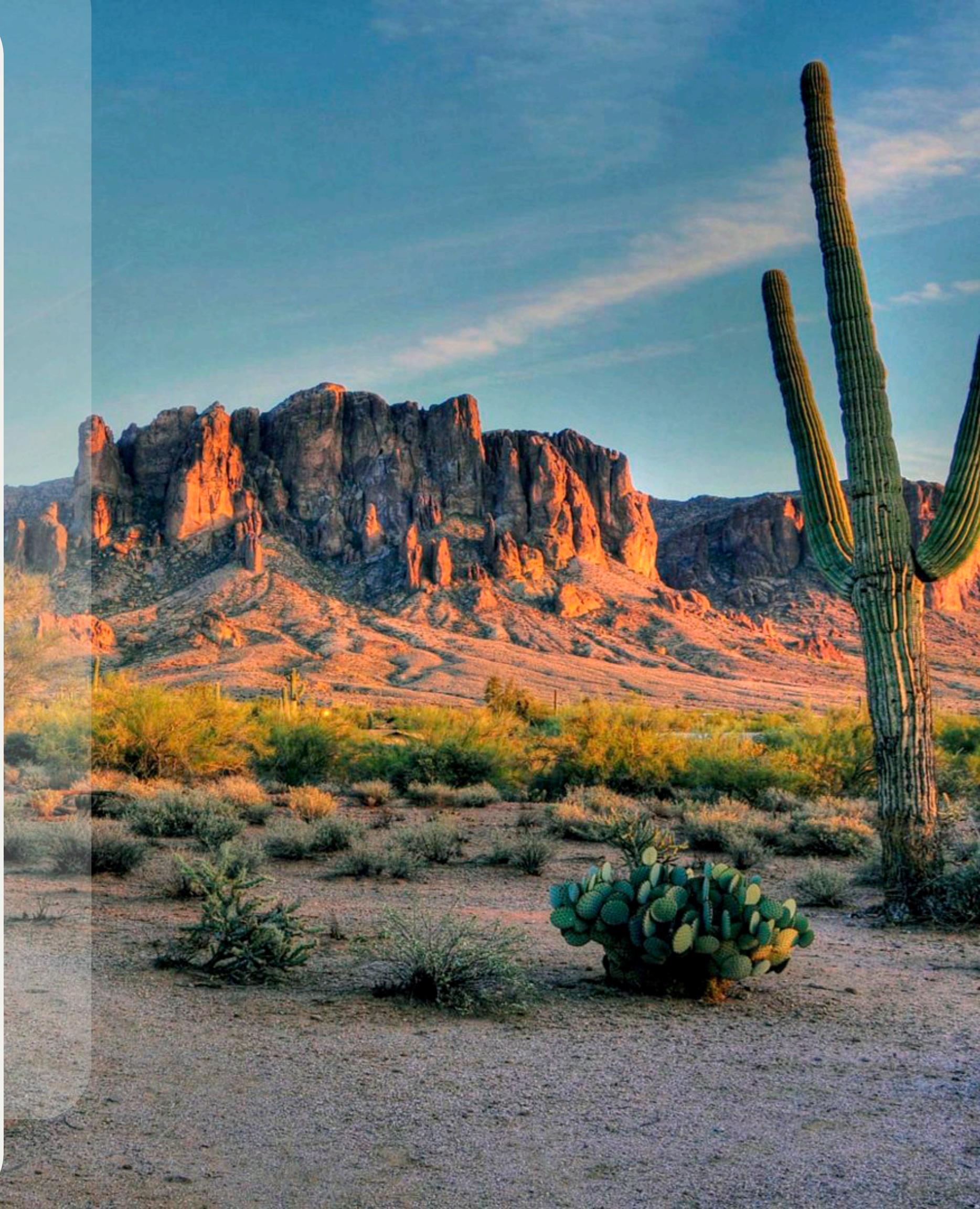




THE OFFERING LISTED AT \$9M

65 ACRES IN CASA
GRANDE, AZ



DISCLAIMER

This Memorandum provides select information regarding the Property and the Owner but is not intended to be all-inclusive. The information has been gathered from sources believed to be reliable; however, no representation or warranty is made as to its accuracy, completeness, or suitability for any specific purpose. All information is provided "as is" without guarantee. Certain figures and assumptions may include forward-looking statements influenced by economic conditions, market trends, and competitive factors, which are subject to change and may not reflect future performance. References to square footage, acreage, and other measurements are approximate. Some descriptions, including those of leases or agreements, are summaries and may not represent full or complete documentation.

Additional information and property access may be made available to qualified prospective purchasers upon request. Prospective buyers are strongly encouraged to conduct independent due diligence, consult with their legal and financial advisors, and verify all details before proceeding. Any reliance on this Memorandum is at the sole risk of the recipient. The Owner reserves the right, in its sole discretion, to reject any or all offers, terminate discussions at any time, or modify the process without notice. No legal obligation shall exist unless and until a definitive purchase and sale agreement is executed and delivered by the Owner.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum confirms your agreement that:

- (i) it is a confidential document provided solely for your limited review in evaluating potential interest in the acquisition of the Property,
- (ii) you will treat its contents with strict confidentiality,
- (iii) you will not share this Memorandum or any portion of it with third parties without prior written consent from Dande CRE ("Owner") or its representatives, and
- (iv) you will not use this information in any way that could be harmful to the Owner or its affiliates.

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THE OFFERING

Spanning approximately 64.8 acres, this proposed Planned Area Development (PAD) in Casa Grande, Arizona, envisions a thoughtfully designed, phased master-planned community that integrates residential, commercial, and light industrial uses. The property is currently zoned Urban Ranch (UR) and seeks rezoning to PAD to facilitate the creation of a community-oriented, employment-generating environment that aligns with the Casa Grande 2030 General Plan.

The development plan aims to balance medium-density residential units, mixed-use commercial space, and light industrial lots, creating a diverse and sustainable land-use mix. Designed with connectivity and livability in mind, the PAD will incorporate infrastructure improvements, pedestrian pathways, and shared community amenities to support both residents and local businesses.

This PAD framework establishes a unified vision for the overall development while allowing flexibility for individual lot design and approval. Each of the five lots within the PAD will advance through the City's entitlement process with separate site plans detailing building setbacks, open space allocation, landscape design, and drainage standards, ensuring that every phase maintains consistency with the project's overarching design intent and community goals.

By promoting a balanced mix of residential, commercial, and employment opportunities, this PAD supports Casa Grande's continued economic growth and enhances its appeal as a dynamic regional hub for living, working, and investment.

SITE DESCRIPTION & CONTEXT

- **Net Site Area:** $2,913,713 \pm$ sf ($66.9 \pm$ Acres)
- **Assessor Parcel Number(s):** Pending
- **Current Land Use:** Neighborhoods
- **Proposed Land Use:** Neighborhoods and Commercial & Business
- **Surrounding Land Uses:**
 - North: Neighborhoods
 - South: Neighborhoods
 - East: Neighborhoods
 - West: Commercial & Business
- **Access Points:** Access along Early Road and along Peart Road
- **Utilities and Services:** Water and Sewer main extensions are anticipated to occur along both Peart and Earley.
 - Water: Arizona Water – Will serve letter received. Water infrastructure improvements to be coordinated with Arizona Water.
 - Wastewater: City of Casa Grande. Sewer main extension(s) to be coordinated with city.
 - Electricity: APS
 - Drainage: Each lot will provide retention in accordance with city requirements
- **Zoning and Development Standards:**
 - This PAD proposes customized zoning standards to allow flexibility while maintaining compatibility with adjacent areas. Each lot will meet the city development requirements for each type of development.

SITE DESCRIPTION & CONTEXT

- **Circulation and Connectivity**

- **Street Network:** The proposed main access points are depicted on the concept plan. The exact location and allowable turning movements will be coordinated with the city traffic/transportation department.
- **Pedestrian/Bike Access:** Pedestrian and bike circulation will be provided from each lot to the public ROW as well as internally to the extent practicable.
- **Transit Access:** Transit access will be provided as required by the city transportation department.
- **Potential off-site improvements:** It is anticipated that improvements will be required on both the Peart and Earley frontages. The scope of these improvements and the timing for each portion of the improvements will be coordinated with the city.

- **Open Space and Amenities:**

- Landscaped frontage setback areas have been depicted on the concept plan.
- Each individual lot will provide open space in accordance with Casa Grande requirements.
- The residential developments will provide open space and amenities in accordance with Casa Grande requirements.

DEVELOPMENT PLAN

Use Type	Acreage	% of Total	DU/A C	Proposed Land Use
Medium-Density Residential	40.00	60.6	12 Max	Neighborhoods
Commercial	10.00	15.1		Commercial and Business
Light Industrial	16.03	24.3		Commercial and Business

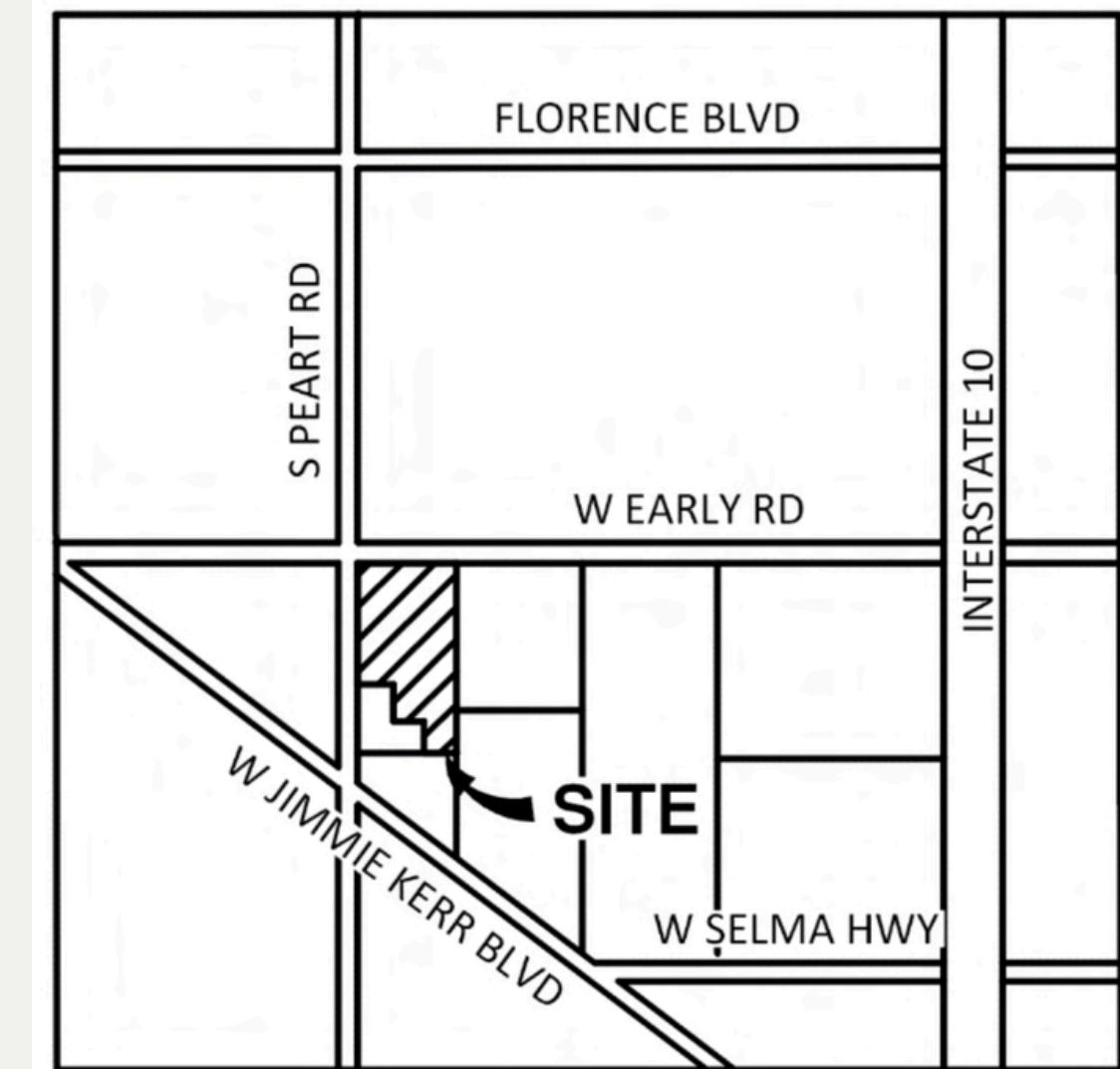
- Phasing Plan:** The overall property will be divided into 5 lots, each being a separate phase of work:
 - Commercial (two lots)
 - Residential (two lots - mobile home resort and single/multi-family)
 - One light industrial lot
- Design Guidelines:**
 - Each of the 5 lots in this PAD will implement design standards compatible with Casa Grande's architectural and engineering guidelines, including:
 - Landscaping buffers
 - Building massing that fits community scale
 - Lighting and signage standards
 - Residential lots will conform to the lot sizes and setbacks contained in the R-4 Zoning District

GENERAL PLAN CONFORMITY

This proposal aligns with the City of Casa Grande 2030 General Plan principals for smart growth and supports goals such as:

- Honor and preserve the rural and agricultural heritage of Casa Grande while allowing urbanization to occur in appropriate locations.
- Community growth should be driven by quality jobs associated with industrial, corporate office, professional services, and other similar developments.
- Support and strengthen Casa Grande's position as the industrial and commercial center of Pinal County.
- Increase the range of housing choices and products available to all members of the Casa Grande community.
- Support development of vacant infill lots that can be efficiently and effectively served by municipal services.
- Encourage higher-density residential development near Casa Grande's downtown to strengthen existing businesses and add further vitality to the downtown area.
- Provide a location for additional retail and consumer services for additional convenience of current and future residents.
- Create a sense of arrival at all major entryways and cultivate a unique sense of place throughout the community.
- Link all land use decisions to known available water resources to ensure long- term viability and environmental sustainability for all new growth and development.
- Manage growth to ensure that essential infrastructure is available concurrent with new development.
- Plan for growth that allows the City to provide urban services in an efficient and fiscally responsible manner.

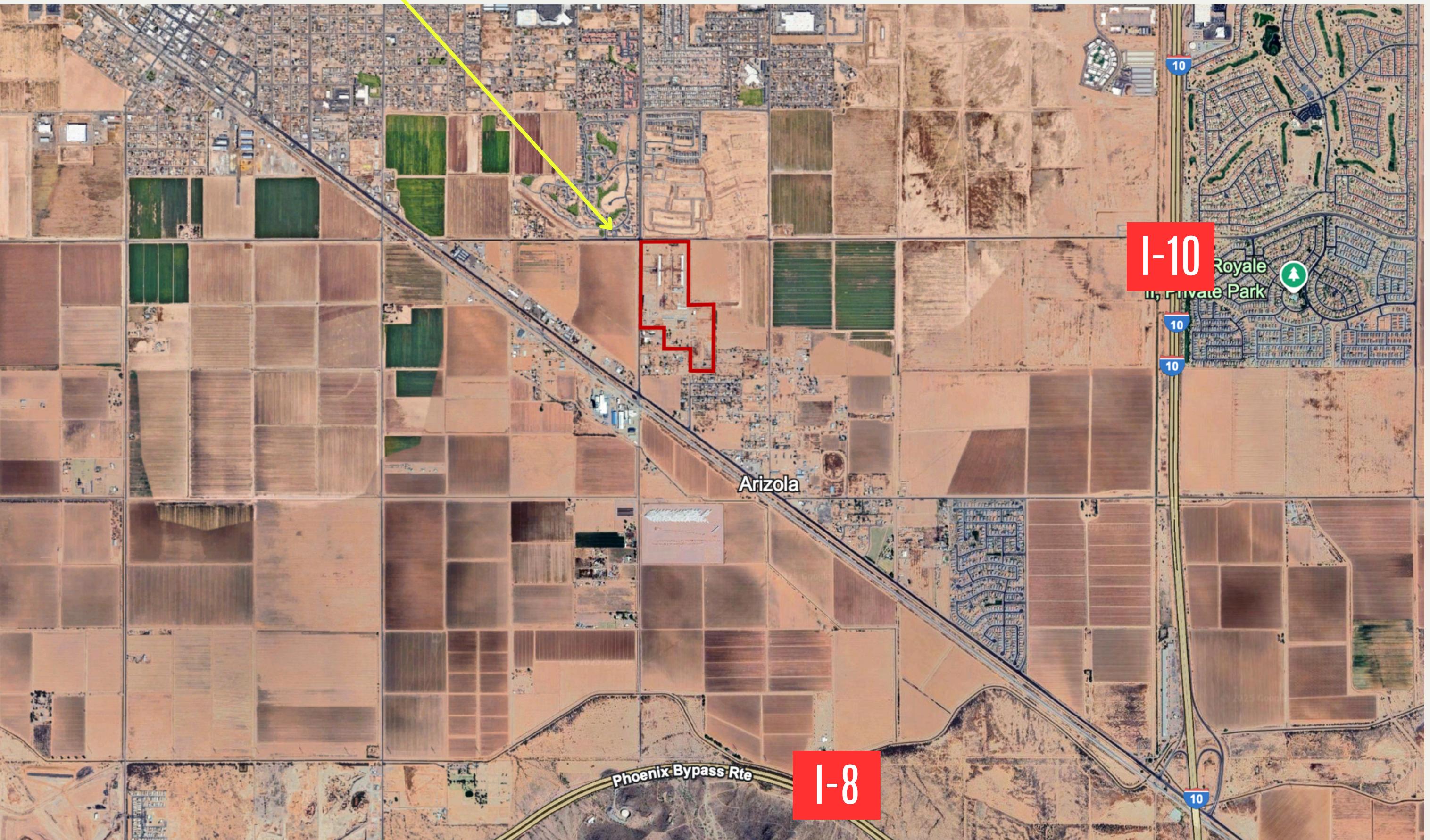
AERIAL MAP



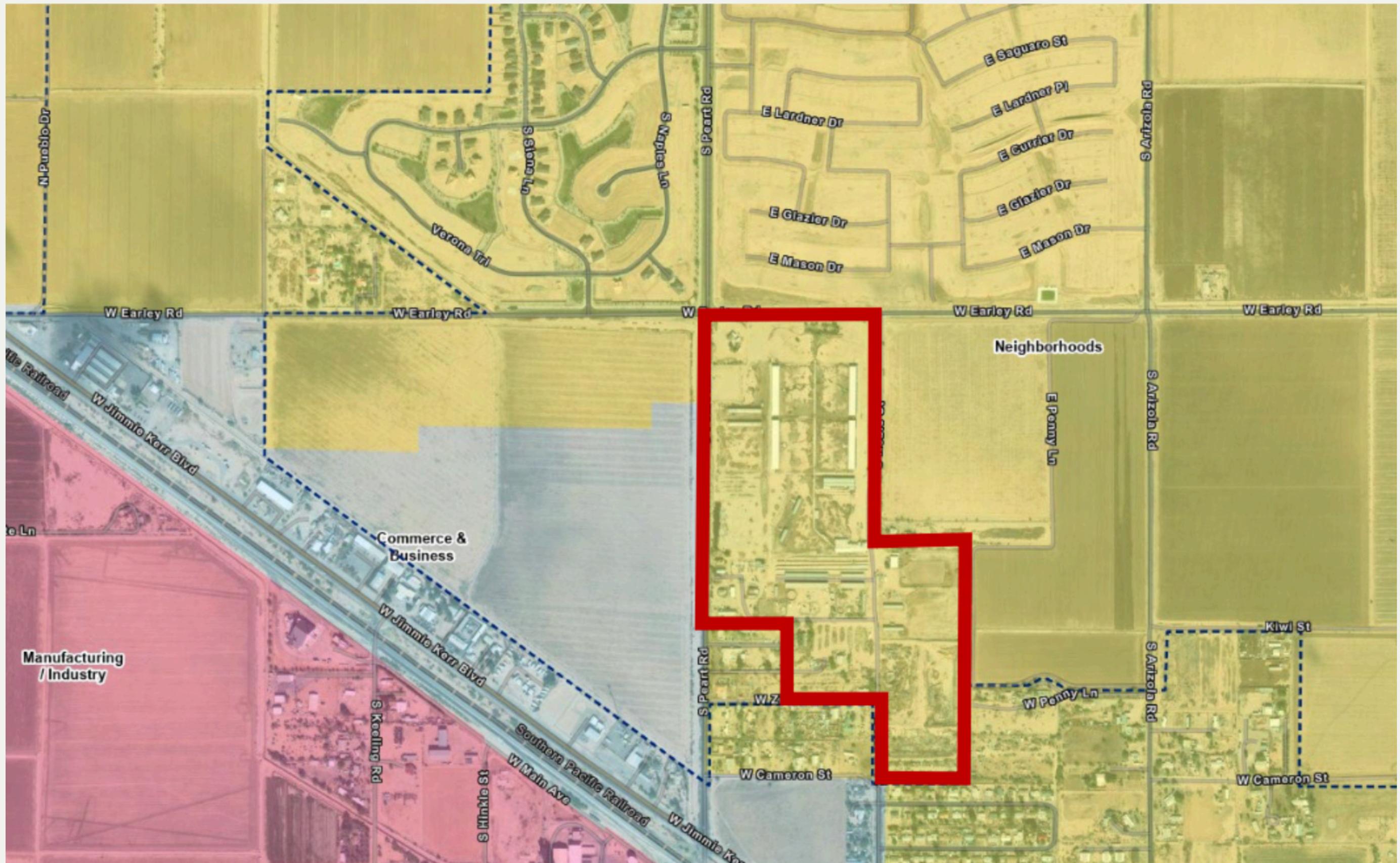
S34 T6S R6E
VICINITY MAP
N.T.S.



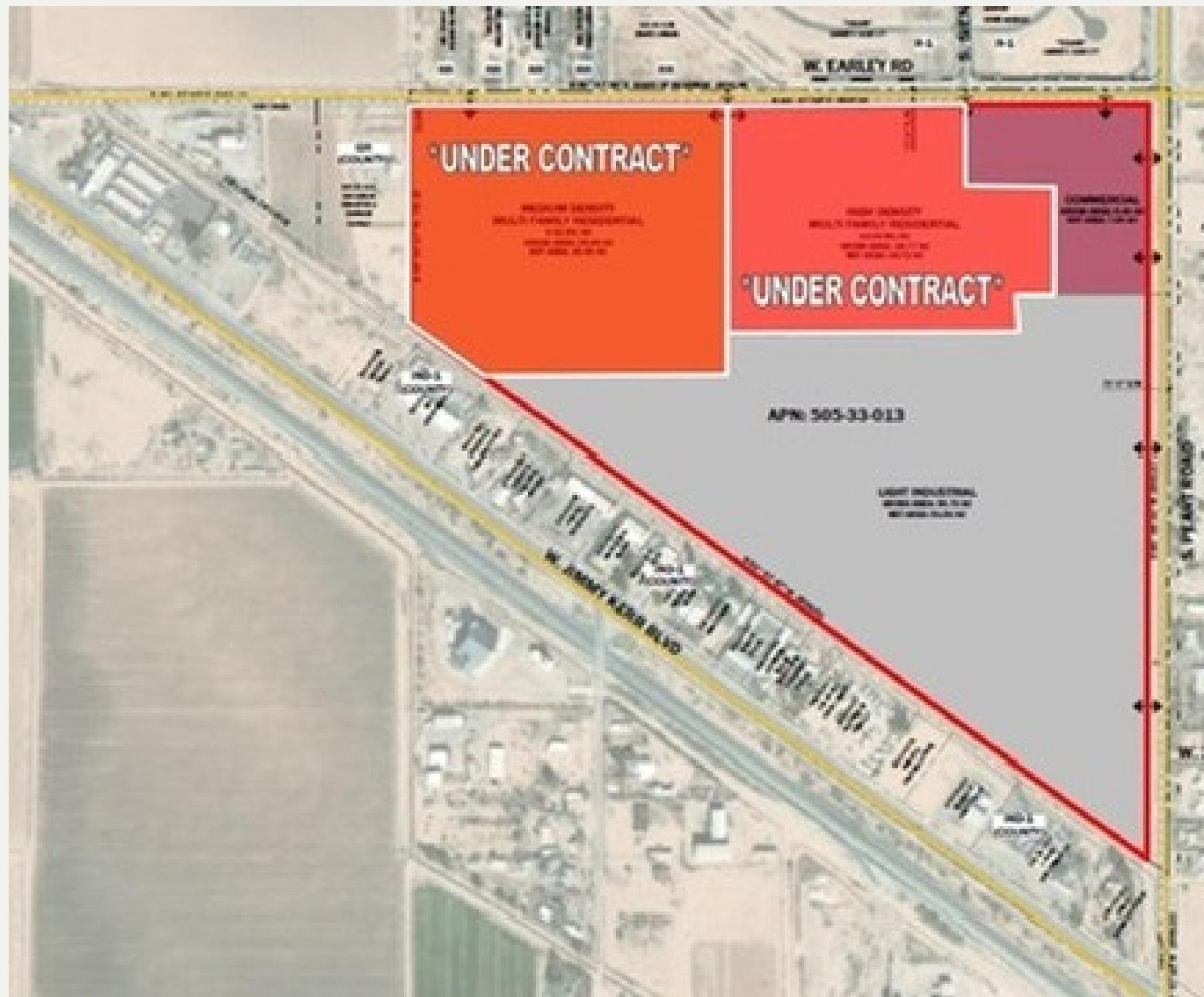
LOCATION



GENERAL PLAN 2030 LAND USE PLAN



LAND USE SUMMARY

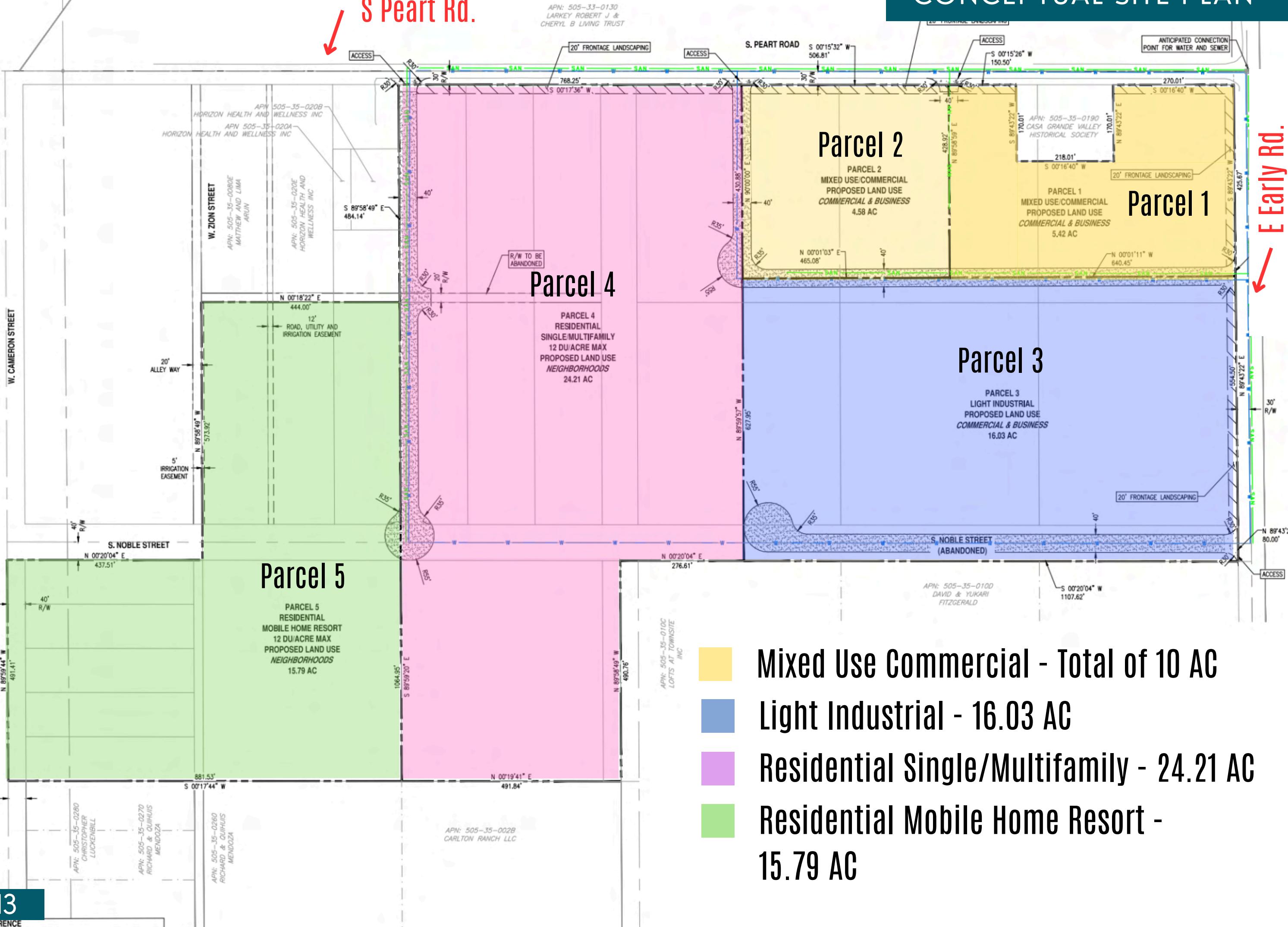


Under Contract Parcels:

- *Orange* (Medium Density Multi-Family Residential)
 - Density: 6–12 units per acre
 - Size: ±25 acres
- *Red* (High Density Multi-Family Residential)
 - Density: 12–24 units per acre
 - Size: ±18.72 acres
- *Purple* (Commercial)
 - Size: ±7 acres
- *Gray* (Light Industrial)
 - Size: ±51 acres

CONCEPTUAL SITE PLAN

S Peart Rd.



Mixed Use Commercial - Total of 10 AC
Light Industrial - 16.03 AC
Residential Single/Multifamily - 24.21 AC
Residential Mobile Home Resort -
15.79 AC

THE OFFERING

This 64.8-acre Planned Area Development (PAD) in Casa Grande, Arizona offers a prime opportunity to invest in a phased, master-planned community designed to support the city's continued growth and economic expansion. Currently zoned Urban Ranch (UR), the property is seeking rezoning to PAD to enable a mix of medium-density residential, mixed-use commercial, and light industrial lots that align with the Casa Grande 2030 General Plan.

The vision for this PAD is to create a community-oriented, employment-generating environment that balances quality living spaces with thriving business and industrial opportunities. The development will feature residential neighborhoods, commercial pads for retail and service uses, and light industrial parcels, all supported by connectivity and infrastructure enhancements such as roadway improvements, utilities, and pedestrian access. Each of the five lots will move forward through the City's site plan process with customized development standards for building setbacks, open space, landscaping, and drainage, ensuring cohesive design and efficient project execution.

Situated in one of Arizona's fastest-growing markets, the property benefits from proximity to major employers such as Lucid Motors, Tractor Supply, and the Walmart Distribution Center, as well as convenient access to Interstate 10 and Interstate 8. Casa Grande's strong industrial expansion and population growth continue to drive demand for both residential and commercial development, making this a strategic investment opportunity for developers and investors seeking to participate in the city's next wave of sustainable growth.



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