

Property Summary

- Address:** 708 W. Gila Bend Hwy (aka Hwy 84), Casa Grande, AZ 85122
(Just west of the Holiday Inn at Pinal and Florence Blvd).
- Offering Type:** 4.9 Acres of commercial and Industrial zoned land of sale.
- Purchase Price:** \$174,900.00. \$35,694 per acre or \$.82 per sq ft.
- Overview:** “Sunset court” which consisted of 8 detached cabins built from 1930-1950’s, all of which are currently vacant and in need of completely rehab or razing. Property also has an old convenience store (built in 1930) which had fuel pumps and are believed to have been removed in 1988 (per AZDEQ website www.azdeq.gov)
- Lot Size:** 213,444 or 4.9 Acre with 300’ +/- of Gila Bend Highway frontage
- Terms:** Seller may carry or discount for cash.
- Zoning:** B-4 (Commercial-front 65% of lot) and I-2 (Industrial rear 35%).
- Utilities:** APS (Electric at site); SW Gas; and septic.
- Property taxes:** \$2654.70 (2009).
- B-4 defined:** B-4 - COMMUNITY SERVICE ZONE The purpose of the B-4 Community Services Zone is to provide for land intensive retail, service, or manufacturing operations. These services should be located in concentrated service areas with good accessibility to the public but should be carefully buffered from other uses and visibly buffered from arterial streets (per Casa Grande webpage) www.casagrandeaz.gov/web/guest/zoningdistricts#B-4
- I-2 defined:** I-2 - GENERAL INDUSTRIAL ZONE
(Businesses that utilize raw materials in their manufacturing process)
The purpose of the I-2 General Industrial Zone is to provide for the development of industries which, because of the nature of their operation, appearance, traffic generation, or emission, would not be compatible with land uses in other zoning districts, but which, nevertheless, are necessary and desirable activities in the city.
www.casagrandeaz.gov/web/guest/zoningdistricts#I-2
- Parcel #:** 504-22-024C



Former convenience store (built in 1930's)





Former cabins (fronting Gila Bend Hwy)



Courtyard with the 8 cabins (all vacant and in poor condition).



Courtyard with the 8 cabins (all vacant and in poor condition).



Rear portion of the lot

All information herein is provide is for information purposes only and subject to change, sale or withdraw at any time. David Gudmundsen, SJ Fowler/GMAC Real Estate, Inc and its agent make no representation to its accuracy.



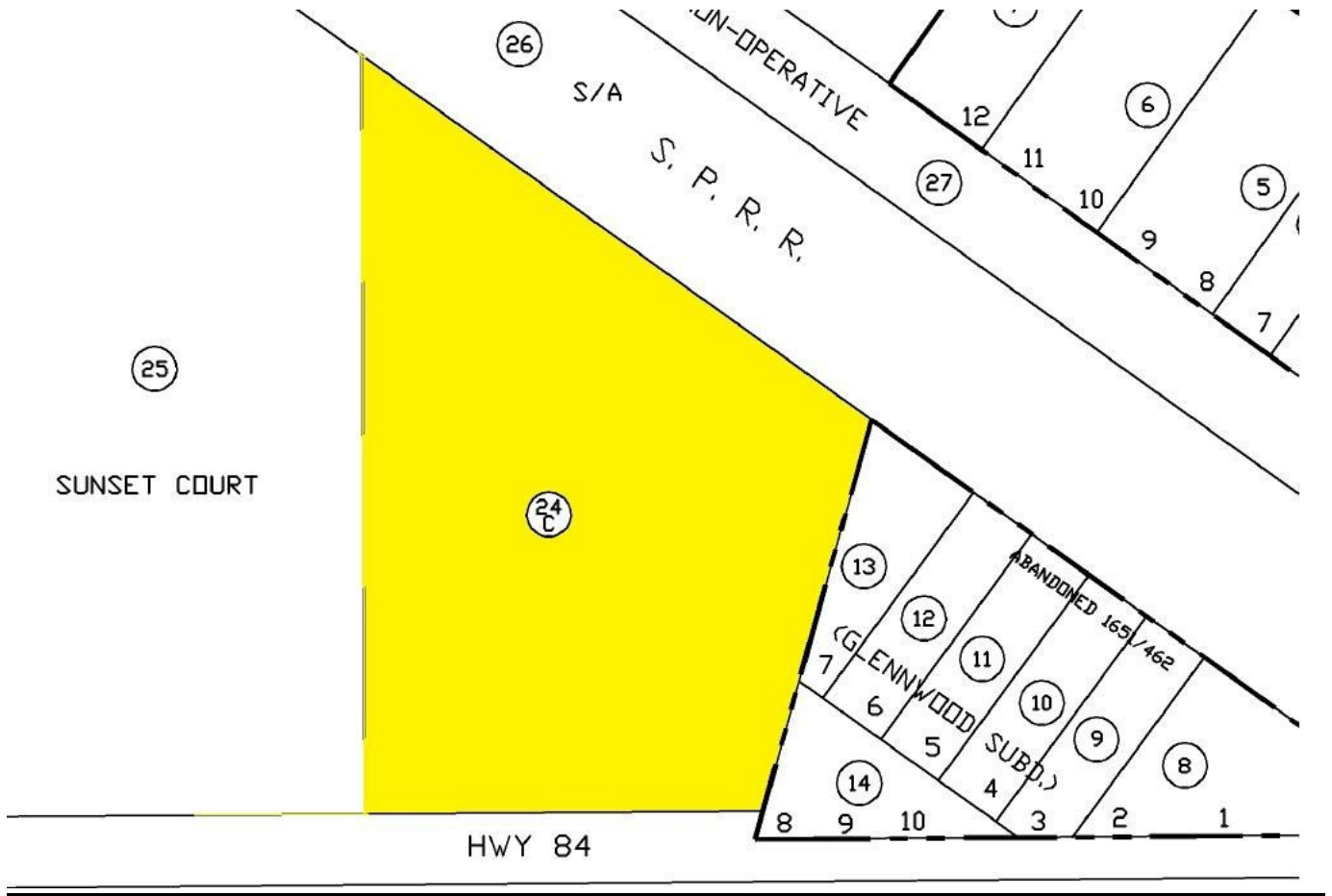
Rear portion of land



Rear portion on the lot (neighboring to the RR tracks).

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Plat Map

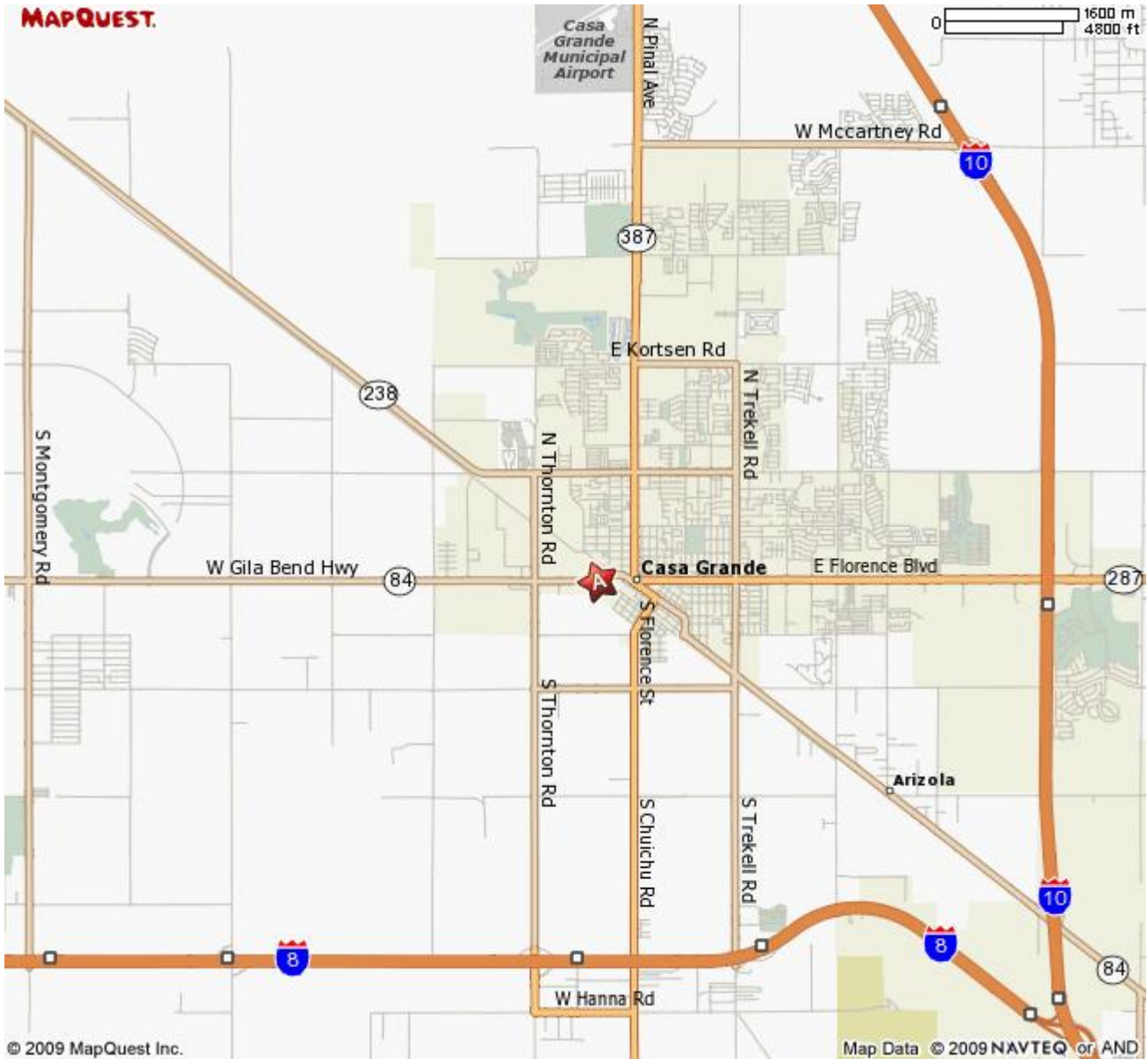


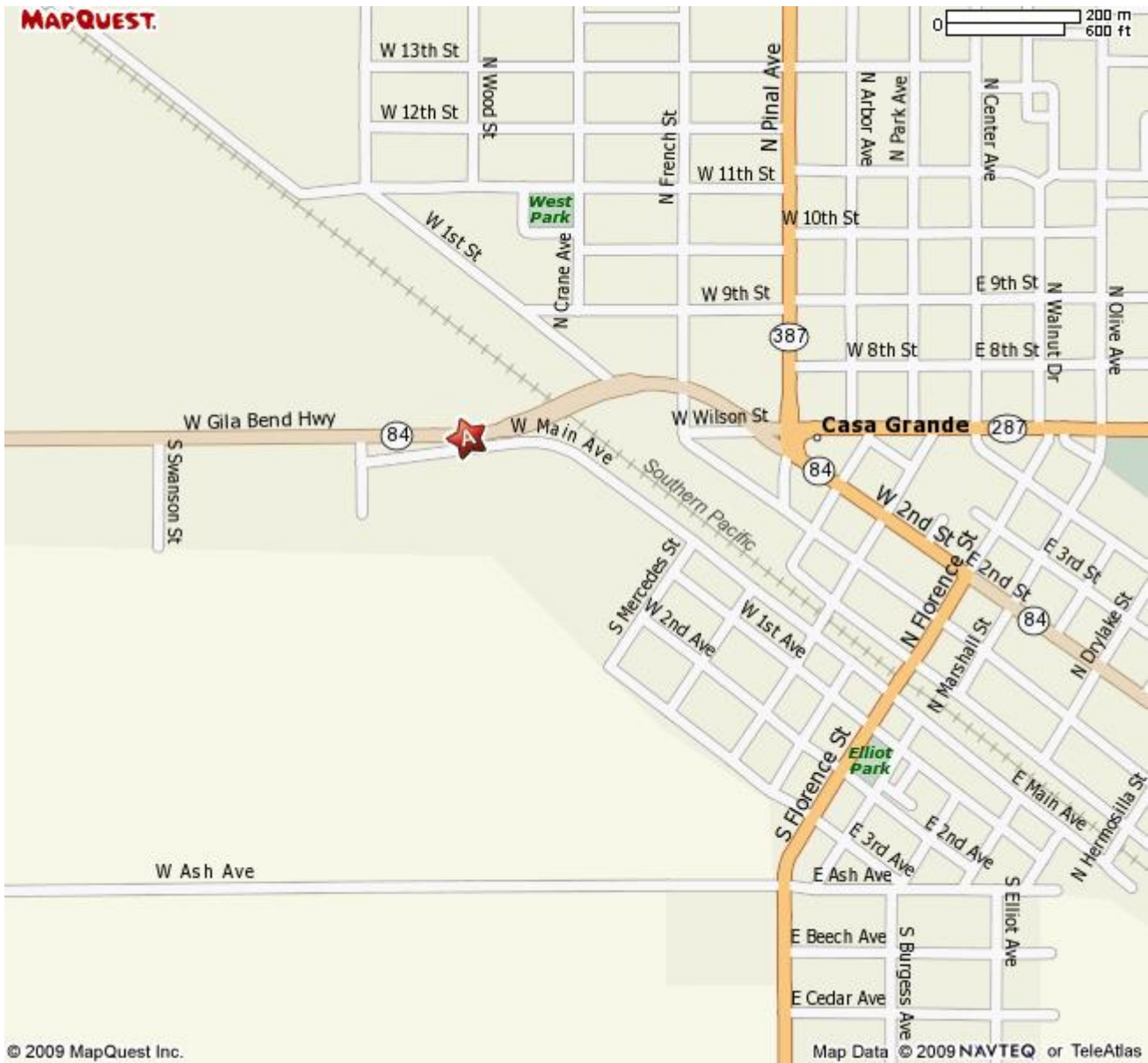
APN # 504-22-024C



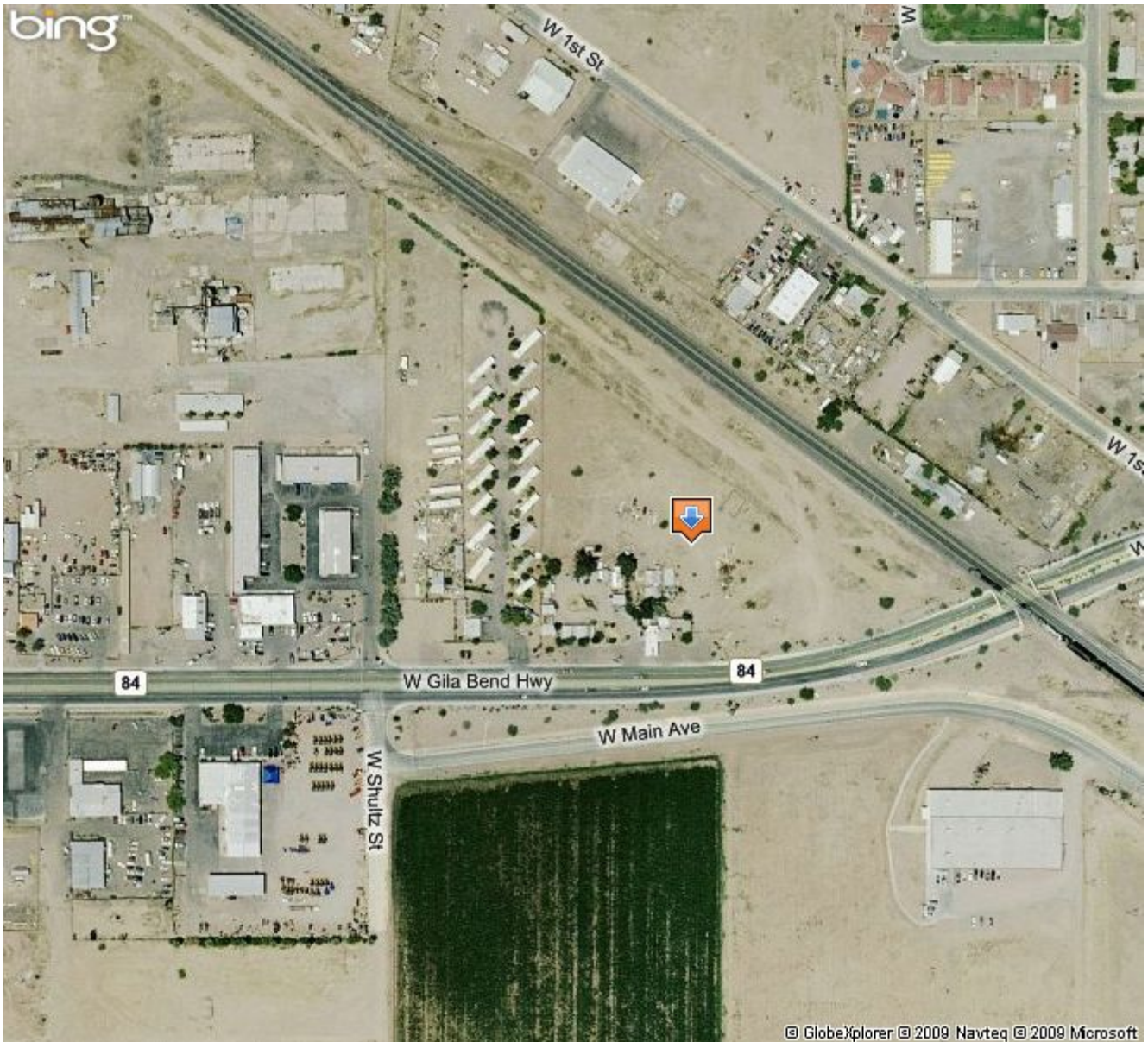
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Maps and Aerials





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Demographics

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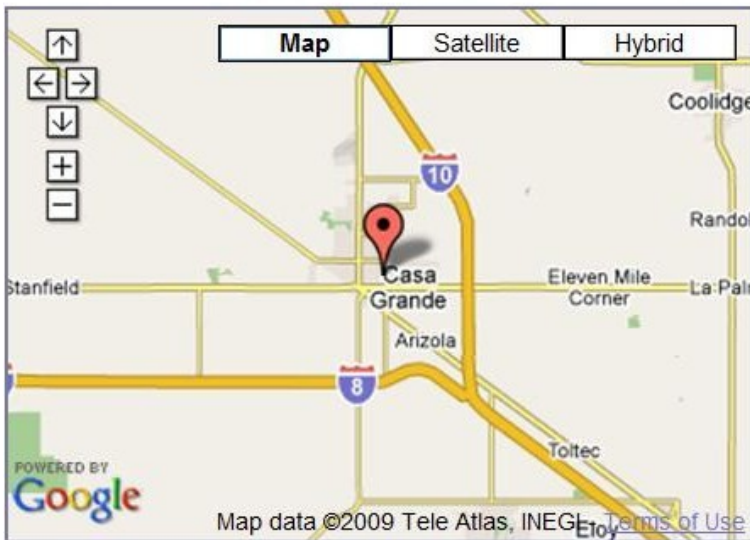
Casa Grande, Arizona

Go to [Casa Grande's website](#) »

Median Household Income



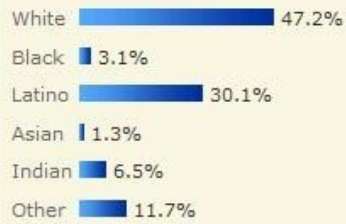
Income estimates based on 2007 U.S. Census data



Casa Grande Demographics

Population » 38.6% increase since 2000 census

2000 25,224
2006 41,093



Based on 2000 and 2006 U.S. Census data

The median age for residents in Casa Grande, AZ is **30.2** (this is younger than average age in the U.S.).

Families (non-single residences) represent **73.4%** of the population.