



906 W Gila Bend Hwy, Casa Grande, AZ 85122

\$499,000

Gila Bend Hwy Self Storage or Other

Land | 1.845 acres



Will Fortenberry
SA685908000
602.833.5032

Listing Added: Today

Listing Updated: Today

Details

Asking Price	\$499,000	Property Type	Land
Subtype	Commercial, Industrial	Permitted Zoning	B-4 - Community Service
Lot Size (acres)	1.845	Broker Co-Op	Yes
APN	504-24-017B		

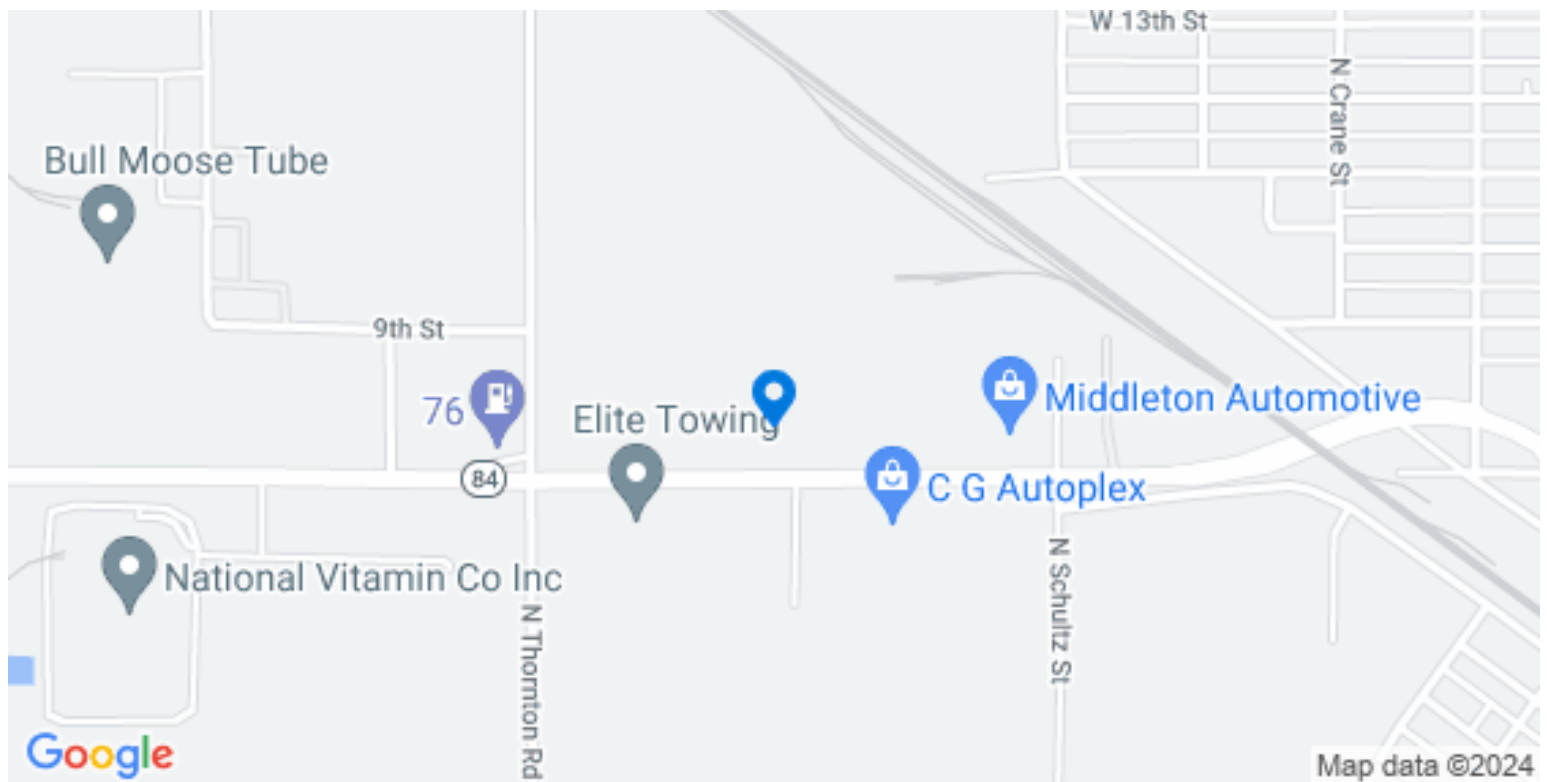
Marketing Description

Excellent investment opportunity in booming Casa Grande! Site plan and traffic impact statement completed and approved by city of Casa Grande for self-storage and RV storage. Prime location close to downtown Casa Grande, numerous subdivisions, and large businesses, including Lucid, Walmart distribution center, and more. There is very high demand in the area for storage. Ready for you to build your successful self-storage business, or any other business you see fit! In the B-4 Community Service Zone, so great for many other service-based businesses.

Investment Highlights

- B-4 Zoning
- Self-storage site plan approved

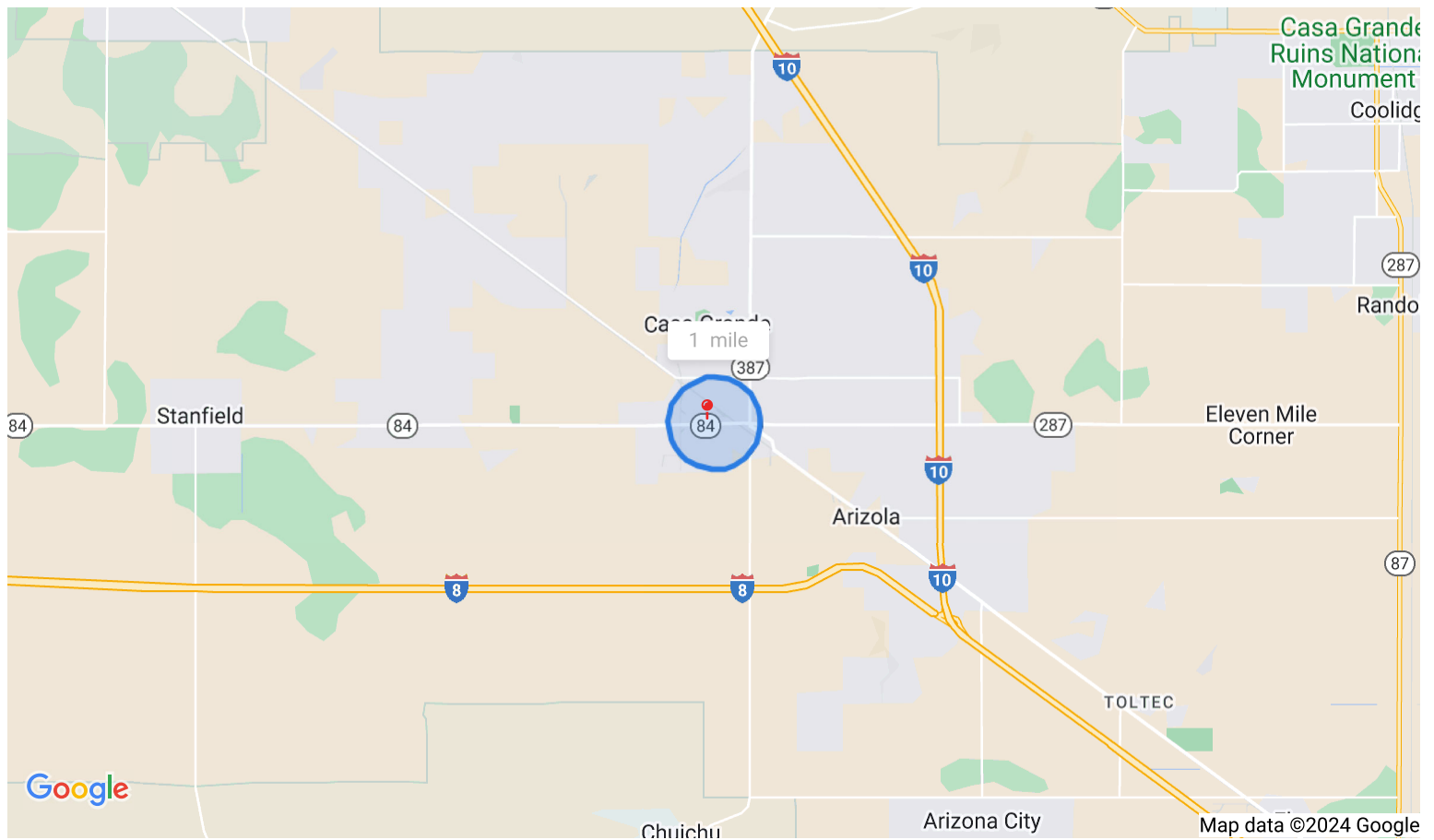
Location (1 Location)



Property Photos (20 photos)



Demographic Insights



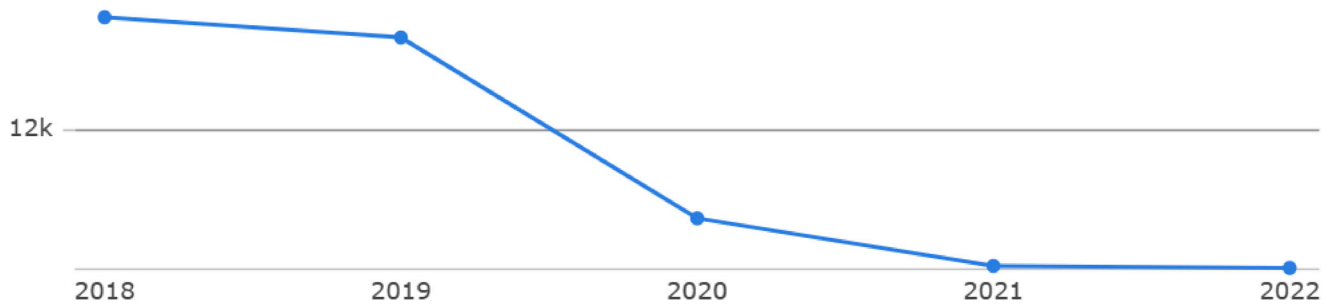
10.2k

0%

Compared to 10.3k in 2021

↓ -23%

Compared to 13.3k in 2018



\$46.2k

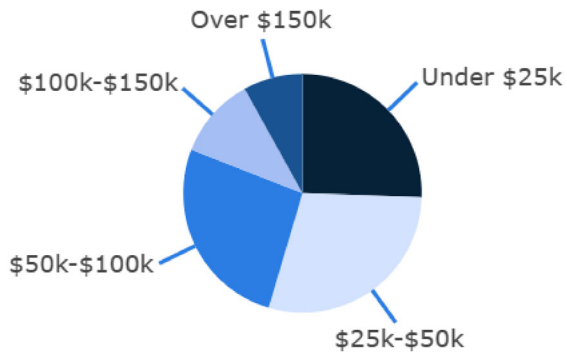
Median Income

\$49.8k

2028 Estimate

↑ **8%**

Growth Rate



32

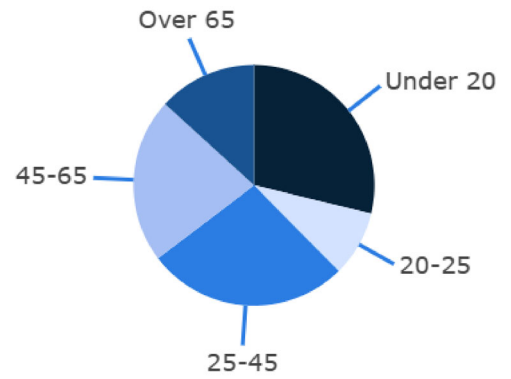
Median Age

32

2028 Estimate

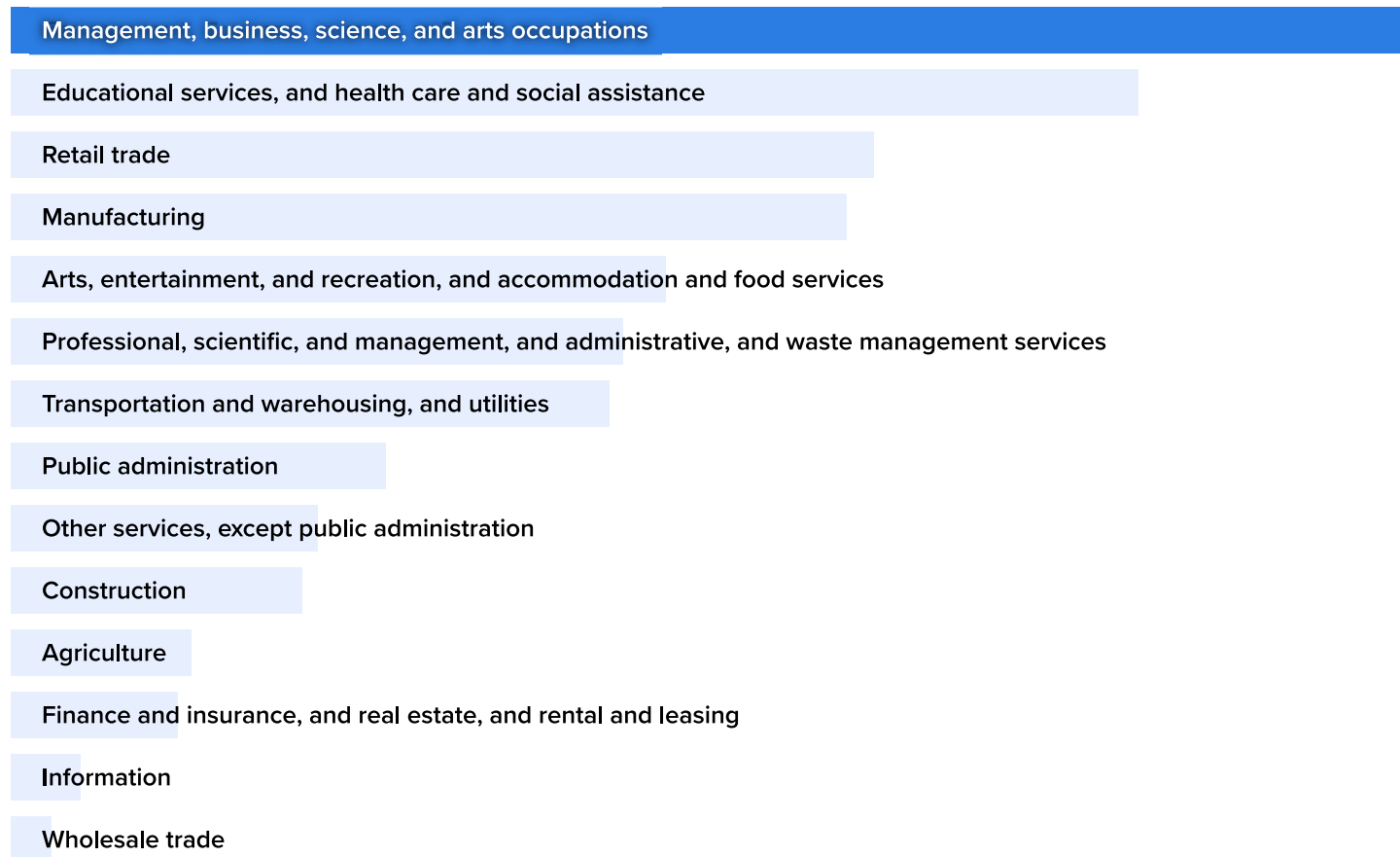
↓ **-2%**

Growth Rate



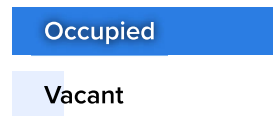
7,994

Top Employment Categories



4:1

5:1 predicted by 2028



1:2

1:1 predicted by 2028

