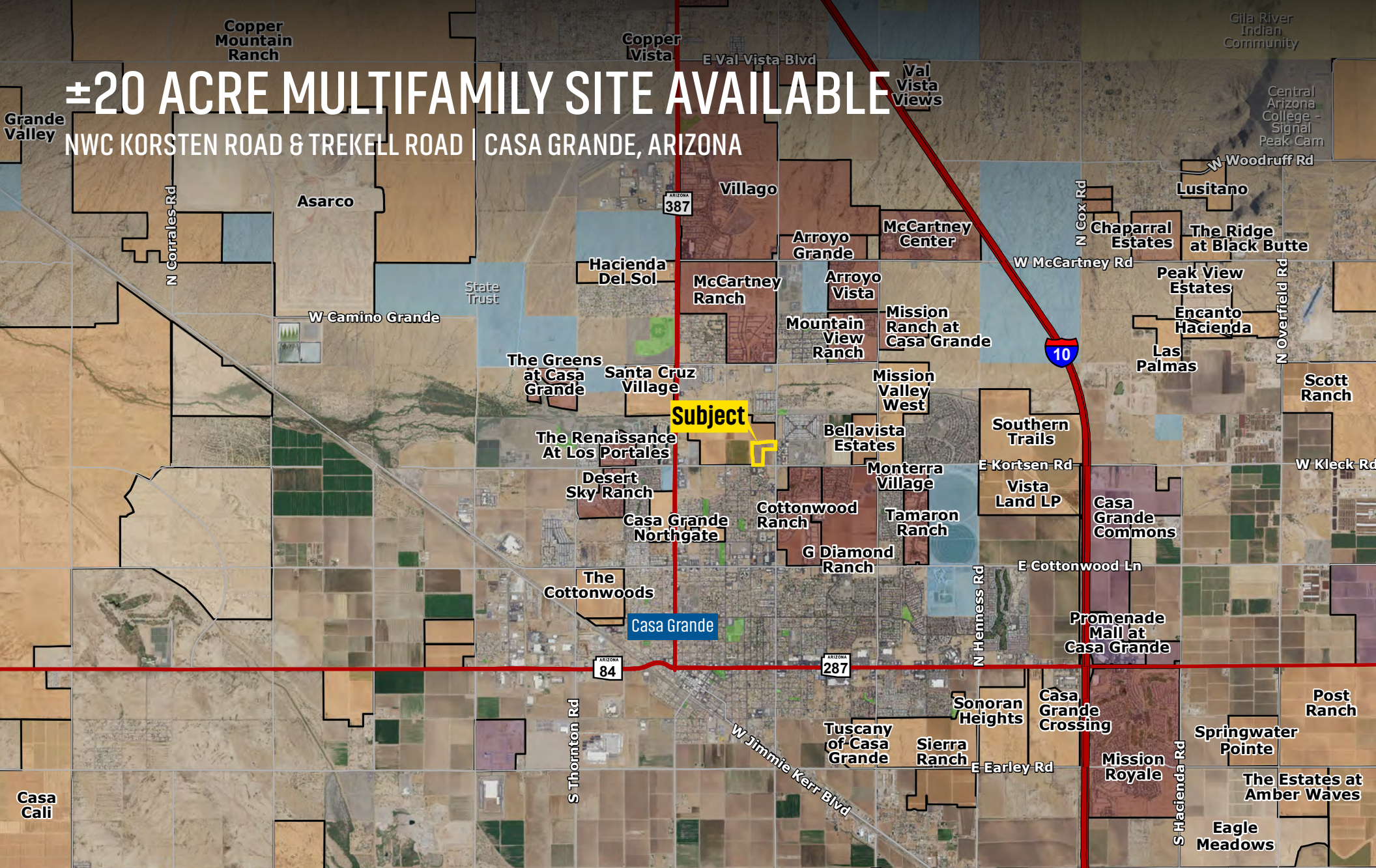


±20 ACRE MULTIFAMILY SITE AVAILABLE

NWC KORSTEN ROAD & TREKELL ROAD | CASA GRANDE, ARIZONA



Kirk McCarville, CCIM
kmccarville@landadvisors.com
520.251.0348

Trey Davis
tdavis@landadvisors.com
602.363.3901

 Land Advisors[®]
ORGANIZATION

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. The information contained within is subject to change without notice. AZCG75406

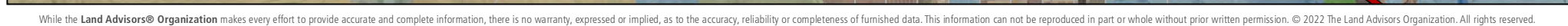
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EXECUTIVE SUMMARY



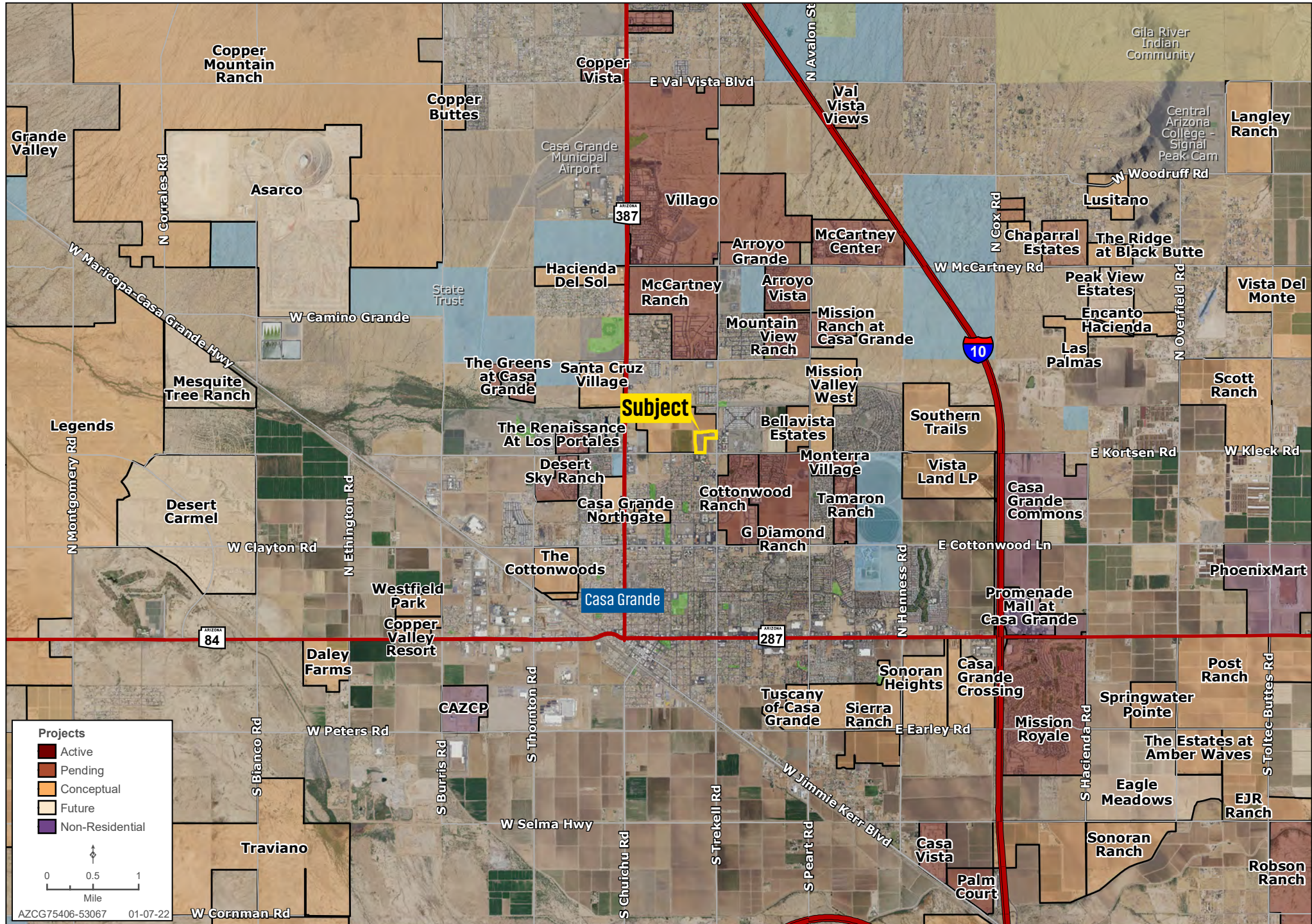
LOCATION	The Property is located at the northwest corner of Kortsen Road & Trekell Road in Casa Grande, Arizona.		
SIZE	±20.8 Acres		
PRICE	Submit		
PARCEL	504-06-015C		
ZONING	PAD, City of Casa Grande Click Here to View the Elaine Farms PAD		
DENSITY	12 to 16 Dwelling Units Per Acre		
SETBACKS	Front Setback 20' (to front loaded garage -15' front setback to livable area and/or side loaded garage)		
	Side Setback 10' (5' and 10' for single-family dwelling)		
	Corner Setback 15' (can include an adjacent 10' wide landscape tract)		
	Rear Setback 20'		
	Maximum Height 35'		
	Distance Between Buildings 20'		
	<i>*Apartment buildings will have 20' front, rear, and side yard setbacks.</i>		
TAXES	\$433.56 (2021)		
UTILITIES	Water - Arizona Water Company Sewer - City of Casa Grande	Power - Arizona Public Service Gas - Southwest Gas Company	Telephone - Qwest Communications Police & Fire - City of Casa Grande
SCHOOLS	Cottonwood Elementary School (KG-8)	Casa Grande Middle School (6-8)	Casa Grande Union High School (9-12)

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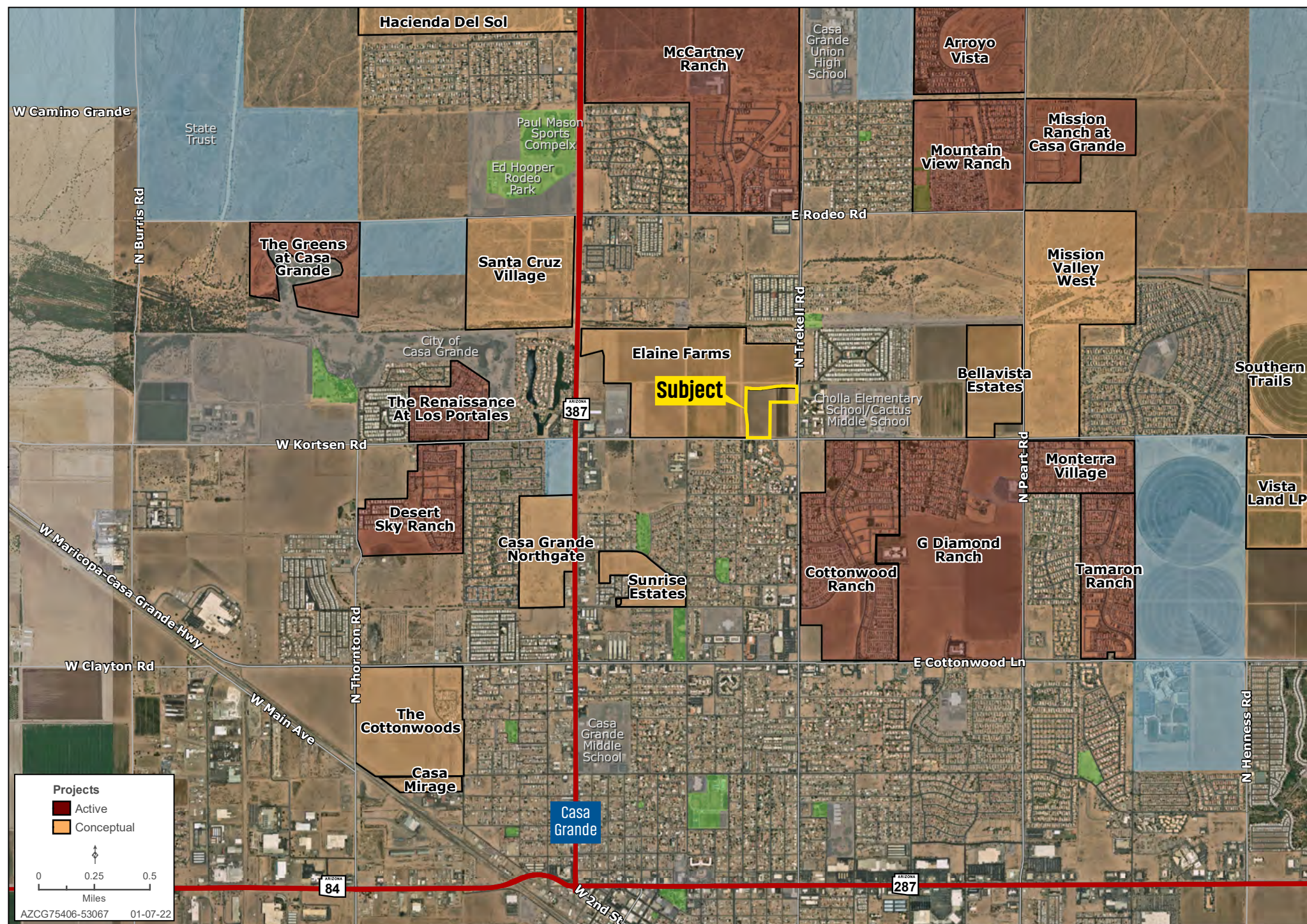
DEVELOPMENT MAP

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AREA MAP

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SURROUNDING AMENITIES MAP

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SURROUNDING EMPLOYMENT MAP

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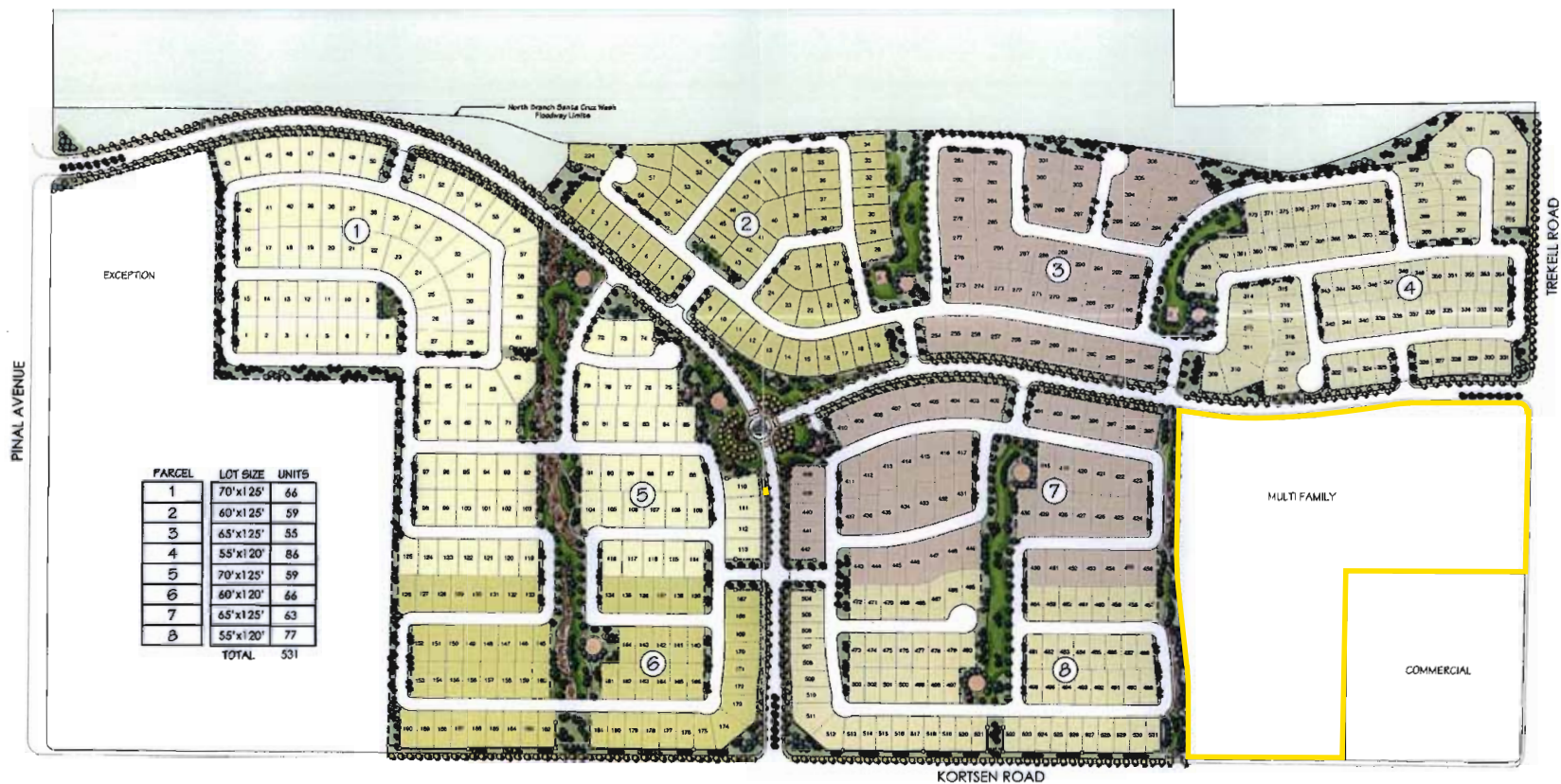


DETAIL MAP

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CONCEPTUAL SITE PLAN



Illustrative master plan



Elaine Farms 1

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