

SWC HWY 84 & S BIANCO RD

SWC HWY 84 & S BIANCO RD, PINAL COUNTY, AZ 85193

LAND | FOR SALE



PROPERTY DESCRIPTION

Located in a growing area west of Casa Grande, AZ, this vacant +/- 152 acre parcel is located along State Highway 84 west of the City Center and near a rapidly expanding employment Corridor with Lucid Motors (amongst other announced projects) approximately 2.5 miles away. The land is on the direct thoroughfare through the city center and only a 10 minute drive from the city's main retail hub. The current zoning for the parcel in the county is GR, the General Plan calls for residential 1 - 3.5 units per acre. The land has great access and visibility along Hwy 84. ** See page 5 ; most of the property is located in a flood zone.

CURRENT MAJOR EMPLOYERS

LUCID	TSC DISTRIBUTION CENTER	FRITTO LAY
HEXCEL	PRICE INDUSTRIES	DAISY BRAND
ABBOTT NUTRITION	BULL MOOSE TUBE	WALMART DISTRIBUTION
ACO POLYMER		

ANNOUNCED/PROPOSED AREA EMPLOYERS

KOHLER	AIR PRODUCTS	SOLVAY CHEMICAL CO	JING HE SCIENCE
LCY CHEMICAL	ECOBAT	CHANG CHUN GROUP	IVANHOE ELECTRIC

OFFERING SUMMARY

Sale Price:	\$2,568,800 or \$16,900 AC
Lot Size:	+/-152 Acres
Municipality:	Pinal County
APN:	503-50-002A
Zoning:	GR-Residential
Land Use:	1 - 3.5 du/ac
Utilities:	
Power:	APS Service Area
Water:	None
Sewer:	None

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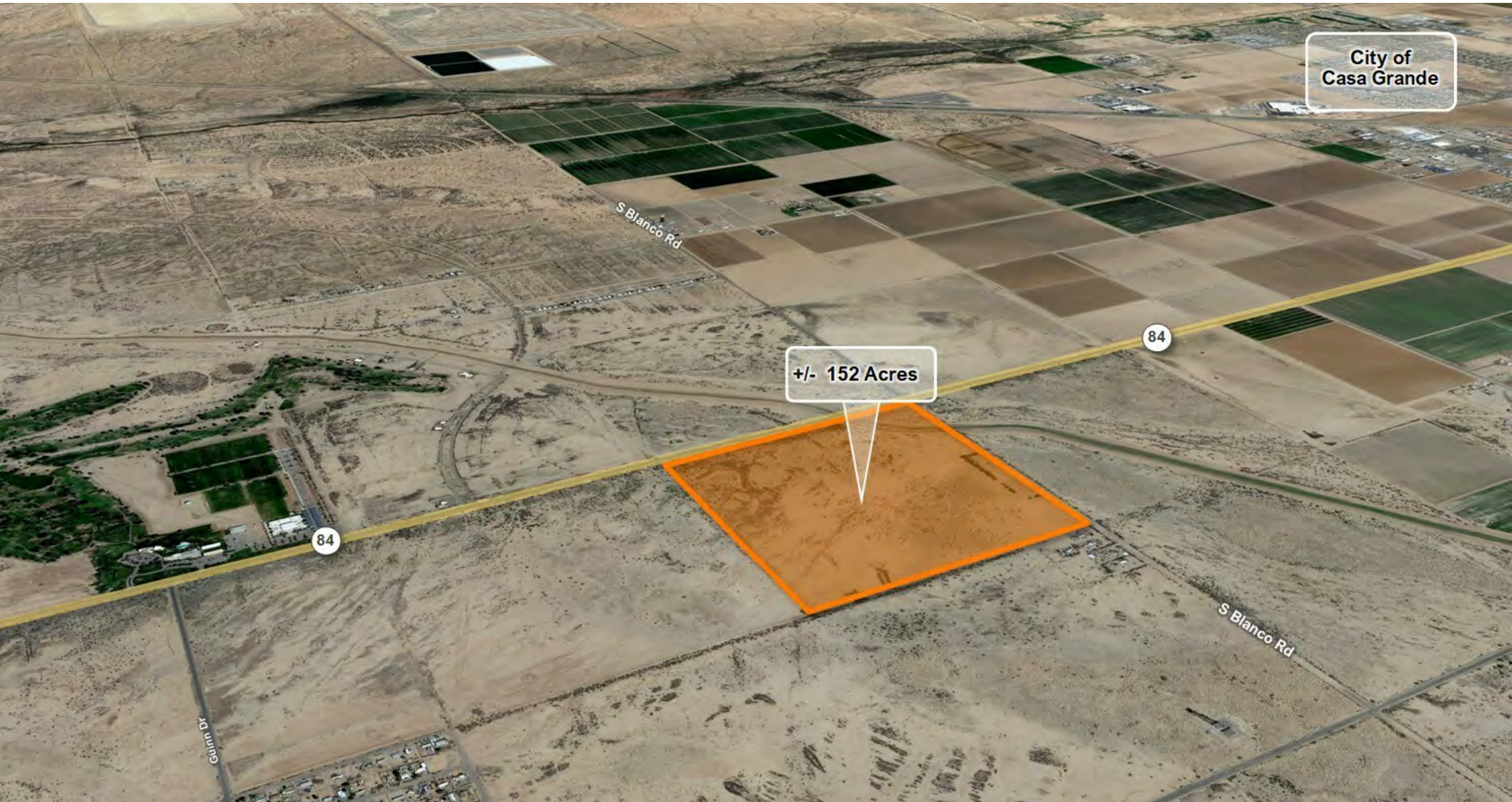
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SEC. 28 TN.6S RG.5E

503-50

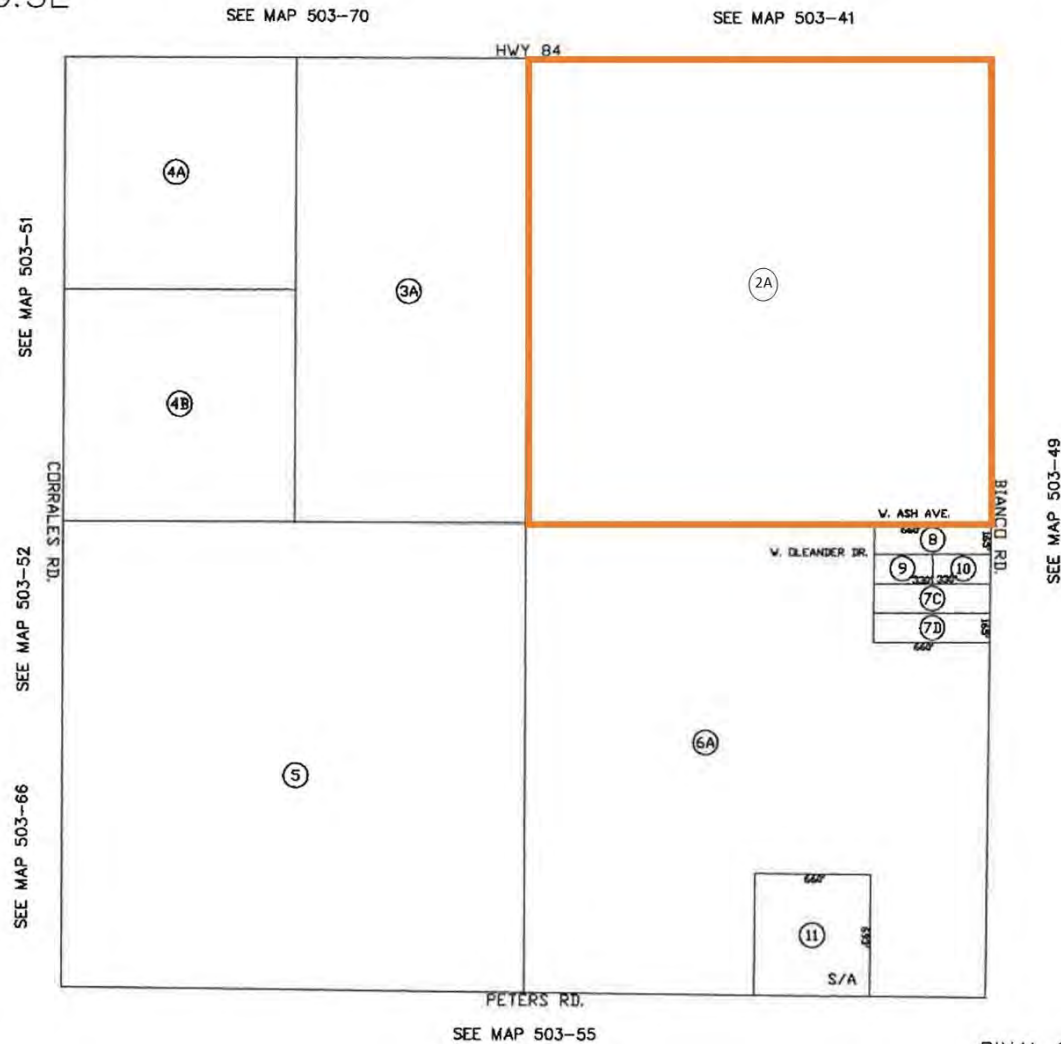
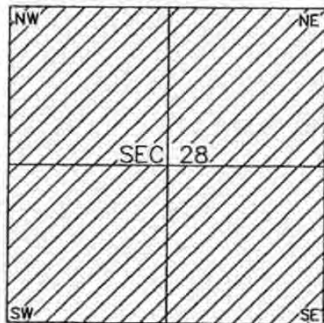
AREA CODE
0000

SPECIAL DISTRICTS
00000
00000

THIS MAP IS FOR TAX PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE.

THE ORIGINAL PLAT OF THIS SUBDIVISION IS
ON FILE WITH THE PINAL COUNTY RECORDERS
OFFICE. FOR COMPLETE INFORMATION OF PLAT
AND CC&R'S CALL (520) 868-7100.

VICINITY MAP



SEE MAP 503-49



SCALE: 1" = 600'

05-24-2003

PINAL COUNTY ASSESSORS MAP

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DEMOGRAPHICS

	1 MILE	3 MILE
Population	908	1,729
Households	285	543
Median Household Income	\$42,500	\$42,999
Median Age	38.50	38.40

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