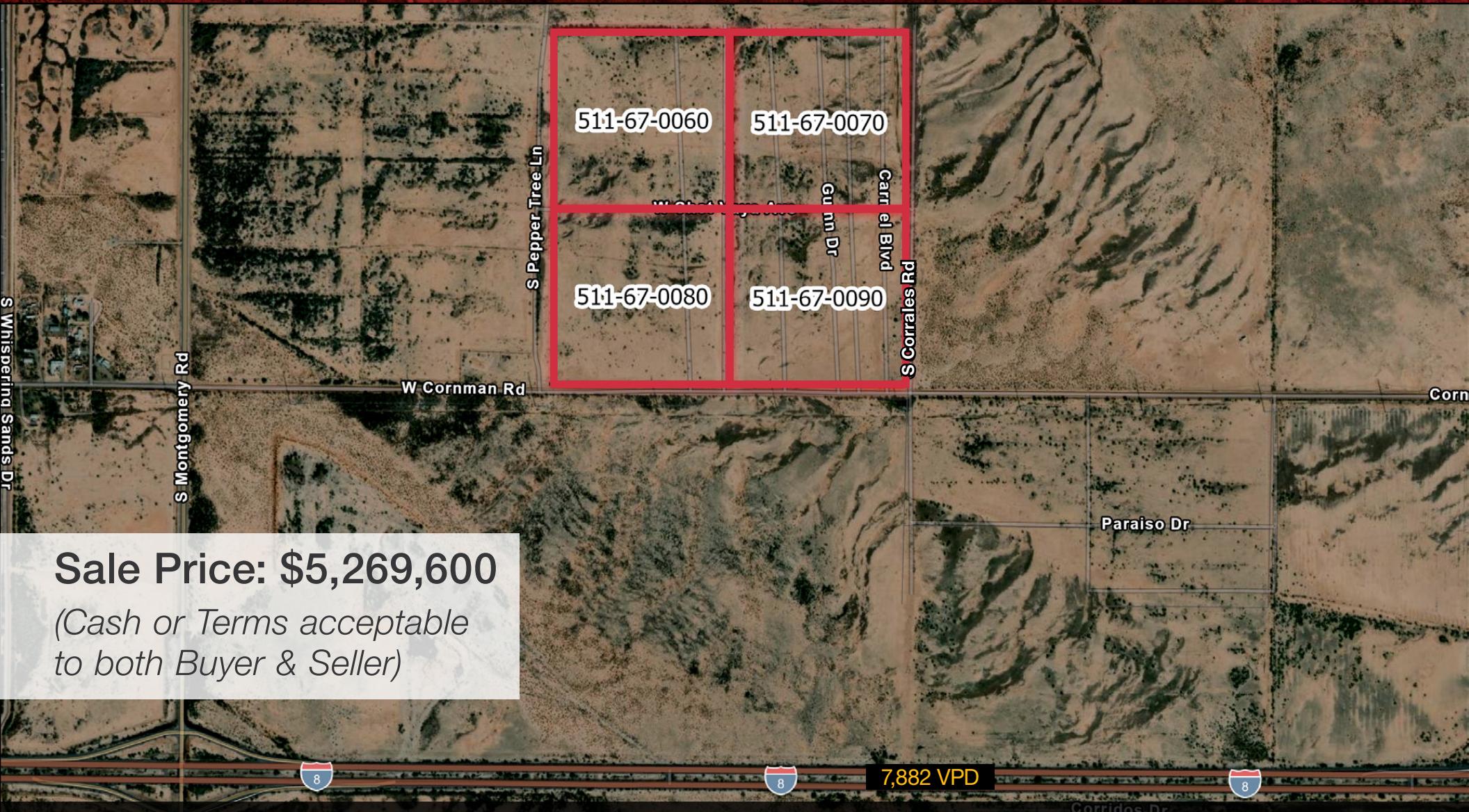


# 4 LAND PARCELS | 0.5 MILES NORTH OF I-8 NEAR CASA GRANDE'S GROWING INDUSTRIAL MARKET

±150.56 Acres Vacant, Unimproved Land Site Consisting of 4 Contiguous ±37 Acre Parcels



**Sale Price: \$5,269,600**

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

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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# Property Information

+/-150.56 Acre Vacant, Unimproved, Land Site Consisting of 4 Contiguous ±37 Acre Parcels.

## Features

- Property is Available for Sale or Land Lease
- Starting Annual Land Lease Rate: \$301,120.00 (\$2,000/AC/YR)
- Lease amount includes annual CPI increases of 3%
- Improvements that are to be provided by Lessor: None (unless negotiated otherwise)
- Sale Price: \$5,269,600 (\$35,000/Acre) (Cash or Terms acceptable to both Buyer & Seller)

## Site Features

- ±1 mile NE of the ±2,360 Acre Attessa Raceway 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 ultimately 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: Cornman Road & Corrales Road  
Casa Grande, AZ 85122

**Size:** ±150.56 Acres (6,558,394 SF)

**Price:** \$5,269,600 (\$35,000/AC) (\$0.80 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

**Utility Service Area:**

Electric: APS

Gas: Southwest Gas

Water: Well

Sewer: None

**APNs:** 511-67-0060 (±37.99 Acres), 511-67-0080 (±37.60 Acres),  
511-67-0090 (±37.30 Acres), 511-67-0070 (±37.67 Acres)

2024 Demographics	30 Miles	50 Miles
Total Population	476,442	2,961,696
Number of Households	163,701	1,089,088
Persons per Household	2.87	2.66
Average HH Income	\$126,706	\$115,653
Median Age	39.7	36.3
Median Home Value	\$426,849	\$449,122

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# PROPERTY PLAT $\pm 150.56$ ACRES



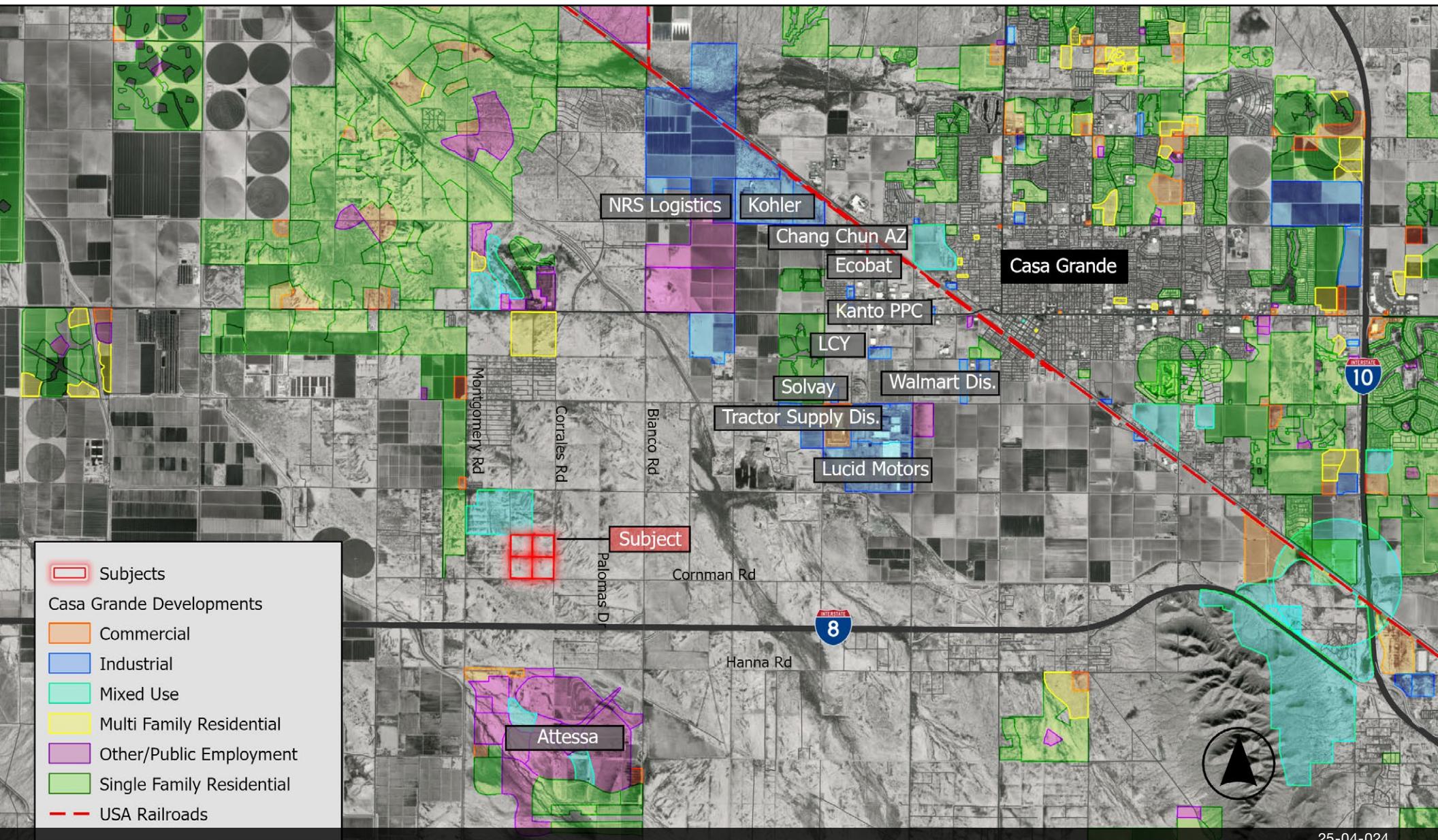
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# Casa Grande Developments



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