

LAND FOR SALE - Planned Area Development/ 2R

4.95 Acres (215,622 Sq. Ft.) \$1,850,000 / \$8.50 Sq. Ft.

South of Arizola Road and Florence Blvd., Casa Grande, Arizona 85122



LOCATION:

South of Florence Blvd. on Arizola Road - Vacant Prime Land for Development -

SIZE: 4.95 Acres – 215,622 square feet

PARCELS: 505-27-009

ZONING: 02R – Perfect for Storage or RV facility.

UTILITIES: Water, Sewer, Electric on Arizola Road

TAXES: \$376.82 (2021) - Agricultural use

PRICE: \$1,850,000 or \$8.50 per Square Foot

AMENITIES

- > 1 mile west of I-10/Behind Wal-Mart Supercenter
- > Across the street from the Regional Banner Hospital
- > Extremely High Traffic Count & Visibility
- > In the path of new growth for retail, medical, multifamily
- > Excellent road frontage (350 feet) on Arizola Road
- > Easy access to Freeways - Interstate 10 & 8
- > Phase I Environmental Site Assessment completed
- > ALTA Land Title Survey completed
- > Currently being Farmed on a season to season bases
- > Promenade Major Mall 1 mile to the east at I-10
- > Florence Blvd. the central/regional commercial district
- > 400 Residential Rental Units are being built on 16 acre South of Florence Blvd and 17.5 acres off Henness Rd

TERMS: Owners will consider J.V. for Storage Facility

MICHAEL WOOD - Associate Broker, CRS, GRI, CLSS

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OFFICE 480.893-0600

(Colonel USAF Retired)

WEST USA REALTY

Commercial Real Estate Advisors

Kierland Corporate Center
7077 E. Marilyn Rd., Bldg 4 Ste. 200

N Arizola Rd

CVS

Bank of America

Medical Center

Casa Grande
Regional Hospital

E Florence Blvd

WAL★MART

605270090 4.96 ACRES

Sold
Total
7.43 ACRES
50553001C

Acres

25.2

Sold

Sold

505530030

3.08 ACRES

505530040

9.74 ACRES

Best Western

Denny's

N Via Del Cielo Rd

In Escrow

Sierra Ranch Subdivision

Sierra St

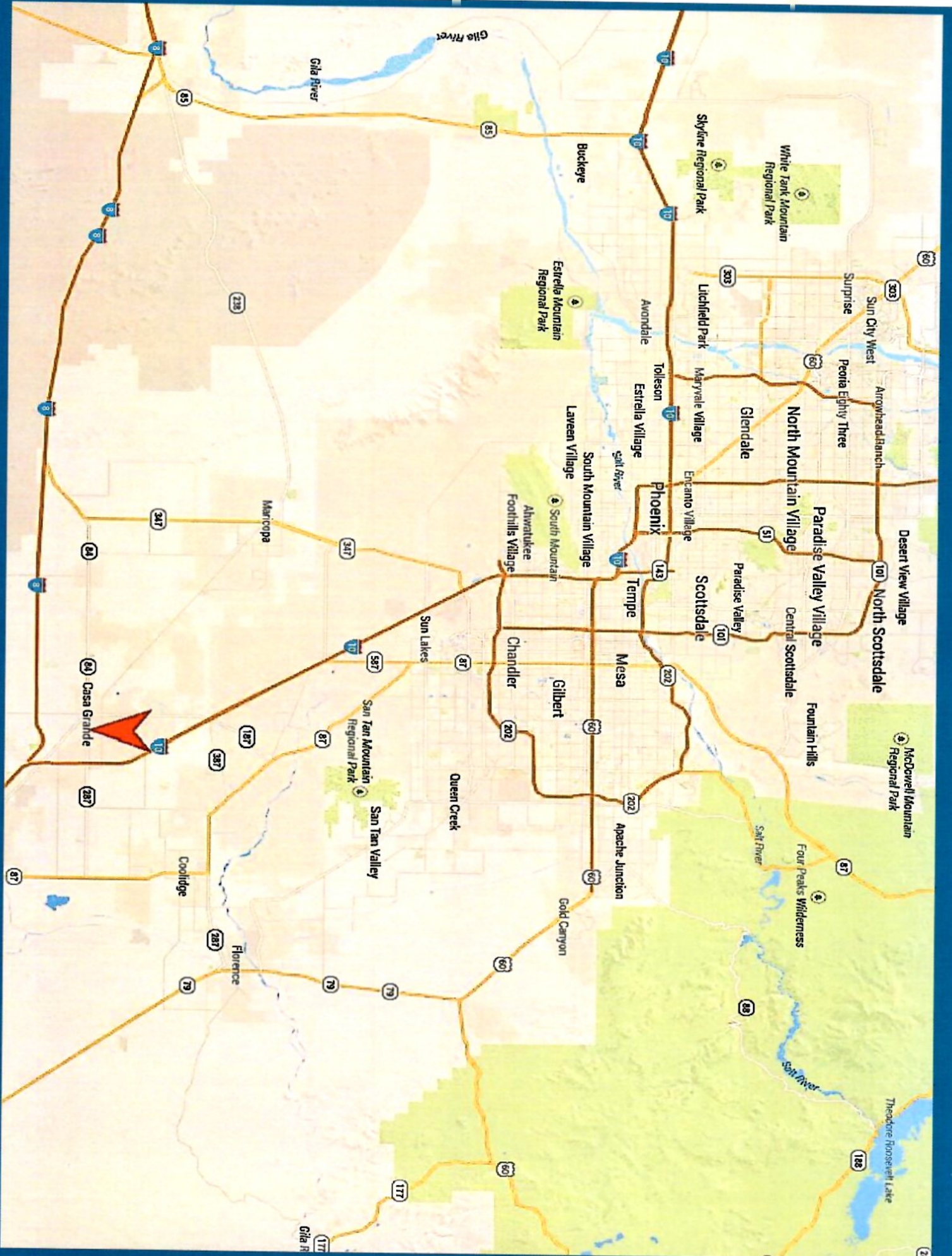
Sierra Pkwy

S Hampshire Rd

N Salk Rd

N Paseo W

E Salk Rd





PROPERTY DESCRIPTION

Prime Commercial properties located on Arizola Road just south of Florence Blvd. Casa Grande is strategically located near two Interstate Highways (I-8 and I-10) in an area known as Arizona Golden Corridor, between Phoenix and Tucson. Casa Grande is the largest City in Pinal County. The subject property is located in the City of Casa Grande approximately 40 miles southeast of downtown Phoenix via I-10.

The Center of the neighborhood is Florence Boulevard. Heavy/dense commercial development is located along Florence Boulevard. Older and more established development is at the west end, including downtown Casa Grande and City Hall. As the city has grown, the development has followed the available land east towards the Interstate 10 Freeway. The larger regional developments in the city are along Florence Blvd. Subject property is behind the Wal-Mart Supercenter, just south of the Banner Casa Grande Regional Hospital and Medical Center, near Denny's Restaurant, Best Western Hotel and other office buildings. The Promenade Major Mall at Florence Blvd. at I-10, 100 acres of an open-air outdoor mall and contains a million Square feet.

Lucid Motors is an Electric Car Manufacturing Company to build 400,000 cars a year. At full capacity the plants will be 5 million square feet on 500 acres of land. Will employment up to 2,000 people.

Tractor Supply Company opened the 600,000 sq. ft. distribution center in 2015. The 100 acres site is within a Foreign Trade Zone, part of the Central Arizona Commerce Park. The distribution center employs 250 people.

LKQ Corporation, a Fortune 500 Auto Parts and Vehicle recycling Company, opened the 107,000 sq. ft. storage and distribution warehouse on 158 acres.

Attesa developing a full-size race and test track site for automobiles and motorcycles. The site includes tracks for motorcross, supercross and off-road racing, and includes luxury homes and a private airport.

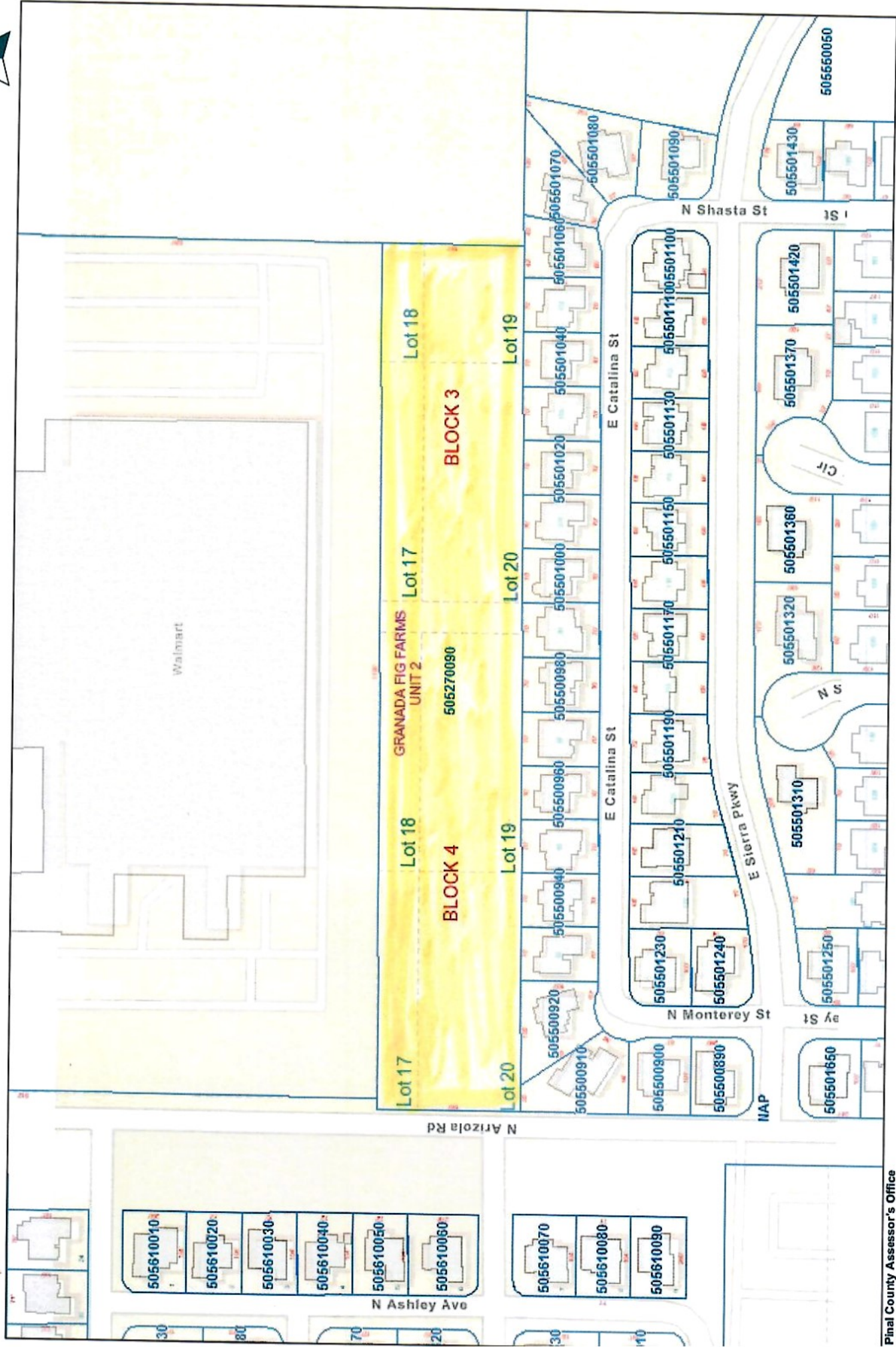
This property is prime for development, excellent location for Storage and RV Facility, Assisted Living facilities and with 400 residential rental units being developed with 1/4 of a miles makes this a great opportunity for a storage development.

THE UNIVERSITY OF CHICAGO



PINAL COUNTY
WIDEN UP AN OPPORTUNITY

Pinal County Assessor Parcel Viewer · Assessor Douglas J. Wolf



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