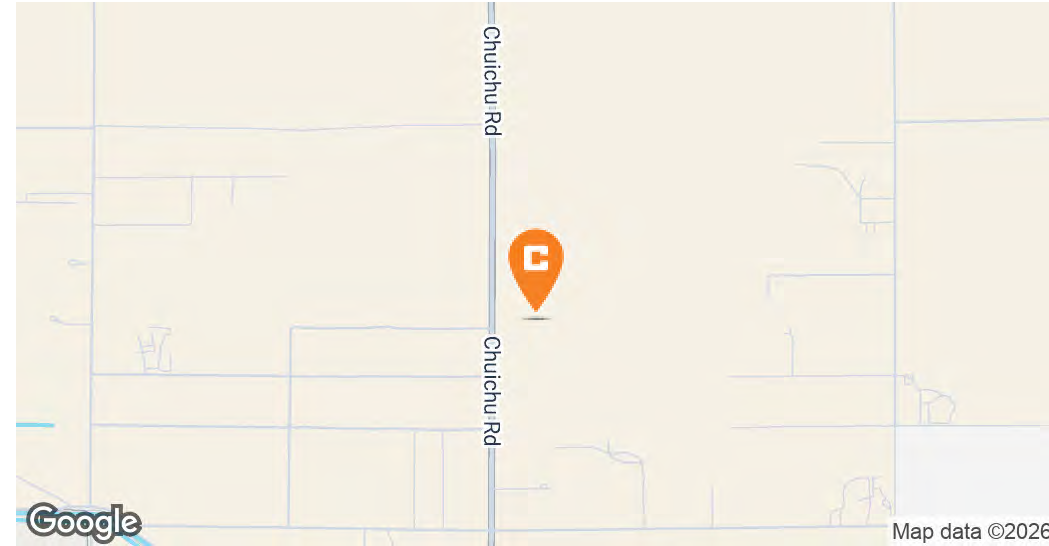
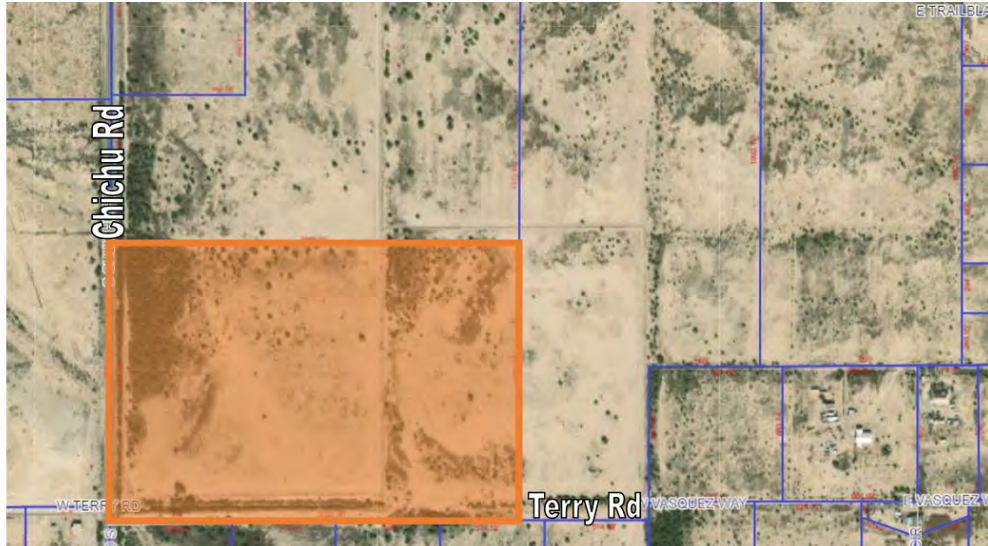


NEC CHUICHU RD AND TERRY RD

CASA GRANDE, AZ 85193

LAND | FOR SALE



PROPERTY DESCRIPTION

Desert acreage on the NEC of Chuichu Rd and Terry Rd in Casa Grande's fast-growing development corridor. Casa Grande has new residential and industrial projects and this location offers quick access to I-8 and I-10, connecting to Phoenix, Tucson, and the planned Interstate 11. Located in an Arizona Opportunity Zone and FEMA Flood Zone X, the site provides attractive tax incentives and minimal flood-risk considerations.

OFFERING SUMMARY

Sale Price:	\$1,117,086
Price Per Acre:	\$17,490
Lot Size:	+/- 63.87 AC
APN:	511-76-002J
Current Zoning:	UR-Urban Ranch
General Plan:	Rural

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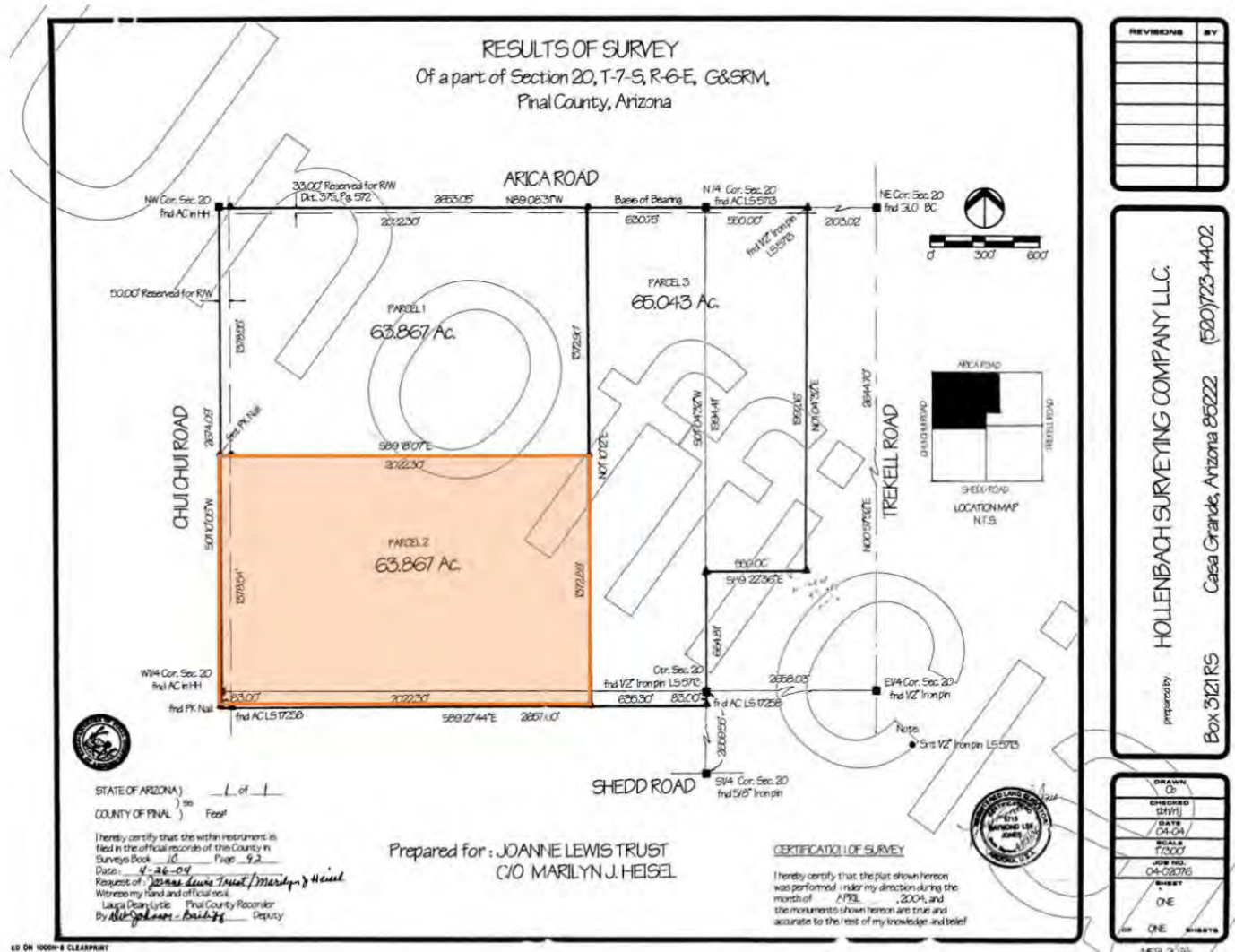
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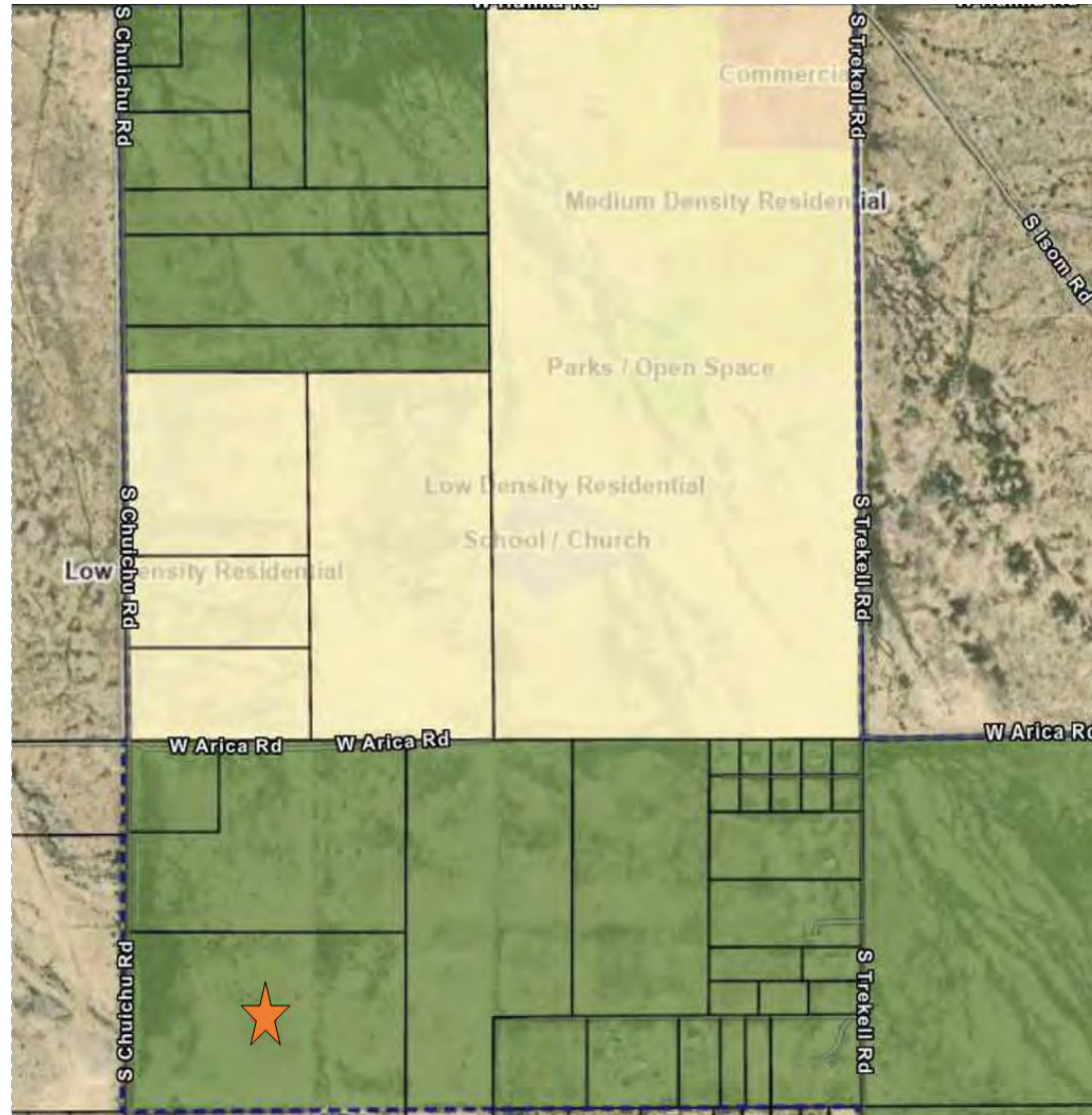
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POPULATION

	5 MILES	10 MILES	15 MILES
Total population	5,195	73,159	104,346
Median age	38.7	38.8	38.5
Median age (Male)	40.1	36.8	36.7
Median age (Female)	36.5	40.8	39.5

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total households	2,044	30,416	38,490
# of persons per HH	2.5	2.4	2.7
Average HH income	\$69,337	\$65,020	\$64,498
Average house value	\$670,597	\$163,413	\$170,368

* Demographic data derived from 2020 ACS - US Census

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