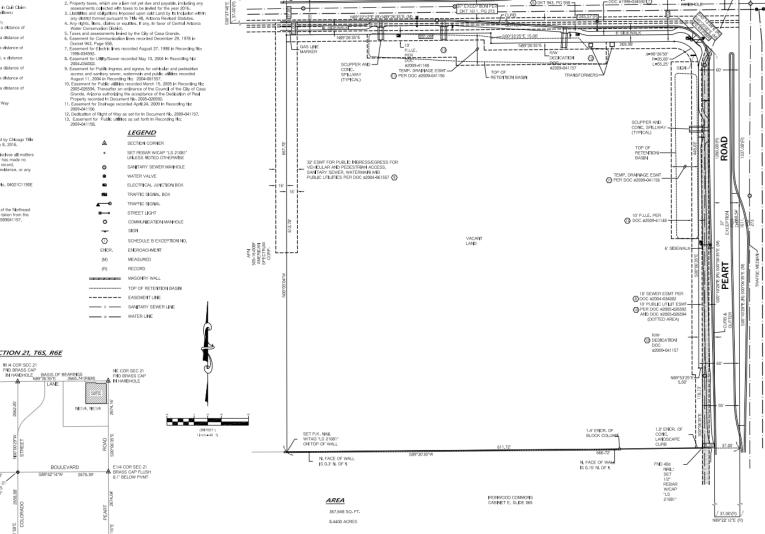
BOULEVARD

FND BRASS CA IN HANDHOLE

SCHEDULE B EXCEPTIONS

- Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2015
- Property taxes, which are a lien not yet due and payable, including any

- 2004-034002



COTTONWOOD



Preliminary Site Plan

(Portion of) 209 Unit Build-to-Rent Development

