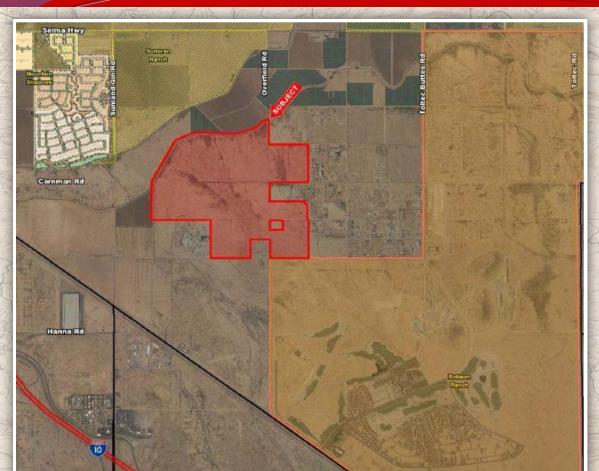


CASA GRANDE, AZ



- Location: Cornman Road and Overfield Road, Casa Grande, Arizona
- ☐ *Size:* +/-387 Net Acres
- **2012 Property Tax:** \$17,744.94
- Zoning: Mixed Use: Commercial, Single density, medium density and high density residential. Potential density transfer to standard Casa Grande low density residential.
- ☐ **Price:** \$4,644,000 Total (\$12,000 / Acre)
- □ <u>Utilities:</u>

Water: Arizona Water Company

Power: Flortrical District #2 (FD)

Power: Electrical District #2 (ED2)

Comments: Located contiguous to Robson Ranch Master Planned Community and just down the street from the Interstate 10 and Jimmie Kerr interchange, this property is primed for development. Unique opportunity - this is one of the few properties east of Interstate 10 with access to water. Overfield Road is paved north of Jimmie Kerr Boulevard, allowing for easy access and a development window.

CORNMAN & OVERFIELD – 387 ACRES | CASA GRANDE, AZ

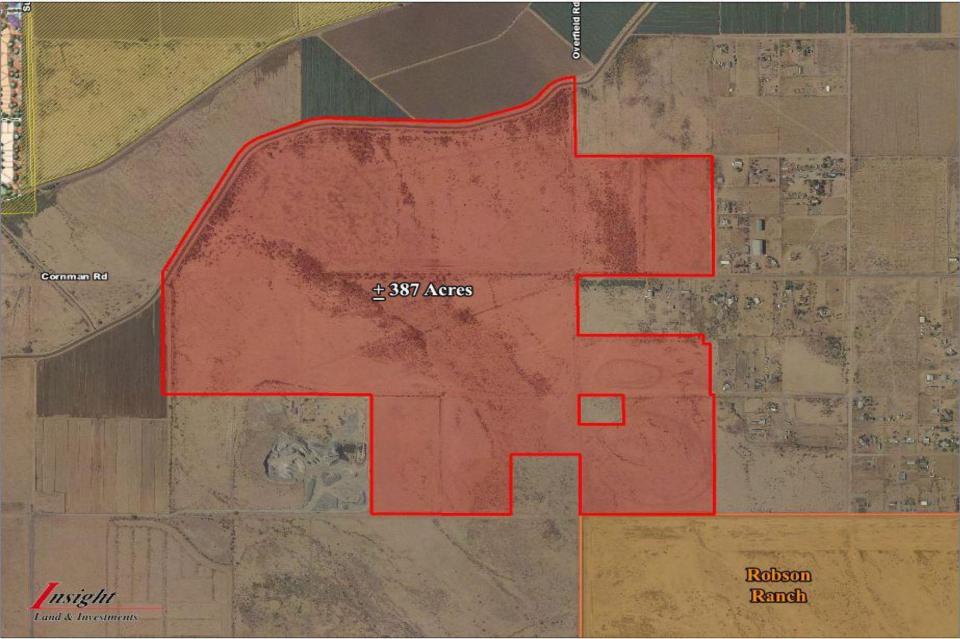
Insight Land & Investments 7400 E McDonald Dr, Ste 121 Scottsdale, Arizona 85250 602.385.1515 www.insightland.com All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

BRIAN STILLMAN

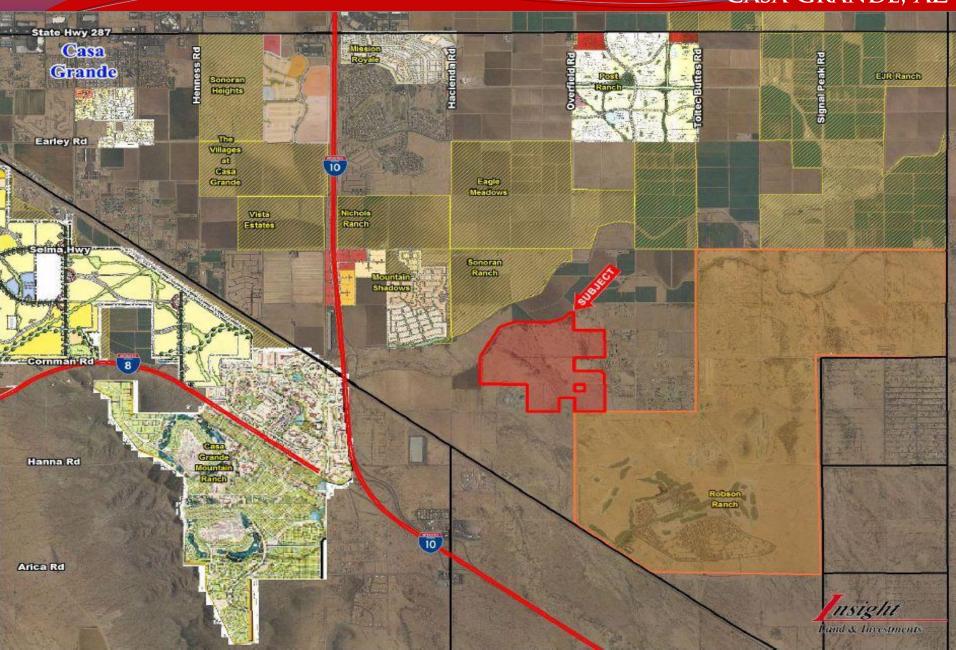
Office: (602) 385-1512 Cell: (602)320-6516 bstillman@insightland.com



Land & Investments CASA GRANDE, AZ

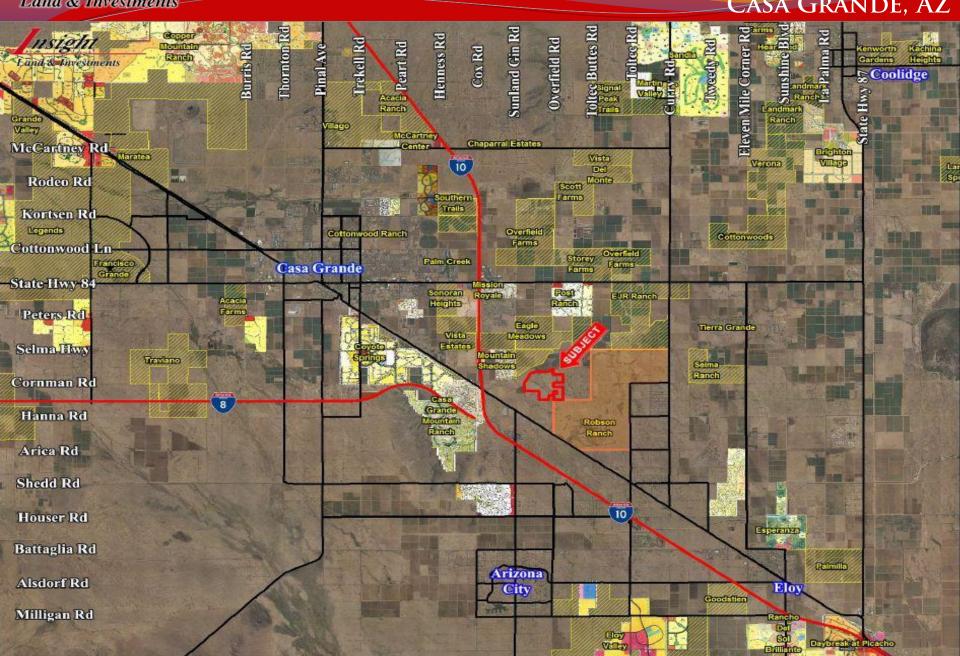








Land & Investments



A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

A PORTION OF SECTIONS 5, 6, 7 & 8, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

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- 8) The bearings and districts share on this survey indicate constraint measurements or solub field measurements performed during this larvey and day office from the description of neural season for this survey.

PARCEL INFORMATION

REFERENCE MATERIALS

S.O.S. BOOK S. PAGE 175. F.CE. R.O.S. BOOK S. PAGE 144. F.CE. S.O.S. BOOK II. AND 103. F.CE. R.O.S. BOOK III. AND 205. F.CE. R.O.S. BOOK III. AND 205. F.CE. B.O.S. BOOK III. PAGE 103. F.CE. ELD. PAGE 2070DALF FEB 3-15-1830

SCHEDULE "B" ITEMS

An examinant for public utilities and incidential proposes recentled by exoclus TeO, Proje \$73, of Official Records.
[APPECTS SIGNACT PROPERTY — UNDERWISH LOCATION — NOT PLOTTABLE)

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[APRECES PARCEL AND 2 at a PORTION OF PARCEL HD. 0 — MET PLATFAILE)

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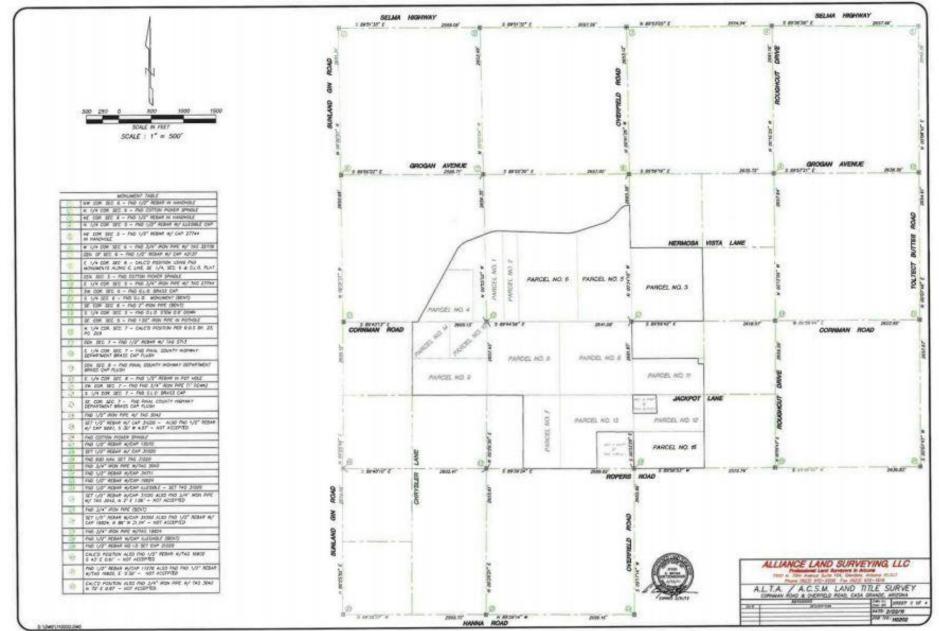
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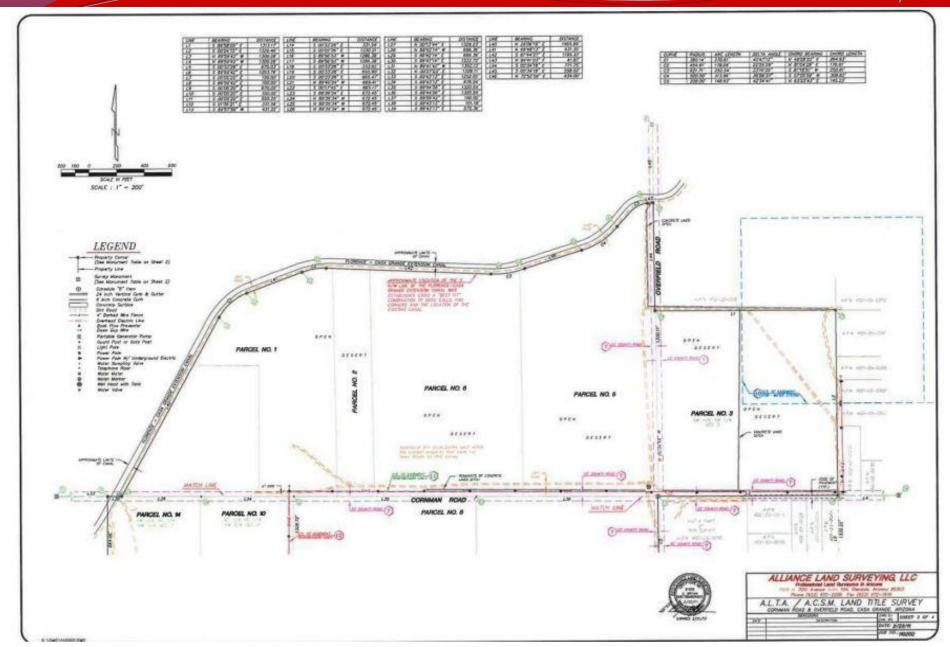
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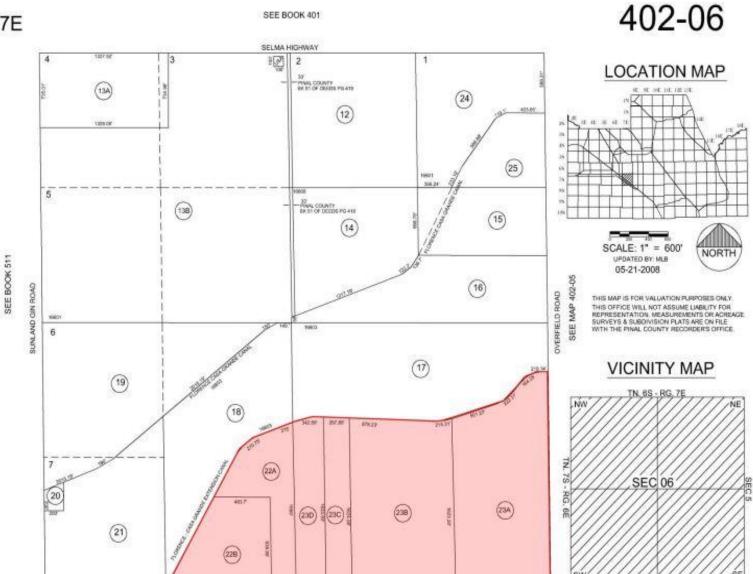


CASA GRANDE, AZ

SEC. 6 TN.7S RG.7E

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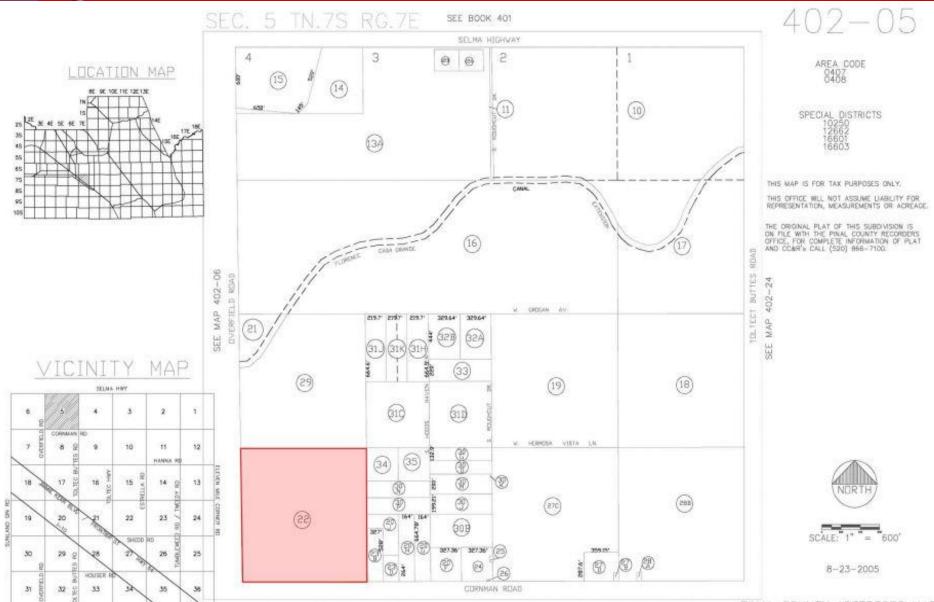
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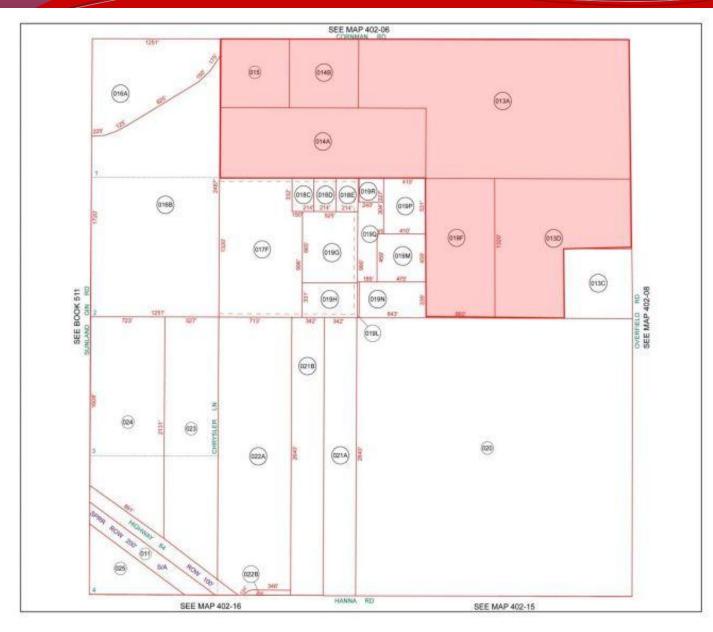


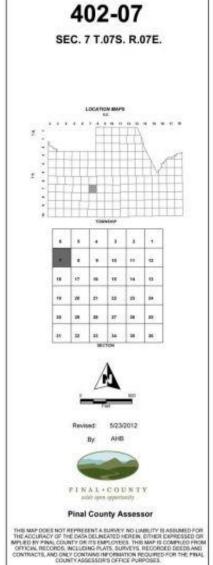
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CORNMAN ROAD

SEE MAP 402-07





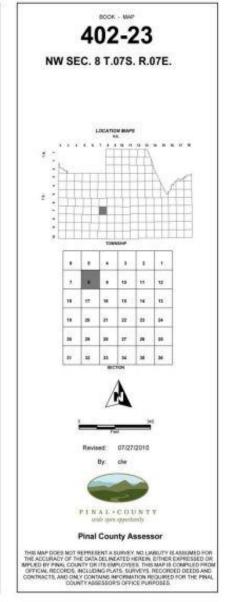




CASA GRANDE, AZ

SEE MAP 402-05







Land & Investments

