

# VILLAGO VILLAGE | Casa Grande, AZ

The Hogan Group  
7114 E Stetson Drive  
Suite 400  
Scottsdale, AZ 85251  
(602) 553-4117



Jeff Beach (602) 553-4120  
Kevin Hogan (602) 553-4115  
Jim Tipton (602) 553-4110

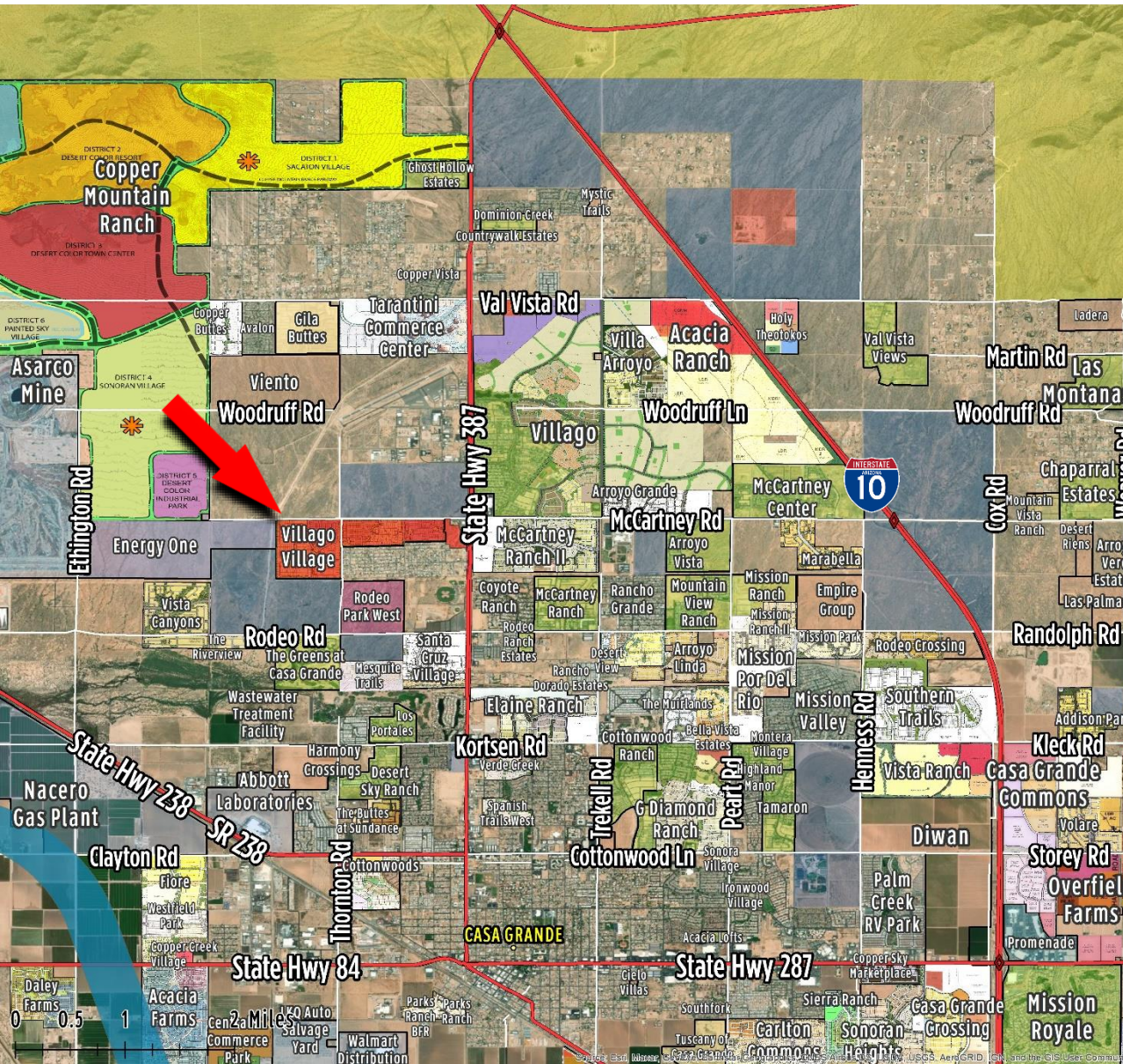
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Location: W/SWC of McCartney Rd & Pinal Ave, Casa Grande, AZ

Purchase Price: Submit Offers

Description: +/-300 Total Acres  
+/-280 Acres Residential

Parcel	# of Lots	Lot Sizes
1	306	60'x125'
2	142	50'x120'
3	150	55'x120'
4	138	55'x120'
5	143	50'x120'
6	142	60'x120'
Total Lots 1,021		
12.3 Acres Multifamily		
5.97 Acres Commercial		

Zoning: PAD (Planned Area Development)

Utilities: Water - Arizona Water Company  
Sewer - City of Casa Grande  
Electricity - APS  
Gas - Southwest Gas

Comments:

- Final Plat & Improvement Plans completed.
- No existing Homeowner's Association.
- Property is subject to a CFD agreement.
- Impact Fees: \$9,827-9,941/unit



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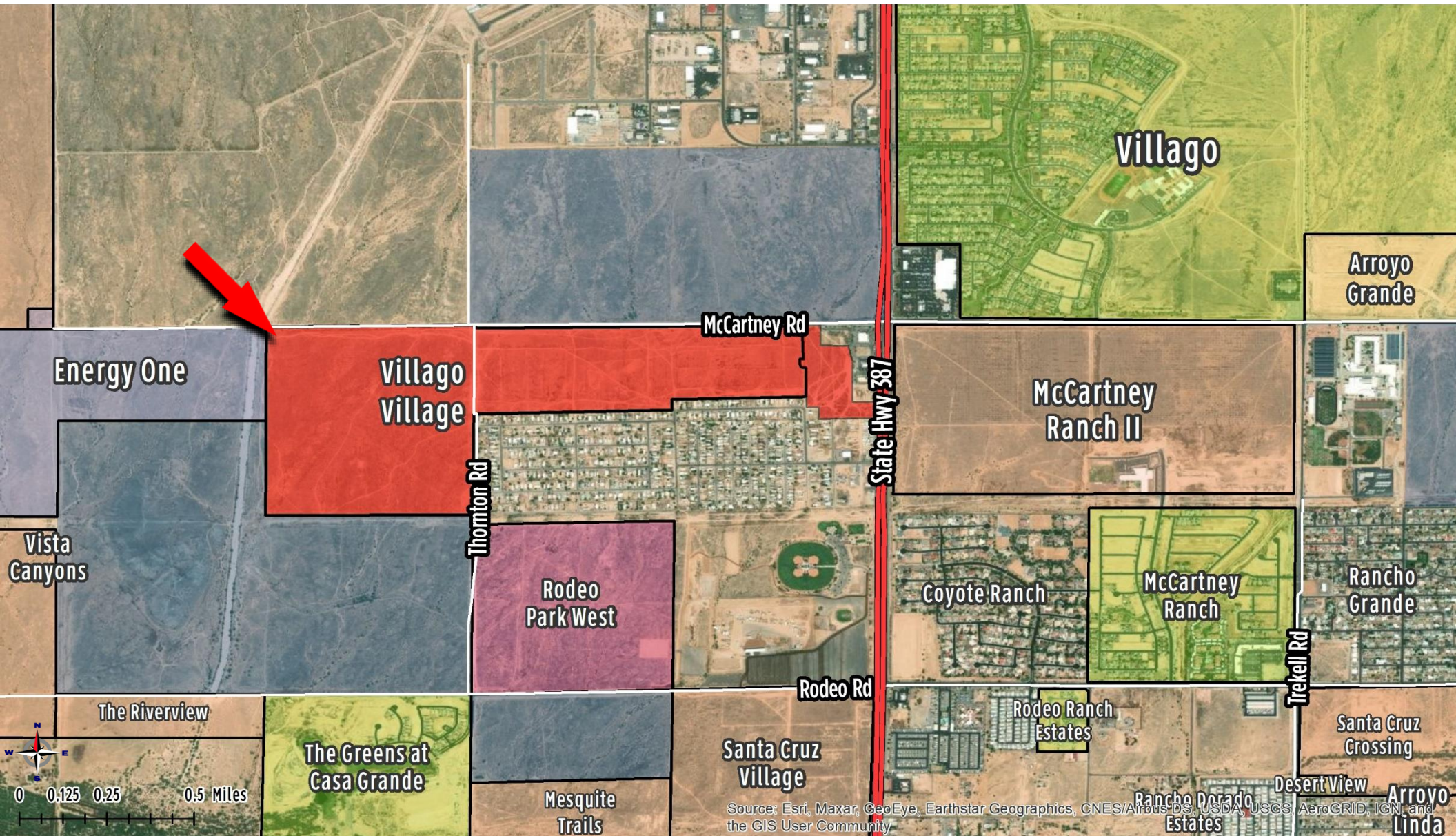
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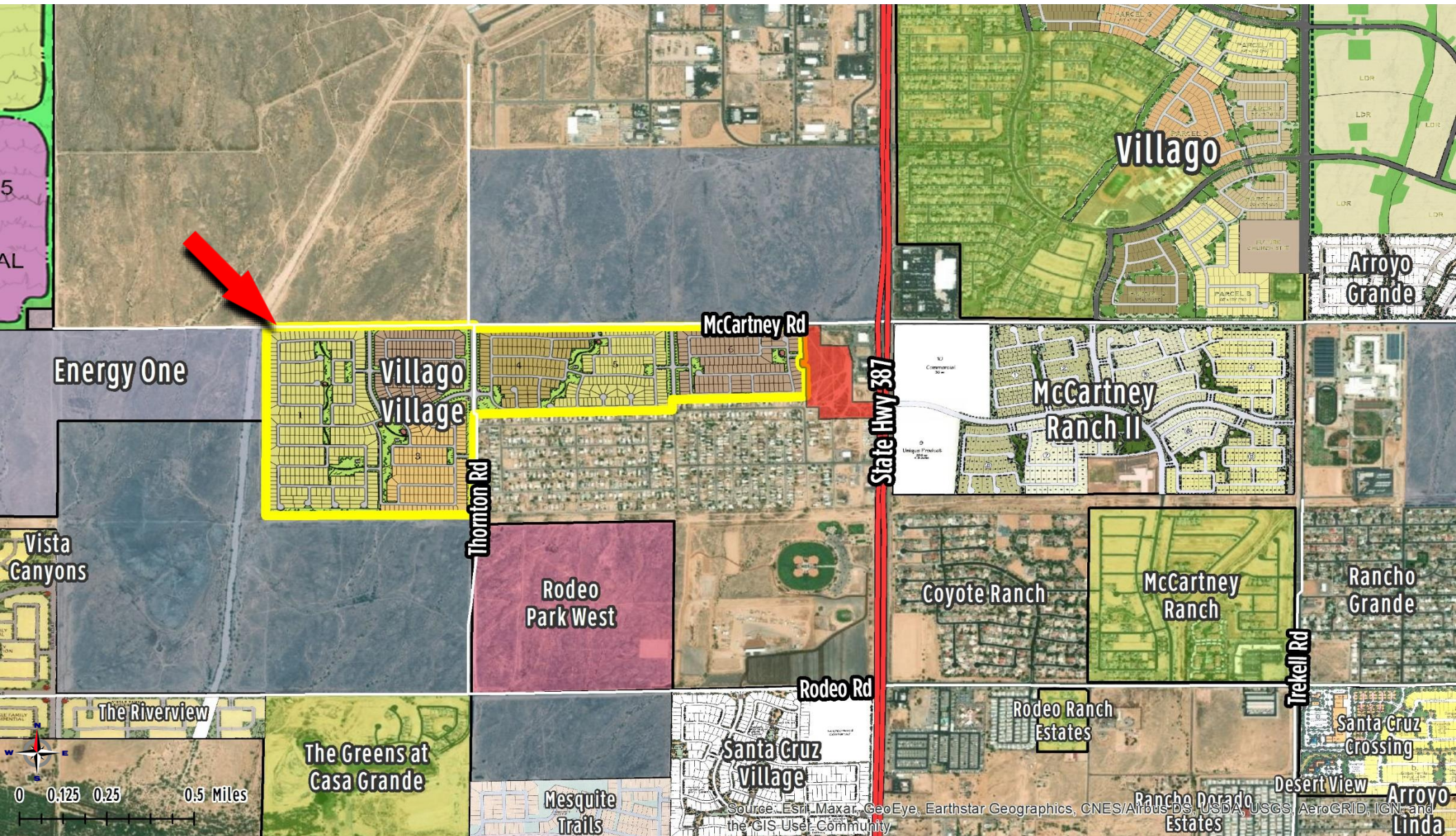
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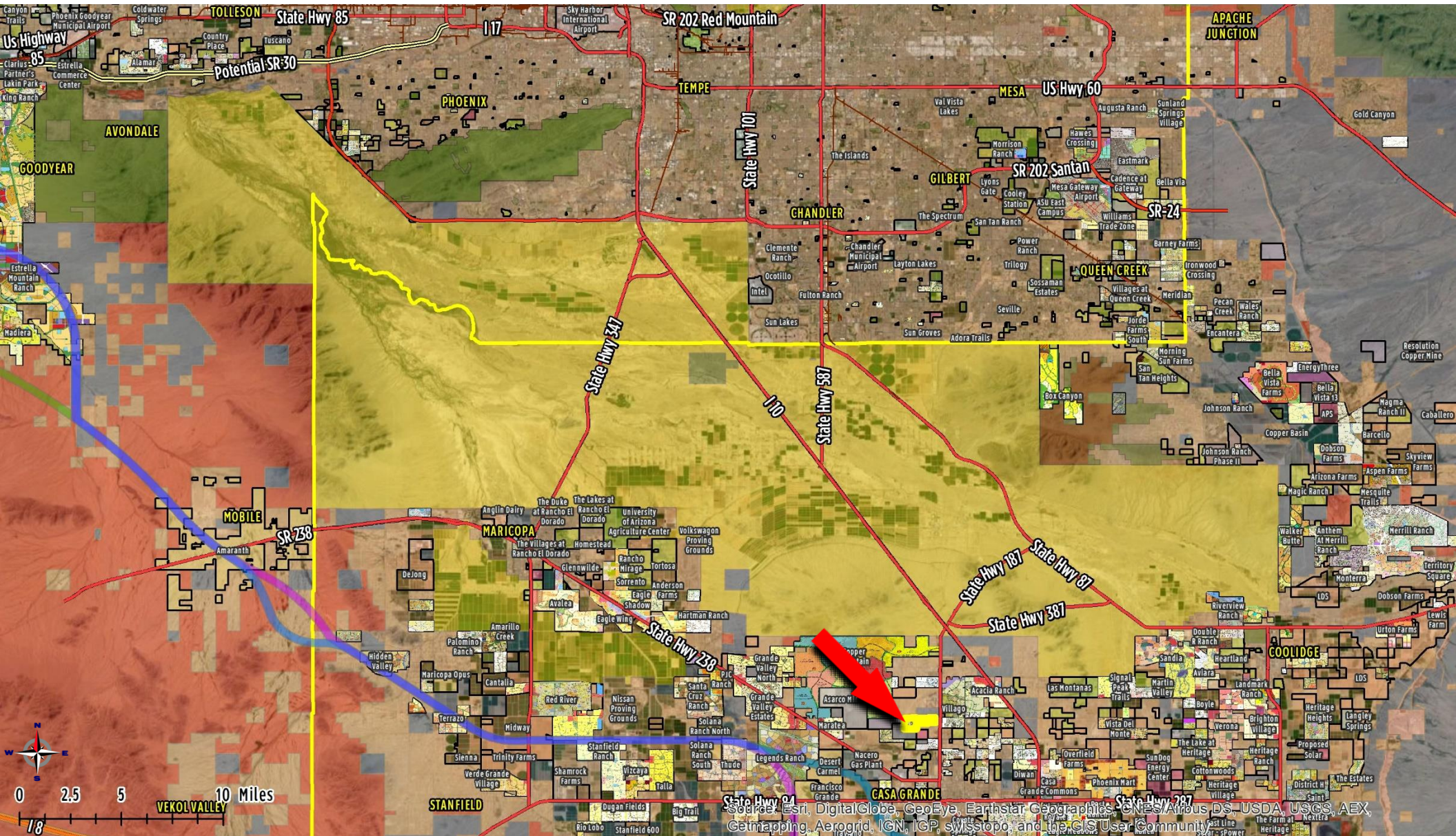
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomapping, AeroGRID, IGN, IGP, Swisstopo, and the GIS User Community



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**Villago Village** is well-located in Northern Casa Grande, providing quick access to both Pinal Avenue and McCartney Road I-10 interchanges.

**Villago Marketplace** is a Fry's-anchored retail center at the NEC of McCartney and Pinal. Other tenants include Chase Bank, McDonald's, ACE Hardware, Subway, Barro's Pizza, State Farm, a UPS Store, H&R Block, Taco Bell, Panda Express, and Great Clips.

**Villago Village Retail** - Walgreen's, AutoZone, and a future Burger King are located adjacent to the community at the SWC of McCartney Road and Pinal Avenue.

**Promenade at Casa Grande** is a ±1,000,000-square foot shopping mall located approximately eight miles southeast.

**Intel Plant** and the I-10 Employment Corridor in Chandler are ±25 miles north.

**Lucid Motors** developed a \$700M assembly plant on 500 acres approximately five miles south. The plant will bring up to 2,000 jobs with an average pay of \$65K.

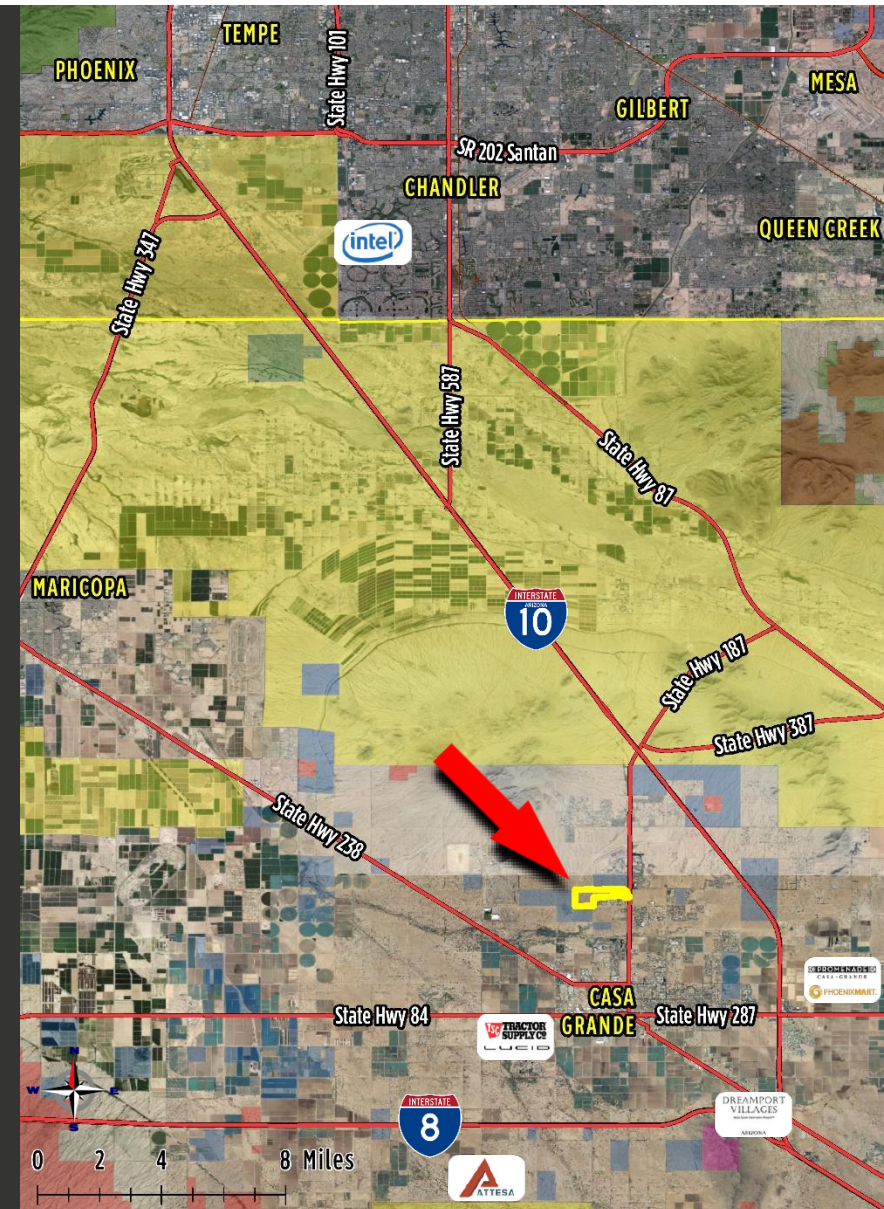
**Nikola Corp.** purchased approx. 400 acres in Coolidge near Eloy to develop their 1,000,000-square foot manufacturing plant for hybrid semi-trucks. This plant has broken ground with \$1B in capital investment. The plant will ramp up to around 2,000 jobs by 2024 with an average pay of \$80K.

**Tractor Supply Company's** 650,000-square foot distribution center is under construction approximately five miles to the south. It's expected to create ±300 jobs.

**Attesa** is a proposed ±2,360-acre \$1.1B motorsports complex located ±12 miles southwest. It's breaking ground in August and expected to create ±13,000 jobs.

**Dreamport Villages** is a proposed ±1,500-acre, \$4B "world class entertainment" amusement park that is planned for a site ±10 miles southeast. It's expected to create ±15,000 jobs.

**PhoenixMart** is located ±10 miles southeast. It is a ±1,580,000-square foot Global Expo Commerce Center that is currently under construction, with flooring in place and shell completed. The total buildout for all phases is estimated at \$5B and is expected to generate 7,000 to 9,000 jobs.



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