

FOR SALE ±54 Acre Royal Estates at Hanna LLC

Land Site Located ±.5 Miles South of I-8 within the Booming Town of Casa Grande, AZ



35 ACRES
APN: 511-46-4540
through
511-46-5610



19 ACRES
APN: 511-46-716C



Sale Price:
\$10,726,214.00

*(Cash or Terms acceptable to
both Buyer & Seller)*

Hanna Road

Attesa Motor
Sports Complex

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Property Information

+/-54 Acre Vacant, Unimproved, Land Site Available For Sale or a 5 Year Max Land Lease

Features

- The ±54 Acre consists of ±19 Acres and a ±35 Acre portion of Land with 108 parcels
- Starting Annual Land Lease Rate: \$225,780.00 (\$2,000/AC/YR)
- Land Lease Amount includes annual CPI increases of 3%
- Improvements that are to be provided by Lessor: None (unless negotiated otherwise)
- Sale Price: \$10,726,214/AC (Cash or Terms acceptable to both Buyer & Seller)

Site Features

- ±1 mile NE of the ±2,360 Acre Attessa Complex which is still under construction
- The Attessa Motorsports Complex will create more than 13,000 jobs
- The AMC will also include SF residential homes, a hotel, and a convention center
- ±3.5 miles west of Lucid's newly completed PH 1 Plant Electric Manufacturing Plant
- The Lucid Manufacturing Plant will employ more than 4,000 employees
- There is full diamond interchange ±.5 miles from the site at Montgomery Road and the I-8 Highway

Location: Major Cross Streets: O Hanna Road & Palomas Drive
Casa Grande, AZ 85193

Size: ±54 Acres (2,352,240 SF)

Price: \$10,726,214.00 (\$198,634/AC) (\$4.56 PSF)

Conditions of Lease or Sale: No Improvements related to a Sale or Lease are to be provided by Lessor/Seller, unless negotiated otherwise. Lessee's signage, if any, is to be provided by lessee at lessee's expense. The total annual lease amount includes an annual CPI increase of 3%. Cash or Terms acceptable to both Buyer and Seller.

Zoning: CR2&5

Land Use: Vacant

Utilities

Electric: APS

Gas: None

Water: Well

Sewer: None

APN #: APN 511-46-716C (±19 Acres) & 511-46-4540 through 511-46-5610 (108 Parcels Totalling ±35 Acres)

2023 Demographics	3 Mile	5 Mile
Number of Households	178	768
Persons per Household	2.76	2.90
Average HH Income	\$69,481	\$72,495
Median Age	36.7	36.0
Median Home Value	\$67,982	\$69,383

PROPERTY PLAT ±54 ACRES

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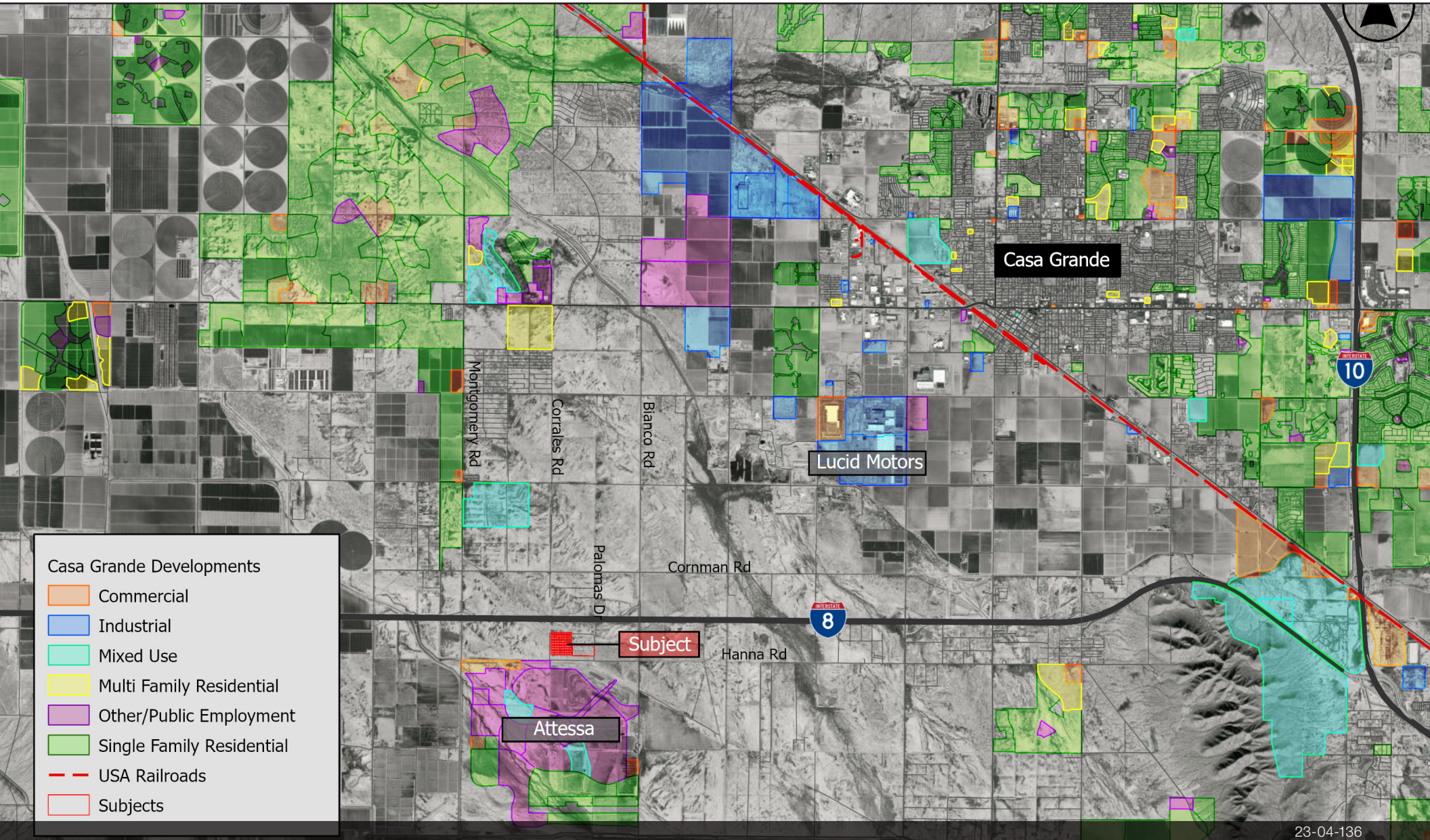
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108 Parcels
 Totalling ±35 Acres

±19 Acres

51146716C

Casa Grande Developments



23-04-136

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