

ENTITLED MULTI-FAMILY 4.6 ACRES IN CENTRAL CASA GRANDE

465 & 475 North Peart Rd • Casa Grande, AZ
 By Casa Grande's Main Thoroughfare "Florence Blvd."

\$995,000 (\$4.97 PSF)



FEATURES

- ±200,376 SF (4.6 Acres)
- Florence Blvd & North Peart Rd
- Located at the Center of Casa Grande
- Growing Population from Job Increases
- Immediate Vicinity of E Florence Blvd Employment Corridor
- Entitled for Multi-Family (4-20 Units/Acre)
- Ideal for Townhomes, Assisted Living, or Other residential projects
- 55+ Community (Potential Use)
- Parcels: 505-30-025 A/B
- Zoned R-3 (±80 Units)

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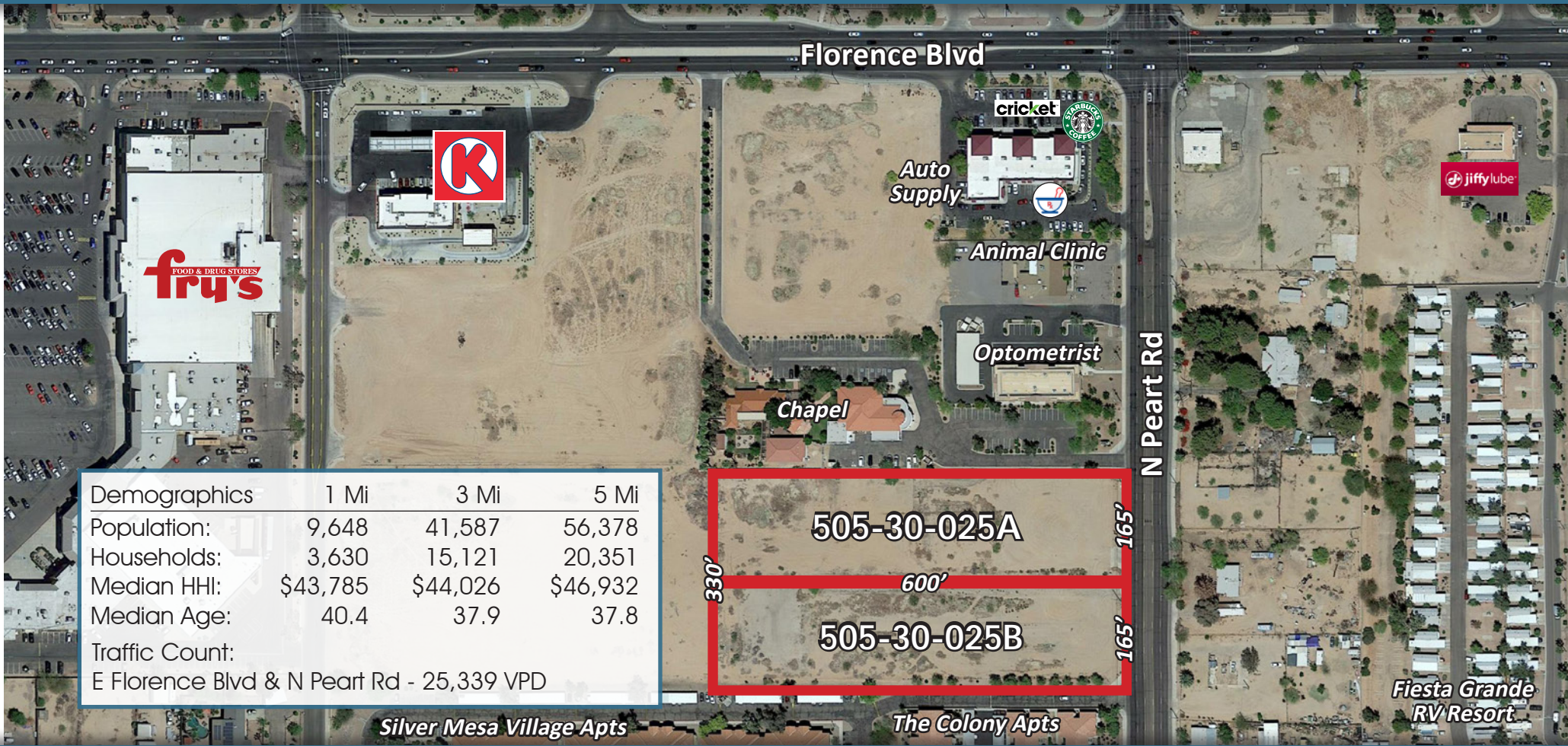


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Demographics	1 Mi	3 Mi	5 Mi
Population:	9,648	41,587	56,378
Households:	3,630	15,121	20,351
Median HHI:	\$43,785	\$44,026	\$46,932
Median Age:	40.4	37.9	37.8
Traffic Count:	E Florence Blvd & N Peart Rd - 25,339 VPD		

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