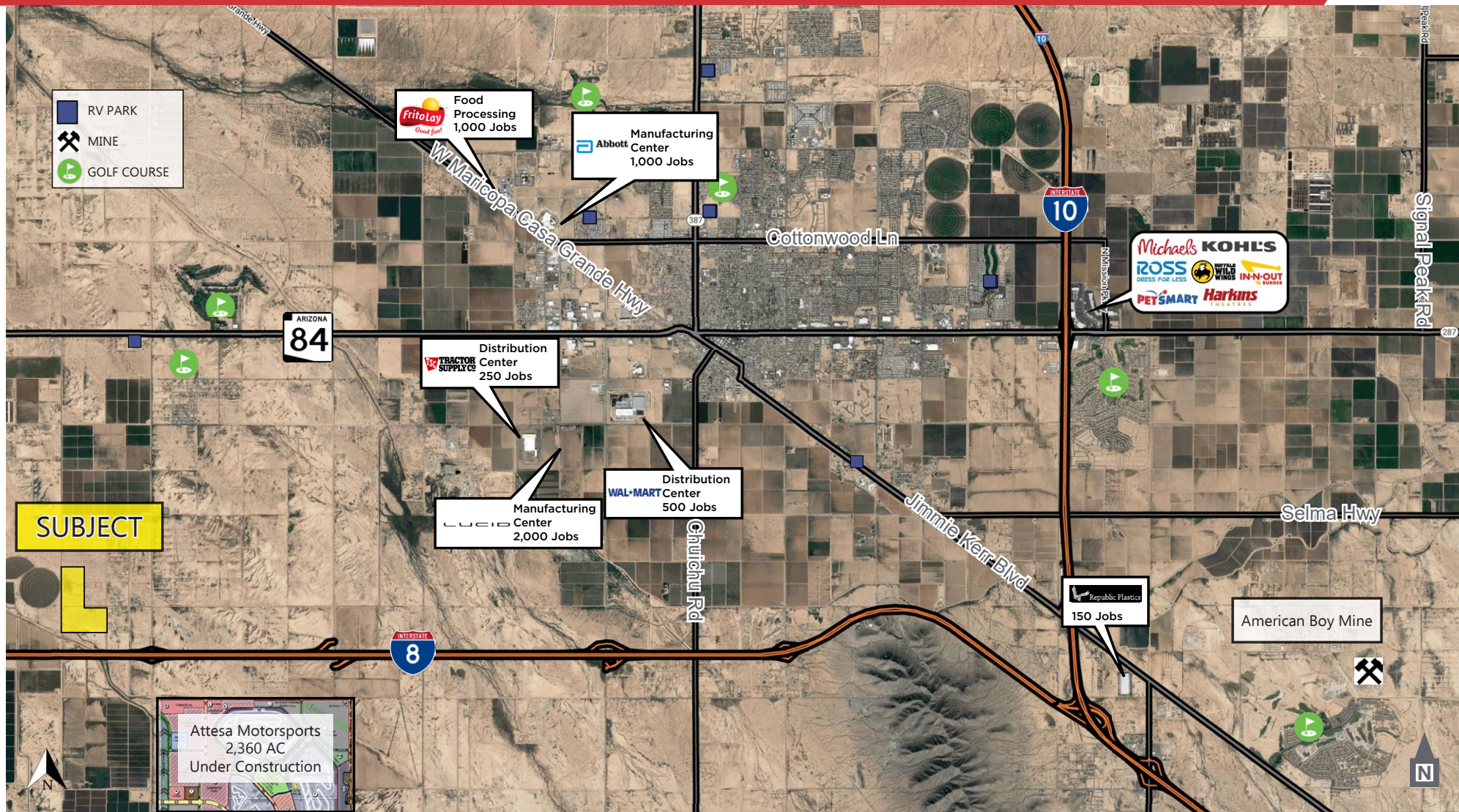


# For Sale or Lease

## ±147.27 Acres on Cornman & Midway Rd, Pinal County

Asking Rate: \$891.21 / AC / Year, – Asking Price: \$4,712,640



Vacant, unimproved, agricultural-zoned land just north of I-8

For more information:  
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[john.filli@naihonorizon.com](mailto:john.filli@naihonorizon.com)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein.

22-04-020

**NAI Horizon**  
 2944 N 44th St, Suite 200 | Phoenix, Arizona  
[naihonorizon.com](http://naihonorizon.com)



# ±147.27 Acres For Sale or Lease

## Property Highlights

### Summary:

- ±147.27 Acres of vacant, unimproved AG-zoned land
- Lease Rate: \$891.21 / Acre / Year (\$131,248.50/Yr)
- APN #'s: 511-66-006; 008, 010AB, 011
- Zoning: Agricultural
- Water: Well
- Sewer: Septic
- Power: APS
- Sale Price: \$4,712,640 (\$32,000 /Acre) (\$.73 /SF)

### Features:

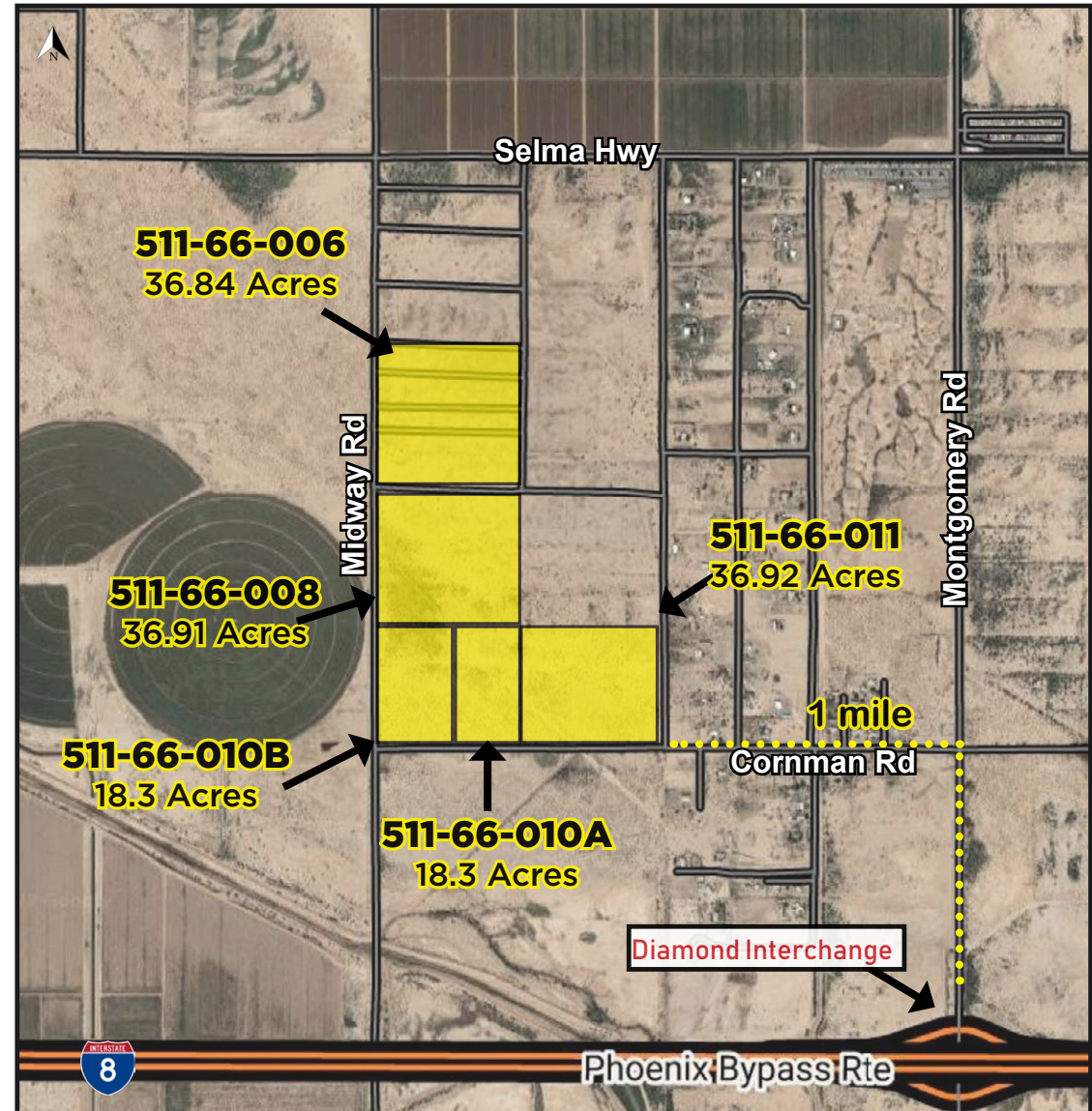
- Maximum lease term: 5 Years
- Lessee responsible for signage and improvements
- Annual CPI Increases: 3%

### Location Overview:

- ±1 Mile NW of the ±2,360 Acre Attessa Motorsports Complex (under construction)
- Attessa Motorsports Complex will create more than 13,000 jobs
- ±4.5 Miles west of Lucid's newly completed Ph 1 electric vehicle manufacturing plant. (4,000+ employees)
- Full diamond interchange .5 miles SE of site at Montgomery Rd & I-8

### Demographics

(2021, CoStar)	1 Mi	3 Mi	5 Mi
Population	195	1,390	2,164
Households	62	491	760
Persons/HH	3.2	3.2	3.2
Ave HH Income	\$50,373	\$50,054	\$51,077
Median Age	38.0	38.5	38.2
Avg Home Value	\$77,585	\$77,940	\$79,804



For more information:

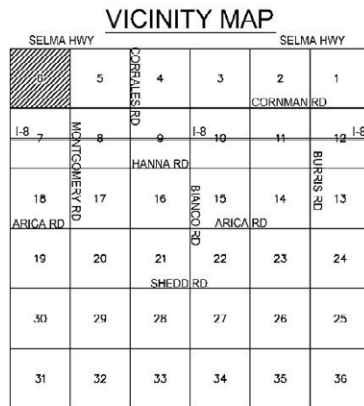
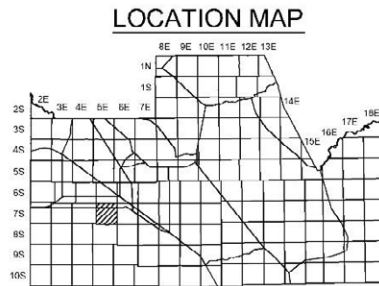
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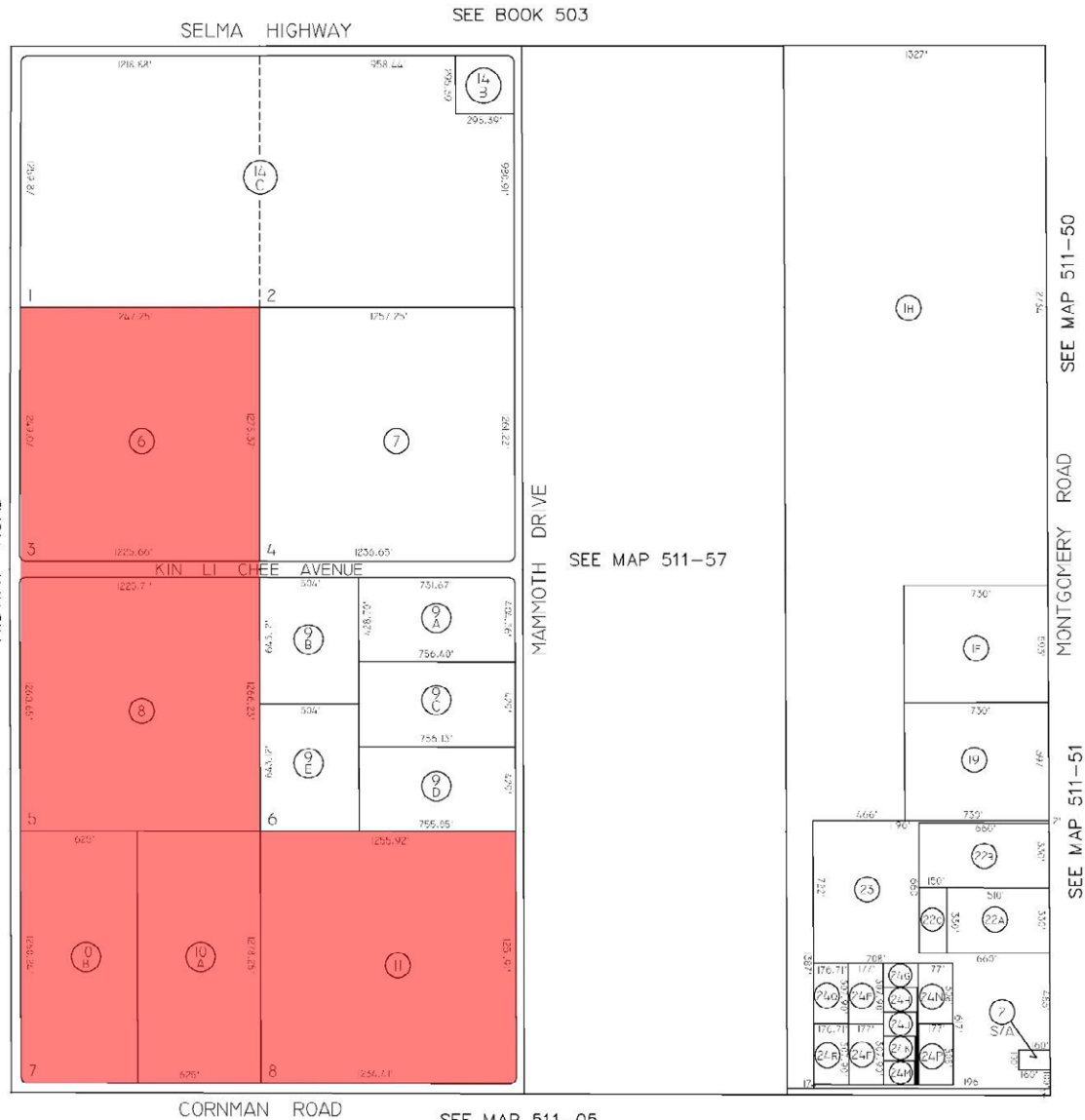
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# ±147.27 Acres For Sale or Lease

SEC. 6 TN.7S RG.5E



SEE BOOK 500  
MIDWAY ROAD



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