

**Financing  
Available!**

# Exclusive Listing - Addison Park Engineered Lots - Casa Grande, Arizona



**Location:** WNW of Kleck Road and Hacienda Road, Casa Grande, AZ.

**Size:** 378 Preliminary Platted Lots (55's, 60's & 65's) on 103.11+/- gross acres  
Side yard setbacks 5' & 10'  
Engineering and final plat in process

**Price:** Submit — FINANCING AVAILABLE!

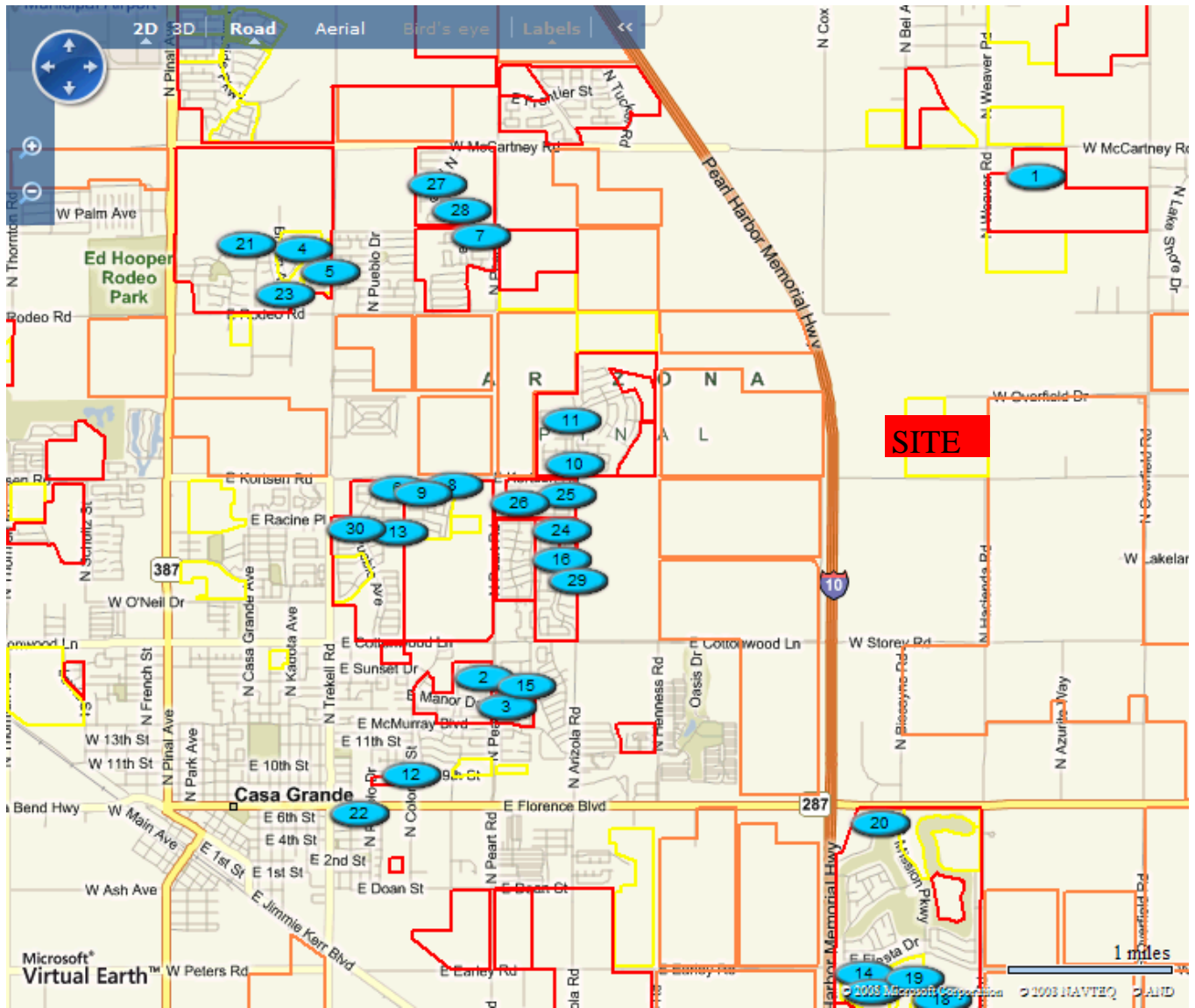
**Contact:** Tom Tait, Jr. , Dave Sabow or Tex Ritter 602 522-1770

Land Group Real Estate, L.L.C. 2198 E. Camelback Road, Suite 310  
Phoenix, Arizona 85016 Tel. 602-522-1770 Fax. 602-522-1870



**LAND GROUP**

**Notice:** The information contained herein has been obtained from sources deemed reliable, however, Land Group Real Estate, L.L.C. and its affiliates make no representations or warranties regarding its accuracy. Purchasers should complete their own independent investigation of the property before purchasing.

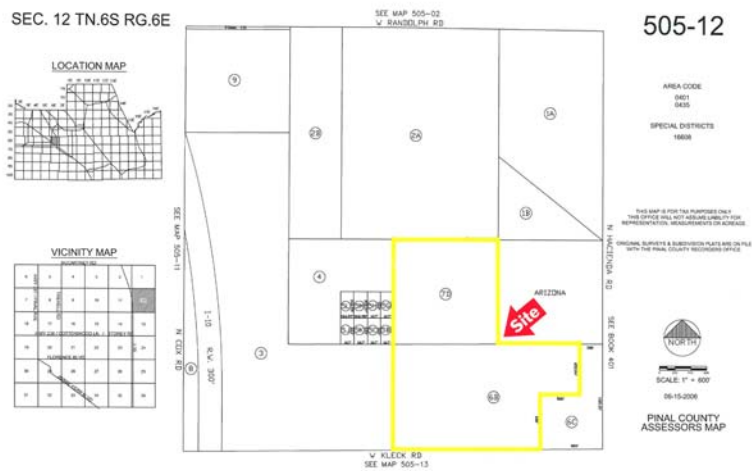


1/6/2009

**CASA GRANDE - ADDISON PARK AREA HOMEBUILDING ANALYSIS**

MAP #	BUILDER	SUBDIVISION	LOTSIZE	CITY	AVGSALE	COE12MO	AVAILLOTS	MASTPLAN
12	DISCOVERY COMMUNITIES	PUEBLO TOWNHOMES	ATT	CG	\$ 145	7	0	
20	MERITAGE HOMES	MISSION ROYALE/STERLING	VAR	CG	\$ 240	84	376	MISSION ROYALE
24	PAGEANTRY COMMUNITIES	TAMARON A/GARDENS	VAR	CG	\$ 151	2	0	TAMARON
15	KEYSTONE HOMES	IRONWOOD VILLAGE (KH)	43X76	CG	\$ 217	8	61	
3	BEAZER HOMES	IRONWOOD COMMONS/CROSSING	850X110	CG	\$ 146	20	62	
22	MISC CUSTOM	EASTLAND PARK - CG	50X104	CG	\$ -	0	0	
5	CAPITAL PACIFIC HOMES	MCCARTNEY RANCH 6/SILVER MEAL	55X113	CG	\$ 214	12	209	MCCARTNEY RANCH
6	CORNERSTONE HOMES AND DEVELOPERS	COTTONWOOD RANCH H.I.D./ARCHER	55X130	CG	\$ 158	25	152	COTTONWOOD RANCH
8	D R HORTON/CONTINENTAL	G DIAMOND RANCH C/PAVILLIONS	55X118	CG	\$ 161	2	0	
10	D R HORTON/DIETZ-CRANE	MISSION VALLEY/CARMEL	55X128	CG	\$ 148	50	1	
14	HACIENDA BUILDERS	MISSION ROYALE 3-1/ESPERANZA	55X115	CG	\$ 176	9	147	MISSION ROYALE
16	LENNAR HOMES	TAMARON B.E/HORIZON	55X120	CG	\$ 175	8	19	TAMARON
17	MERITAGE HOMES	MISSION ROYALE 3-2,3-7/SIERRA	55X115	CG	\$ 162	21	138	MISSION ROYALE
26	RICHMOND AMERICAN	MONTEERRA VILLAGE/MEDALLION	55X130	CG	\$ 151	6	87	
29	SHEA HOMES	TAMARON/TERRA BUENA	55X110	CG	\$ 169	38	131	TAMARON
2	BEAZER HOMES	IRONWOOD COMMONS/CAPRI	60X115	CG	\$ 185	9	84	
11	D R HORTON/DIETZ-CRANE	MISSION VALLEY/TIBURON	60X120	CG	\$ 203	30	13	
13	EASTWOOD CONST AND DEVELOPERS	COTTONWOOD RANCH F	60X120	CG	\$ 327	2	97	COTTONWOOD RANCH
19	MERITAGE HOMES	MISSION ROYALE/PROVENCE	60X120	CG	\$ 191	17	76	MISSION ROYALE
27	RYLAND HOMES	ARROYO VISTA 1,2/HORIZONS	60X120	CG	\$ 170	10	68	
30	SUNSTONE HOMES	COTTONWOOD RANCH (SH)	60X125	CG	\$ 187	4	124	COTTONWOOD RANCH
4	CAPITAL PACIFIC HOMES	MCCARTNEY RANCH 5/IMPRESSIONS	61X115	CG	\$ 190	11	118	MCCARTNEY RANCH
18	MERITAGE HOMES	MISSION ROYALE 3-3/MONTAGE	65X121	CG	\$ 211	35	21	MISSION ROYALE
25	RICHMOND AMERICAN	MONTEERRA VILLAGE/CLASSICS & HERITAGE	65X130	CG	\$ 172	32	38	
7	D R HOMES	MOUNTAIN VIEW RANCH (PI)	66X113	CG	\$ 190	2	20	
9	D R HORTON/CONTINENTAL	G DIAMOND RANCH C/SAPPHIRE	70X115	CG	\$ 250	25	38	
28	RYLAND HOMES	ARROYO VISTA 1/ENCLAVE	70X110	CG	\$ 202	33	42	
23	NICHOLAS HOMES	MCCARTNEY RANCH 3.4	75X120	CG	\$ 195	14	114	MCCARTNEY RANCH
21	MISC CUSTOM	CORNERSTONE/COYOTE RANCH	143X247	CG	\$ -	0	0	
1	BEAZER HOMES	ARROYO VERDE ESTATES	190X234	PI	\$ -	0	93	
						516	2329	

# Assessors Plat



Zoning: PAD Property status: Vacant, not farmed

Plat Status: Preliminary Plat Approved, Engineering in process

Utilities: Utility providers for the subject property are as follows:

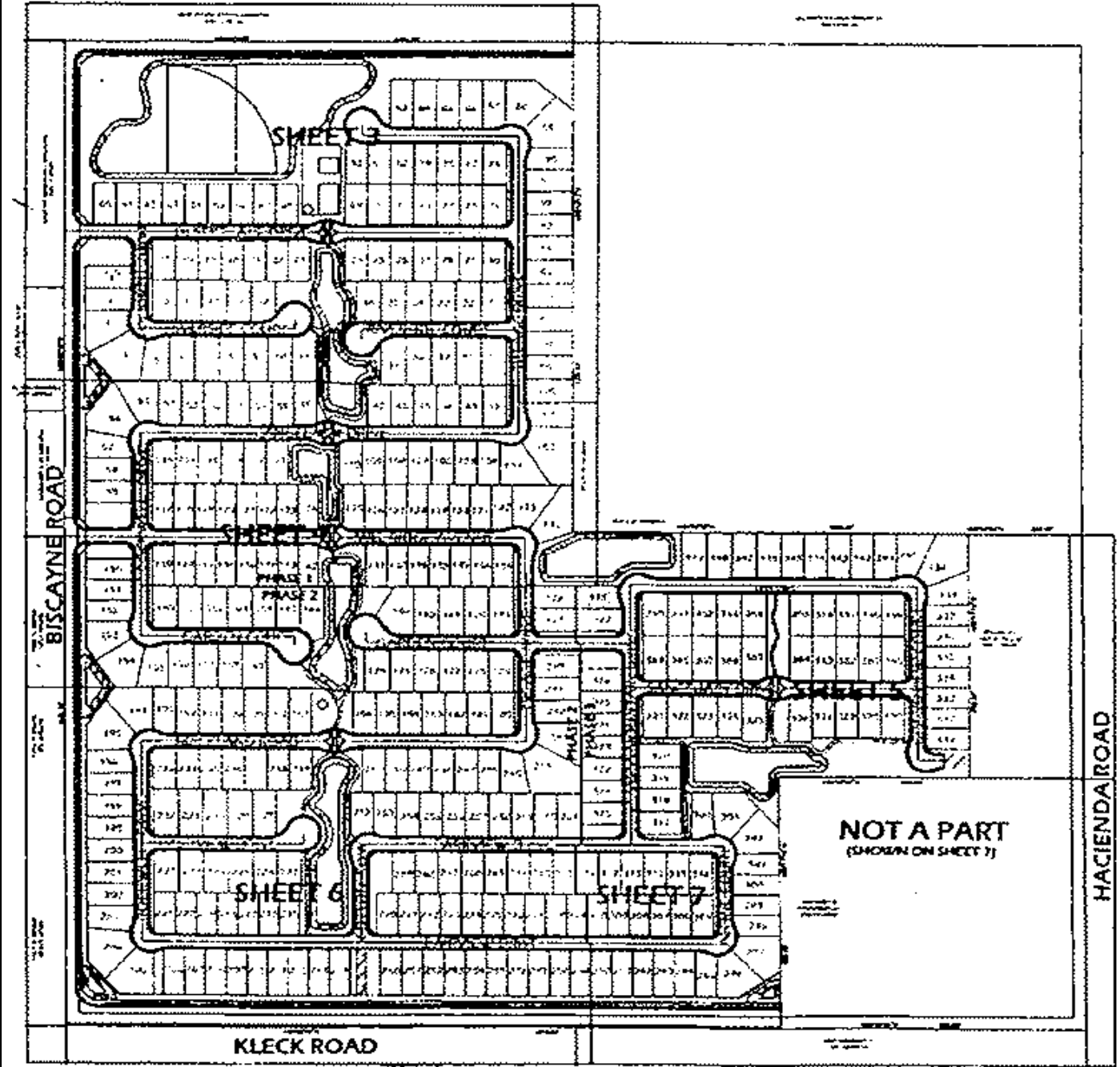
- Water: Arizona Water Company  
12 inch water line at NEC of the Promenade Mall within 2 miles of the site
- Sewer: City of Casa Grande  
Phase II-East Side Sewer Extension Group  
(\$264,015.00 of \$1,561,780.00 for Phase II per appraisal)  
24 inch sewer line at Cox & Kortsen, just west of I-10
- Electricity: Hohokam Irrigation District
- Gas: Southwest Gas Corporation
- Telephone: Qwest Communications
- Fire: City of Casa Grande
- Cable TV: Cox Communications

Property Taxes: APN 505-12-007D \$ 5, 225.10  
APN 505-12-006B \$13,649.18

Flood Zone: FEMA Zone X

Area Amenities: Close proximity to the Promenade, a 1 million square foot retail center developed by Pederson & Westcor, 1/2 mile from Interstate 10 (access via McCartney Road or Florence Boulevard) Major Area Retailers include: Home Depot, Walmart, Lowes, Dillard's, Target, Harkins Theaters, Best Buy, Kohl's, Sports Authority and more!

# Preliminary Plat



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