



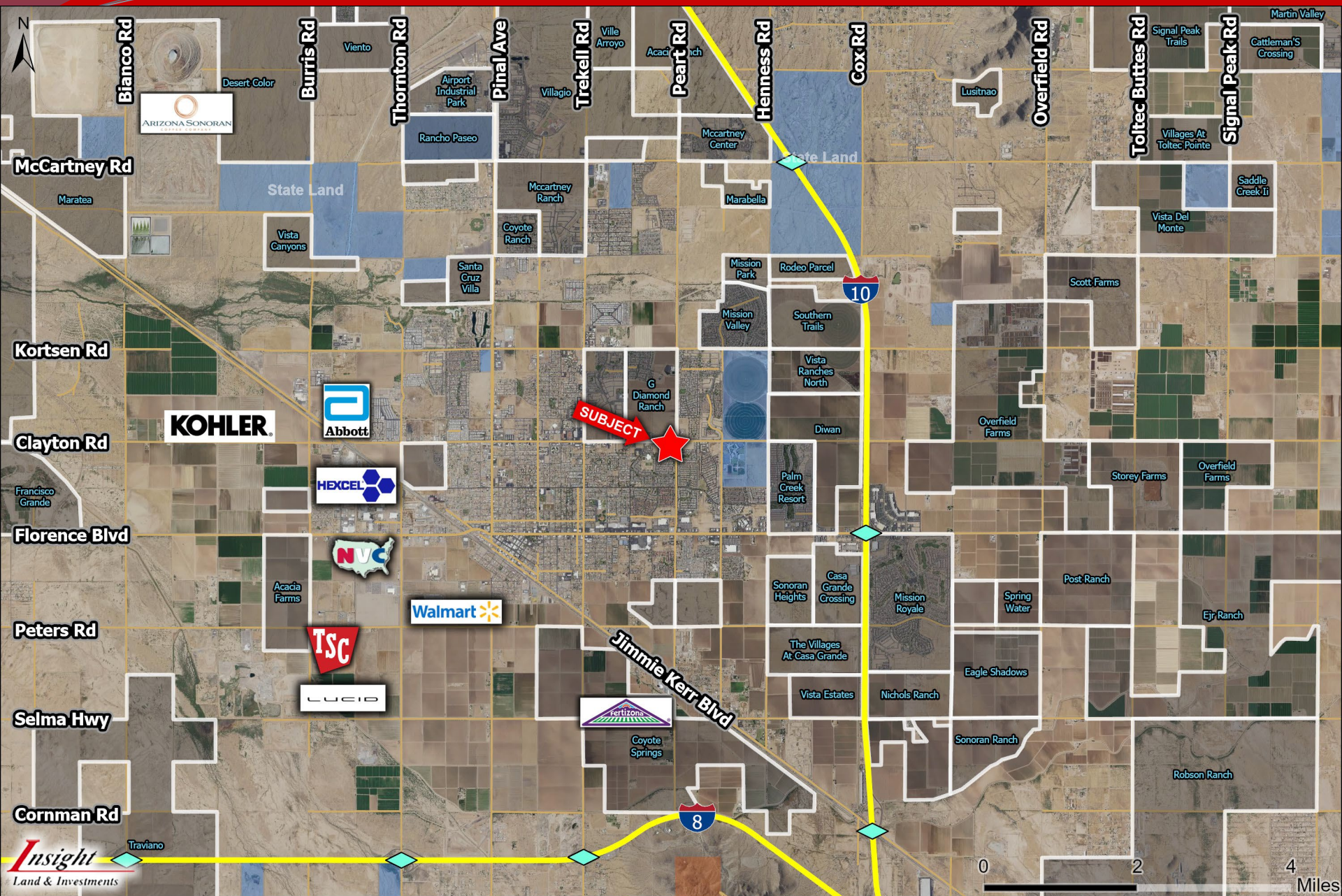
- ☐ **Location:** SWC of Cottonwood Lane and Peart Road, Casa Grande, Arizona
- ☐ **APN:** 505-16-008D
- ☐ **Zoning:** PAD (City of Casa Grande)
  - ☐ Commercial/Multi-family
- ☐ **Utilities:**
  - ☐ **Water:** Arizona Water Company
  - ☐ **Power:** Arizona Public Service
  - ☐ **Sewer:** City of Casa Grande
- ☐ **Size:** +/- 8.44 Acres
- ☐ **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 all offers.

**EXCLUSIVELY LISTED**

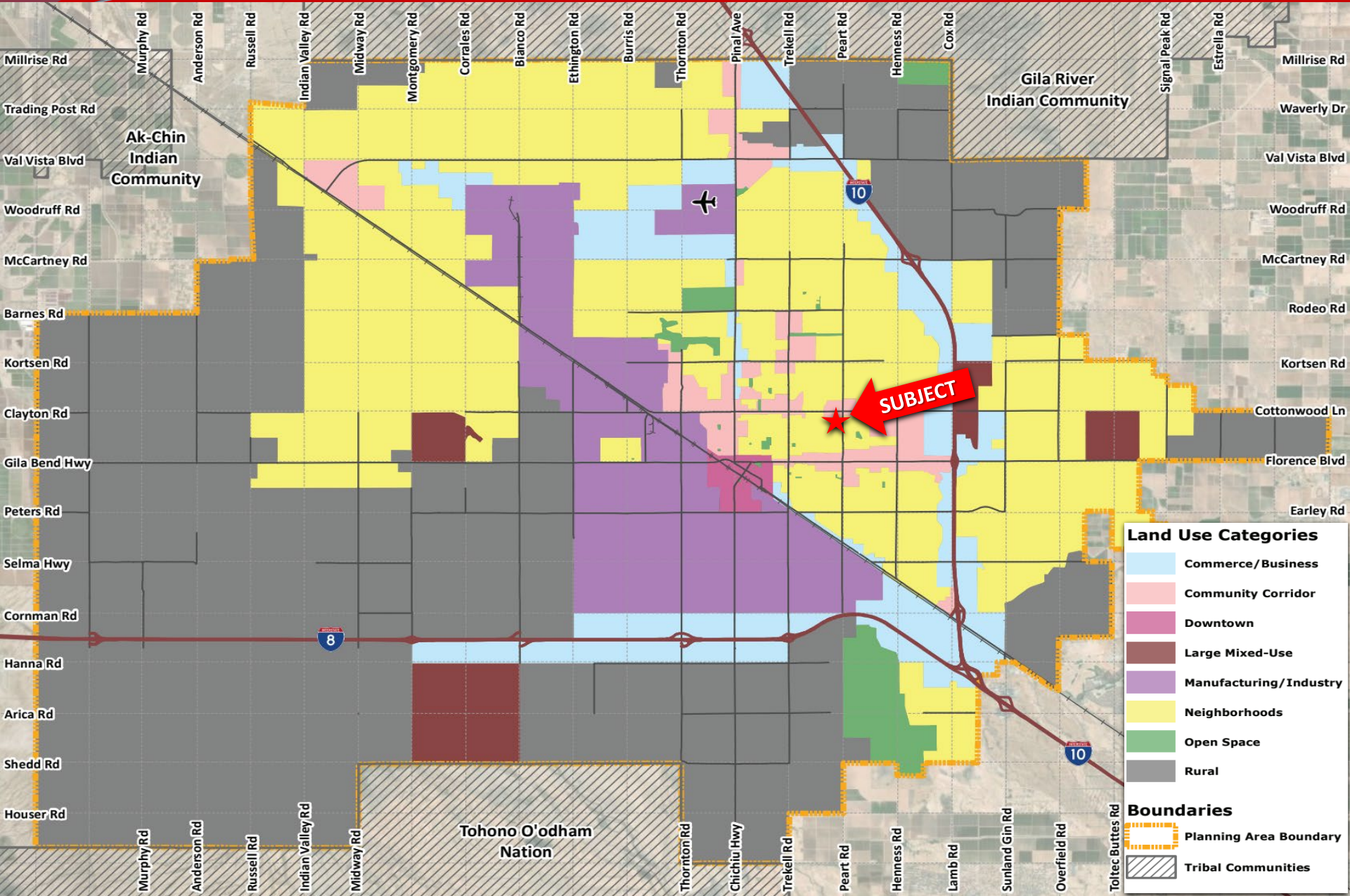












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## SITE PLAN EMPIRE VILLAGE AT AVALON HEIGHTS

CASA GRANDE, ARIZONA

BEING A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

### DEVELOPER/APPLICANT

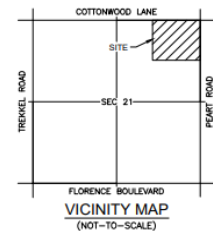
EMC MANAGEMENT  
6617 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85250  
PHONE: (480) 546-7900  
CONTACT: SHERRI KOSHOL, P.E.  
EMAIL: SHERRI@BUILTEMPIRE.COM

### ENGINEER

COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
PHONE: (602) 264-6831  
FAX: (602) 264-0928  
CONTACT: NICHOLAS MAXWELL PE  
EMAIL: NMAXWELL@CVLCI.COM

### OWNER

APN: 505-16-008B  
RED PLAINS REALTY LLC  
34 PALMER AVENUE  
BRONXVILLE, NEW YORK 10708  
APN: 505-16-008F  
AMERICAN SPECTRUM CORP  
MONEY PURCHASE FL  
12995 N ORACLE ROAD,  
STE#141-311  
TUCSON, ARIZONA 85739  
APN: 505-16-008D  
WERNER BARRY L & LOLLY S  
TRS  
7762 E GRAY ROAD, STE#200  
SCOTTSDALE, ARIZONA 85260



### SITE PLAN NOTES

- 1 ASPHALT PAVEMENT
- 2 TRASH COMPACTOR AND REFUSE ENCLOSURE
- 3 ENTRY - ENTRY CALL BOX IN LANDSCAPE ISLAND
- 4 PEDESTRIAN GATE
- 5 LEASING OFFICE
- 6 FIRE DEPARTMENT TURNING RADIUS (55' OUTER RADIUS, 35' INNER RADIUS)
- 7 VEHICLE ACCESS GATE WITH AUTOMATIC GATE
- 8 FIRE HYDRANT
- 9 8' HIGH THEME WALL
- 10 STAMPED ASPHALT
- 11 4' WIDE SIDEWALK
- 12 5' WIDE SIDEWALK
- 13 LIMITS OF EMPIRE COPPER SKY SITE
- 14 33x33' SITE VISIBILITY TRIANGLES
- 15 COMMUNITY CENTER (CLUB HOUSE)
- 16 POOL
- 17 PRIVATE REAR YARD (TPV)
- 18 CAR WASHING STATION (PARKING SPACE WITH HOSE)
- 19 ADA ROUTE
- 20 PRIMARY ENTRANCE AND EXIT
- 21 MAILBOX PLAZA
- 22 PARKING LOT CARPORT
- 23 PARKING GARAGE
- 24 ADA PARKING SPACE
- 25 EXISTING CONCRETE SIDEWALK SCULPTURE
- 26 EXISTING WALL
- 27 5' WIDE MULTISTRIP TRAIL

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

NO.: \_\_\_\_\_

COE & VAN LOO CONSULTANTS, INC.

EMPIRE VILLAGE AT AVALON HEIGHTS  
CASA GRANDE, ARIZONA

02 SHEET OF 02

DATE: 11/11/2021

BY: NICHOLAS A. MAXWELL

SCALE: 1" = 60'

