



S/SEC Pinal Ave & Cottonwood Ln

CASA GRANDE, AZ

AVAILABLE



Commercial/Retail Pad Available

SIZE ±1.10 AC

ZONED B-2, City of Casa Grande

PARCEL 506-11-058F

TAXES \$1,935.34 (2022)

LOCATED south of the southeast corner of Pinal Ave & Cottonwood Ln

CALL for pricing

CHAD T. RUSSELL, P.C.
OWNER/AGENT

602.513.5142

chad.russell@kidder.com

RANDOLPH C. TITZCK, P.C.
OWNER/AGENT

602.828.1327

randy.titzck@kidder.com

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CASA GRANDE, AZ



DEMOGRAPHICS

2022	1 Mile	3 Miles	5 Miles
Population	15,215	51,844	64,098
Households	5,449	18,731	22,962
Average HH Income	\$58,008	\$68,691	\$71,242
Median Home Value	\$46,394	\$54,725	\$57,323
Daytime Employment	3,034	14,215	18,628

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km Kidder Mathews

S/SEC Pinal Ave & Cottonwood Ln

Conceptual Site Plan 1

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CASA GRANDE, AZ

Land Title Survey

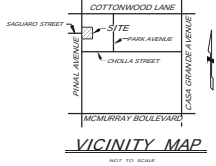
ALTA / NSPS LAND TITLE SURVEY OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

NOTES

- 1) The basis of bearing is the West line of the Northwest Quarter of Section 20, using a bearing of North 80 degrees 00 minutes 00 seconds South per the Dedication Survey in Book 16 of Maps, Page 9, records of Pinal County, Arizona.
- 2) All title information and the description shown is based on a Commitment for Title Insurance issued by Old Republic National Title Insurance Company, Order Number A-134172, dated October 11, 2021 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.
- 3) There are no striped parking spaces on the subject property.
- 4) There are no buildings on the subject property.
- 5) This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, order in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 6) There was no observable evidence of cemeteries, grave sites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- 7) The subject property physically abuts Pinal Avenue, being an improved and open public right-of-way.
- 8) The descriptions provided mathematically close and contain no gaps, gaps or overlaps between the parcels described.
- 9) This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is prohibited unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
FINAL PLAT OF "LACK IN THE BOX COTTONWOOD-PINAL" RECORDED IN 2017-06261, PINAL COUNTY RECORDS
SPECIAL WARRANTY DEED IN 2013-019348, PINAL COUNTY RECORDS
SPECIAL WARRANTY DEED IN 2017-014353, PINAL COUNTY RECORDS
SPECIAL WARRANTY DEED IN 2017-084111, PINAL COUNTY RECORDS
SPECIAL WARRANTY DEED IN 2018-020190, PINAL COUNTY RECORDS
RECORD OF SURVEY IN 2021-080352, PINAL COUNTY RECORDS
CERTIFICATE OF SURVEY IN BOOK 6 OF MAPS, PAGE 47, PINAL COUNTY RECORDS
DEDICATION IN BOOK 16 OF MAPS, PAGE 9, PINAL COUNTY RECORDS



DESCRIPTION

TRACT A, OF CASA GRANDE VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN BOOK 16 OF MAPS, PAGE 9.
EXCEPT THE EAST 20 FEET FOR ALLEY PURPOSES; AND
ALSO EXCEPT THE NORTH 300 FEET THEREOF; AND
ALSO EXCEPT THE SOUTH 212.74 FEET THEREOF.

SCHEDULE "B" ITEMS

- 1) Easements, restrictions, reservations, conditions, set back lines and all other matters as set forth on the plat recorded in Book 16 of Maps, Page 9, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin.
(PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)
- 2) Reversionary Easement and Restrictive Covenant Agreement recorded in Document No. 2000-048665.
Thereafter, First Amendment recorded in Document No. 2007-020688.
(PERTAINS TO NON EXCLUSIVE EASEMENT FOR INGRESS & EGRESS OVER DRIVE ALLEYS AND DRIVEWAYS NOW OR HEREFTER CONSTRUCTED BETWEEN SURVEYED PROPERTY AND ADJOINING PROPERTY TO THE NORTH - APPROXIMATE LOCATION OF FUTURE DRIVE PLOTTED HEREON)

AREA = 1.109 ACRES

48,326 SQ. FT.

SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY

CERTIFICATION

TO: MEI COTTONWOOD, LLC, a Member Limited Liability Company; PREMIER TITLE AGENTS; and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 2, 4, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on December 13, 2021.

Date of Plat or Map: December 15, 2021
David S. Kline
R.L.S. 42137



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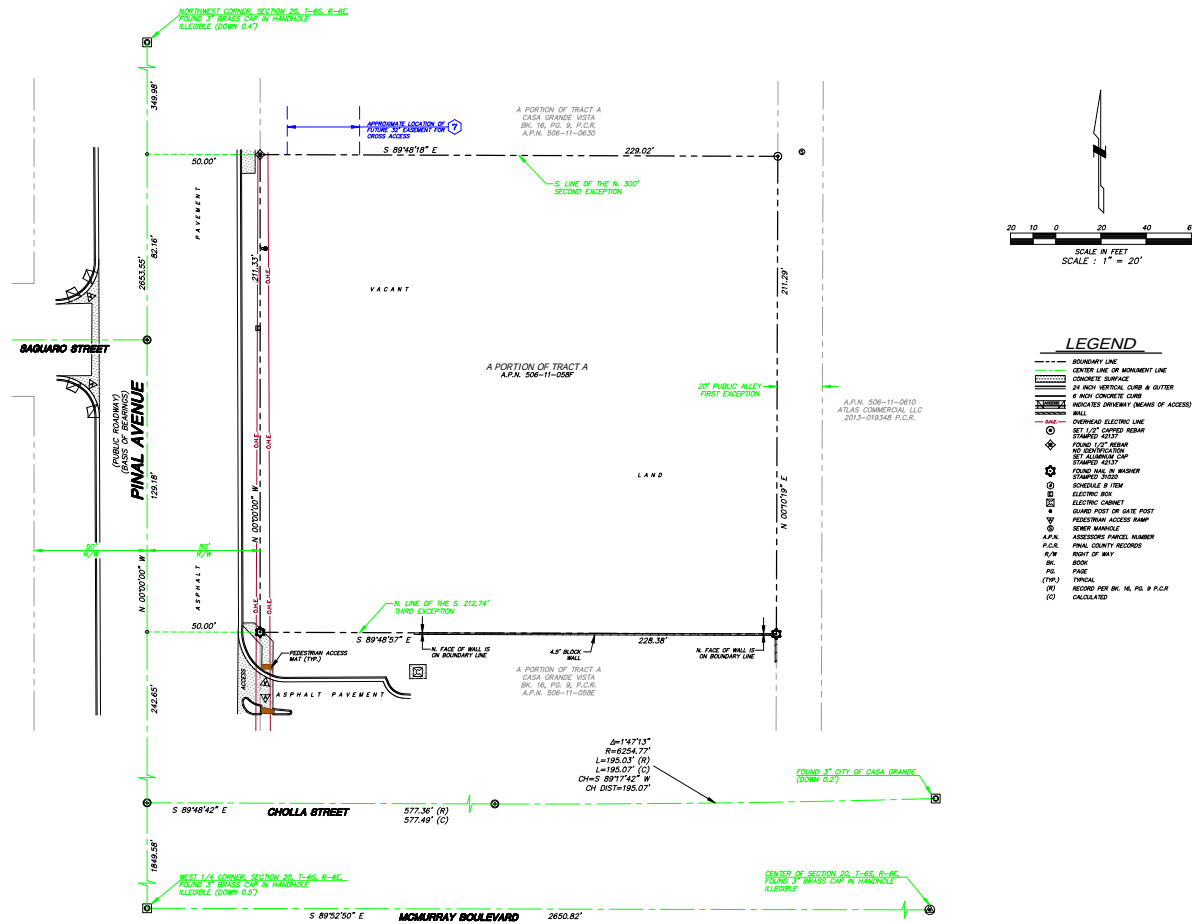


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Land Title Survey



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