

POST RANCH PHASE 1

386 PRELIMINARY PLATTED LOTS

EXCLUSIVE LISTING | SEC OVERFIELD ROAD & SR 287, CASA GRANDE, ARIZONA

Subject

ARIZONA
287

W Earley Rd

S Overfield Rd

N Toltec Buttes Rd



CONTACT FOR MORE INFORMATION

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 **Land Advisors**
ORGANIZATION

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. The information contained within is subject to change without notice. AZPinal234803 - 08.31.2023.

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EXECUTIVE SUMMARY



LOCATION

SEC Overfield Road & SR 287, Casa Grande, Arizona.



ZONING

R-2



PRICE

Submit



LOTS

386 Preliminary Platted Lots

PHASE 1			
Parcel 2	±18.44 ac	73 lots	50' x 120'
Parcel 3	±16.23 ac	69 lots	50' x 120'
Parcel 4	±26.93 ac	127 lots	45' x 120'
Parcel 5	±25.23 ac	117 lots	45' x 120'

[Click to view Post Ranch Preliminary Plat](#)



DEVELOPMENT STANDARDS

Min. Lot Area	5,000 sqft
Min. Lot Dimensions (w x l)	45' x 90'
Front Setbacks	20'
Side Setbacks	5' & 5'
Corner Side Setbacks	20'
Rear Setbacks	20'
Max Bldg Height	28'
Max Bldg Separation	20'



UTILITIES

Power - Electrical District No. 2
Water - Arizona Water Company
Sewer - Arizona Water Company



SCHOOLS

Mesquite Elementary School
Casa Grande Middle School
Vista Grande High School



IMPACT FEES

Water Resources	Water System	Wastewater & Reclaimed	Streets	Police	Fire	Library	Parks & Recreation	General Government	Total
\$0	\$0	\$4,443	\$3,230	\$179	\$589	\$0	\$1,153	\$233	\$9,827

POST RANCH

EXECUTIVE SUMMARY



LOTS

FUTURE PHASES			
PHASE 2			
Parcel 9	±21.83 ac	105 lots	45' x 120'
Parcel 10	±21.65 ac	88 lots	45' x 120'
Parcel 12	±19.06 ac	28 lots 12 lots	45' x 120' 50' x 120'
PHASE 3			
Parcel 7	±16.26 ac	73 lots	50' x 120'
Parcel 8	±13.71 ac	58 lots	45' x 120'
PHASE 4			
Parcel 6	±16.56 ac	76 lots	50' x 120'
Parcel 11	±26.92 ac	126 lots	45' x 120'



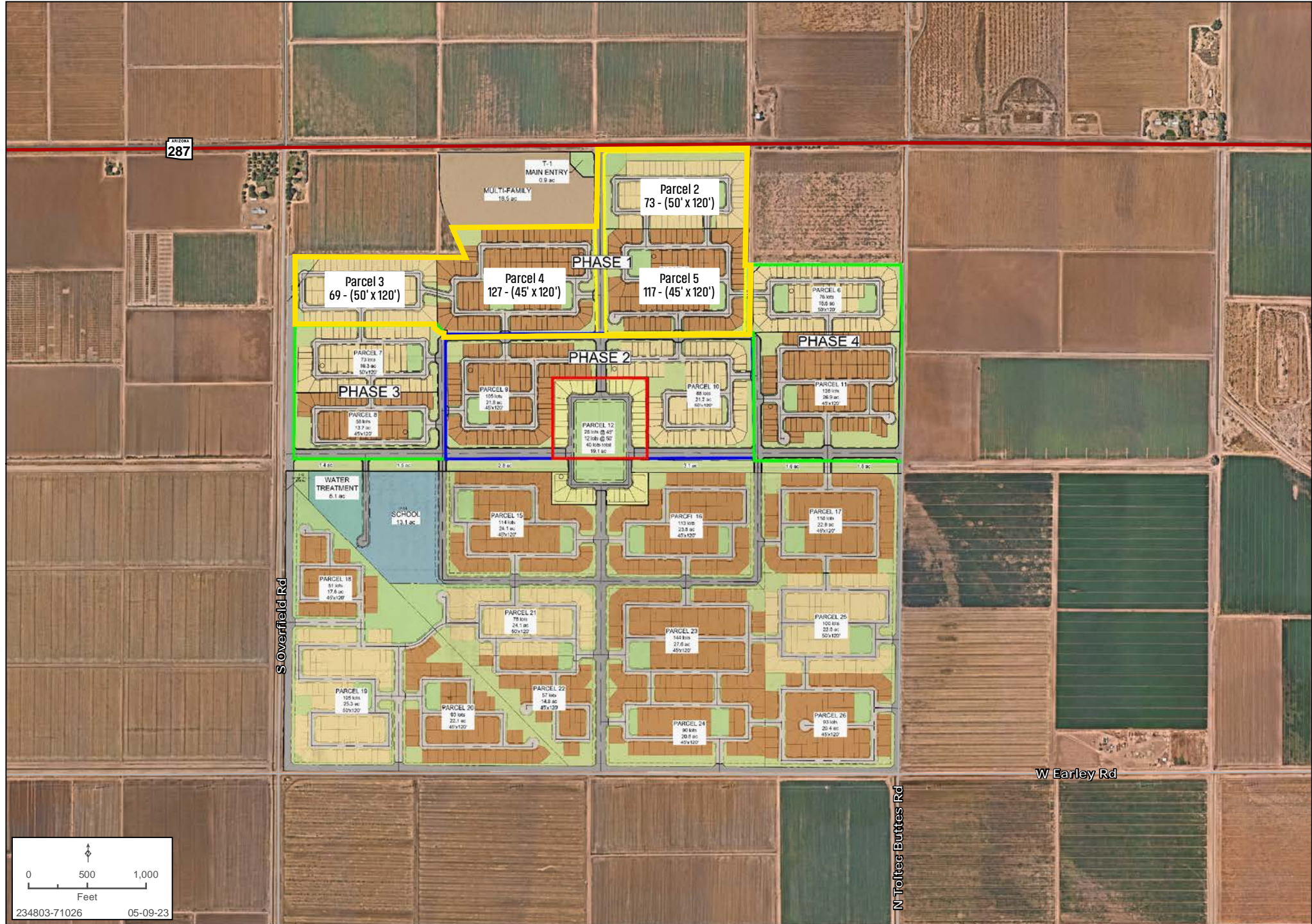
LOTS

FUTURE PHASES			
SOUTH PHASE			
Parcel 15	±24.12 ac	113 lots	45' x 120'
Parcel 16	±22.83 ac	113 lots	45' x 120'
Parcel 17	±22.79 ac	117 lots	45' x 120'
Parcel 18	±17.62 ac	51 lots	45' x 120'
Parcel 19	±25.29 ac	105 lots	50' x 120'
Parcel 20	±22.15 ac	93 lots	45' x 120'
Parcel 21	±24.12 ac	78 lots	50' x 120'
Parcel 22	±14.78 ac	57 lots	45' x 120'
Parcel 23	±27.60 ac	144 lots	45' x 120'
Parcel 24	±20.83 AC	88 lots	45' x 120'
Parcel 25	±22.04 AC	100 lots	50' x 120'
Parcel 26	±20.44 AC	93 lots	45' x 120'

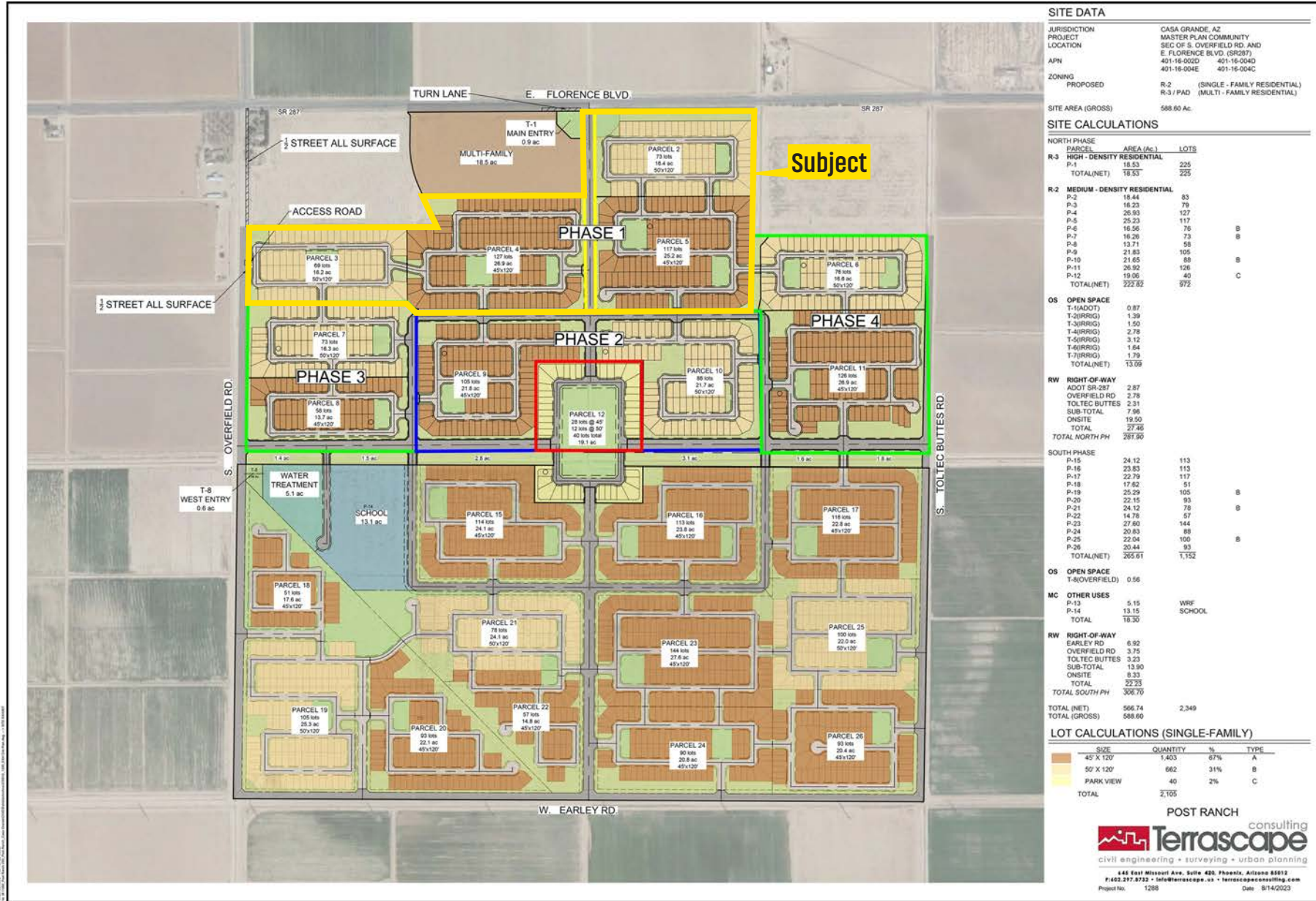
POST RANCH

DETAIL MAP

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SITE PLAN



SITE DATA

JURISDICTION	CASA GRANDE, AZ
PROJECT	MASTER PLAN COMMUNITY
LOCATION	SEC OF S. OVERFIELD RD. AND E. FLORENCE BLVD. (SR287)
APN	401-16-002D 401-16-004D 401-16-004E 401-16-004C
ZONING	PROPOSED R-2 (SINGLE-FAMILY RESIDENTIAL) R-3 / PAD (MULTI-FAMILY RESIDENTIAL)
SITE AREA (GROSS)	588.60 AC.

SITE CALCULATIONS

NORTH PHASE		
PARCEL	AREA (AC.)	LOTS
R-3 HIGH-DENSITY RESIDENTIAL		
P-1	18.53	225
TOTAL(NET)	18.53	225
R-2 MEDIUM-DENSITY RESIDENTIAL		
P-2	18.44	83
P-3	16.23	79
P-4	26.93	127
P-5	25.23	117
P-6	16.56	76
P-7	16.26	73
P-8	13.71	58
P-9	21.83	105
P-10	21.65	89
P-11	26.92	126
P-12	19.06	40
TOTAL(NET)	222.62	972
OS OPEN SPACE		
T-1(ADOT)	0.87	
T-2(IRRIG)	1.39	
T-3(IRRIG)	1.50	
T-4(IRRIG)	2.76	
T-5(IRRIG)	3.12	
T-6(IRRIG)	1.64	
T-7(IRRIG)	1.79	
TOTAL(NET)	13.09	
RW RIGHT-OF-WAY		
ADOT SR-287	2.87	
OVERFIELD RD	2.78	
TOLTEC BUTTES	2.31	
SUB-TOTAL	7.96	
ONSITE	19.50	
TOTAL	27.48	
TOTAL NORTH PH	287.90	
SOUTH PHASE		
P-15	24.12	113
P-16	23.83	113
P-17	22.79	117
P-18	17.62	51
P-19	25.29	105
P-20	22.15	93
P-21	24.12	79
P-22	14.78	57
P-23	27.60	144
P-24	20.83	88
P-25	22.04	100
P-26	20.44	93
TOTAL(NET)	265.67	1,152
OS OPEN SPACE		
T-8(OVERFIELD)	0.56	
MC OTHER USES		
P-13	5.15	WVF
P-14	13.15	SCHOOL
TOTAL	18.30	
RW RIGHT-OF-WAY		
EARLEY RD	6.92	
OVERFIELD RD	3.75	
TOLTEC BUTTES	3.23	
SUB-TOTAL	13.90	
ONSITE	8.33	
TOTAL	22.23	
TOTAL SOUTH PH	306.70	
TOTAL (NET)	586.74	2,349
TOTAL (GROSS)	588.60	

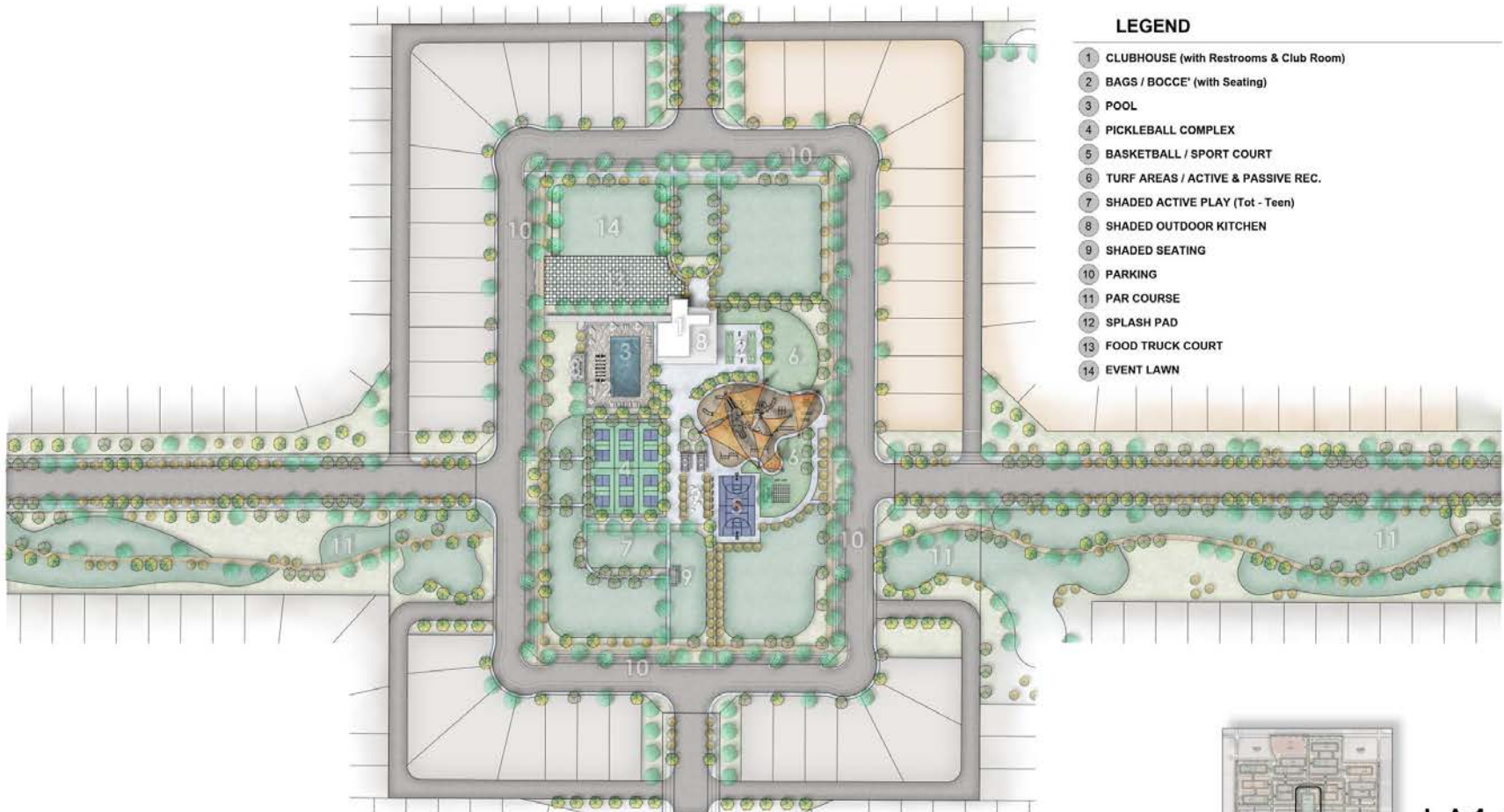
LOT CALCULATIONS (SINGLE-FAMILY)

SIZE	QUANTITY	%	TYPE
45' X 120'	1,403	67%	A
50' X 120'	662	31%	B
PARK VIEW	40	2%	C
TOTAL	2,105		

POST RANCH consulting
Terrascope
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 Project No. 1288 Date 8/14/2023



CONCEPTUAL PARK



LEGEND

- 1 CLUBHOUSE (with Restrooms & Club Room)
- 2 BAGS / BOCCE' (with Seating)
- 3 POOL
- 4 PICKLEBALL COMPLEX
- 5 BASKETBALL / SPORT COURT
- 6 TURF AREAS / ACTIVE & PASSIVE REC.
- 7 SHADED ACTIVE PLAY (Tot - Teen)
- 8 SHADED OUTDOOR KITCHEN
- 9 SHADED SEATING
- 10 PARKING
- 11 PAR COURSE
- 12 SPLASH PAD
- 13 FOOD TRUCK COURT
- 14 EVENT LAWN

A GRAND PARK & TRAIL EASEMENT
LANDSCAPE SITE PLAN

10' 20' 40' 120'
SCALE 1" = 80' - 0"



LA1.1



KEY MAP

DATE 08 / 25 / 2022
PROJ # 1288

SCAPEGOAT
DESIGN STUDIO
1507 East McDonald Drive Suite 2
Scottsdale - Arizona 85250
Telephone 480.399.4499
www.SCAPEGOAT.com

POST RANCH

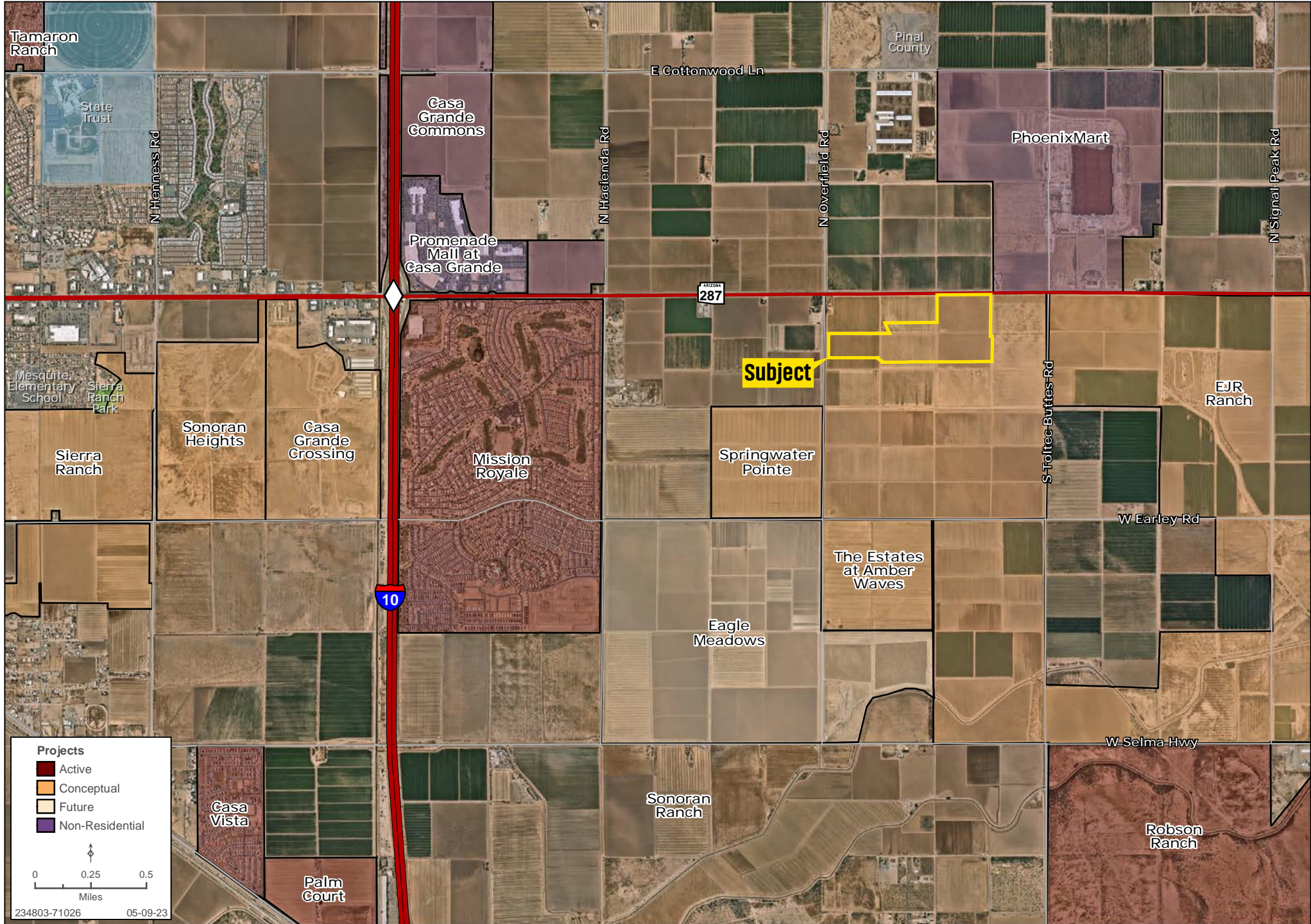
CONCEPTUAL PARKS AND OPEN SPACE PLAN

CASA GRANDE, AZ



AREA MAP

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CASA GRANDE SURROUNDING AMENITIES MAP

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Projects

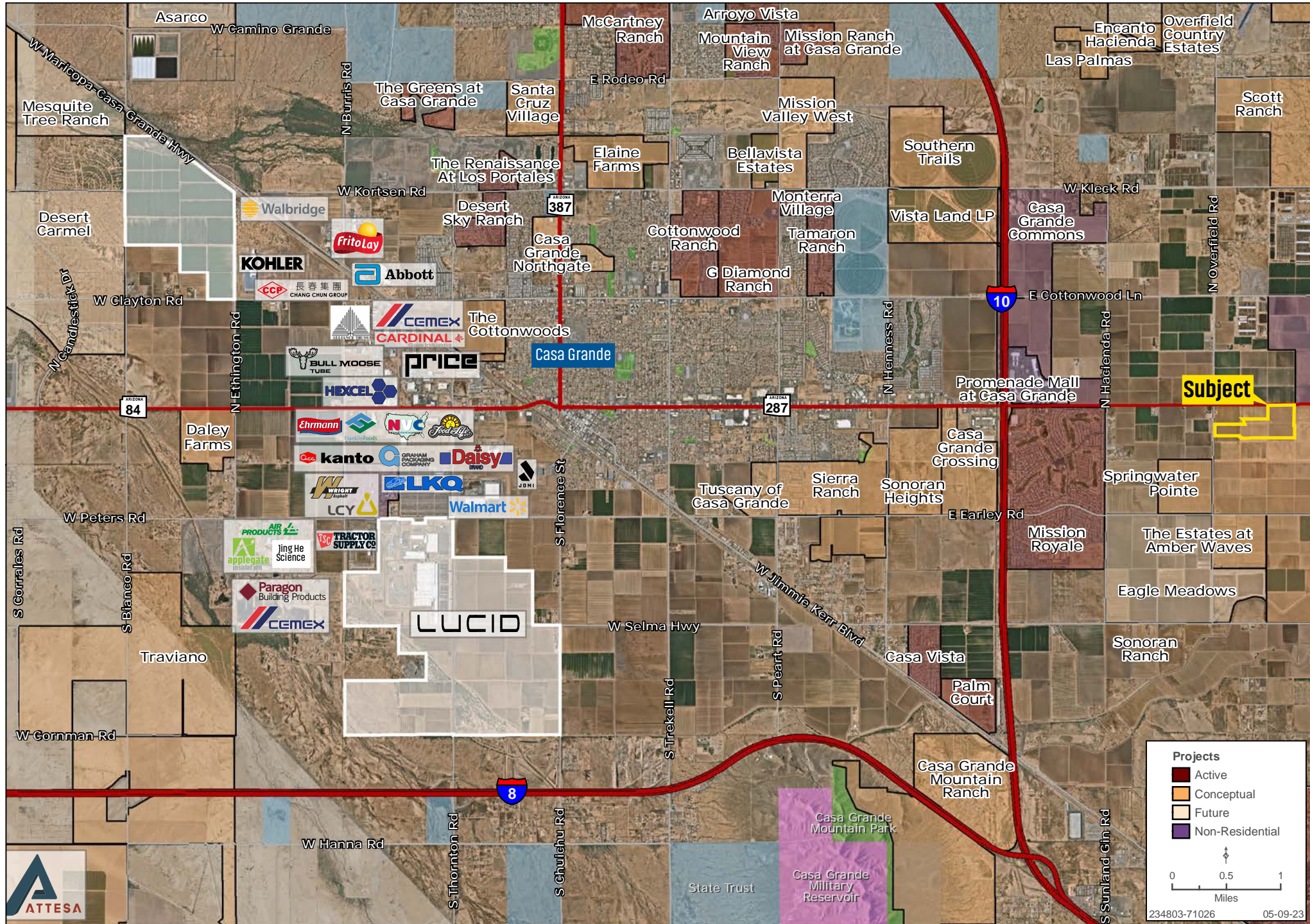
- Active
- Pending
- Conceptual
- Future
- Non-Residential

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Mile

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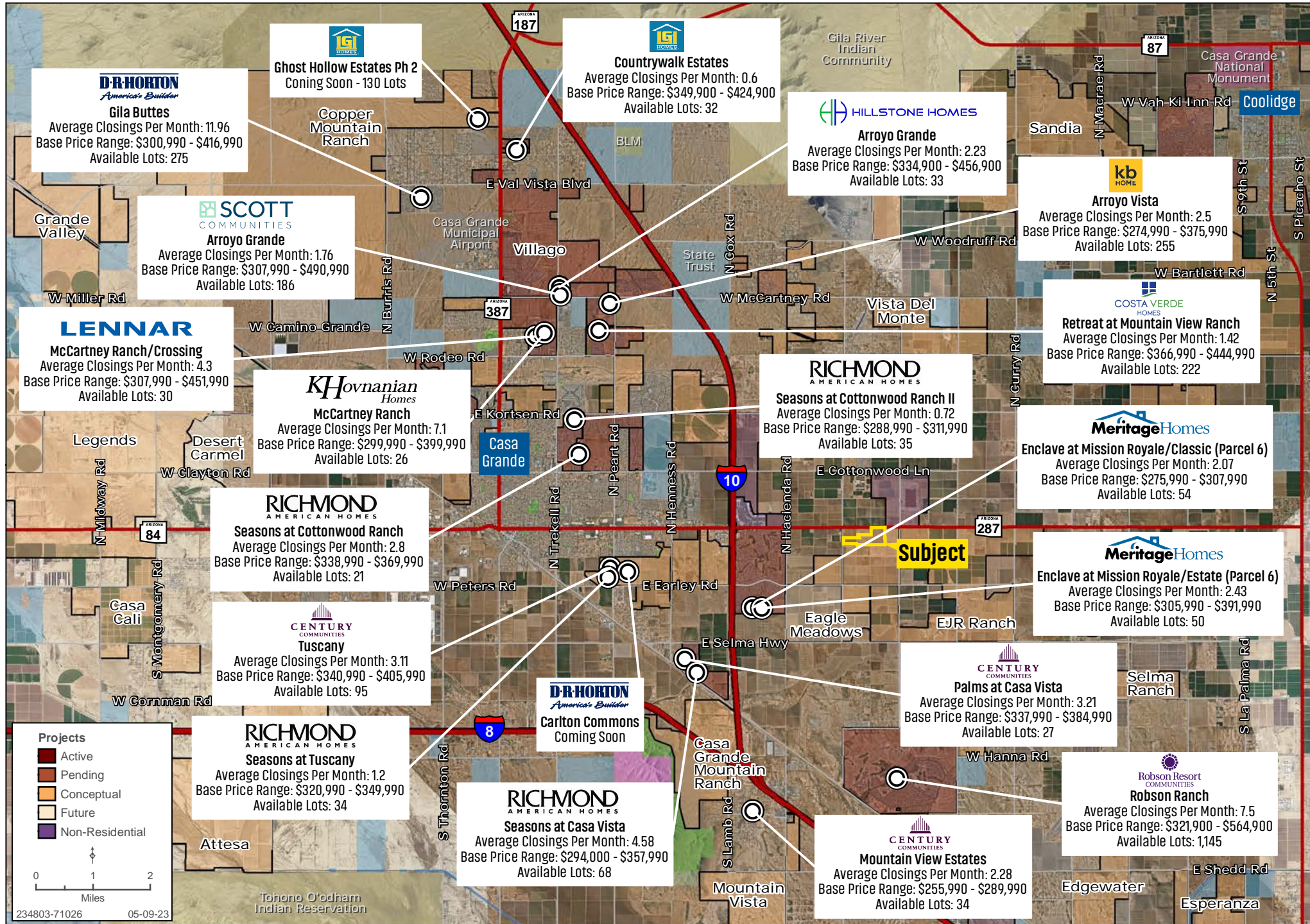
SURROUNDING EMPLOYMENT MAP

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SURROUNDING BUILDER ACTIVITY MAP

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REGIONAL MAP

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