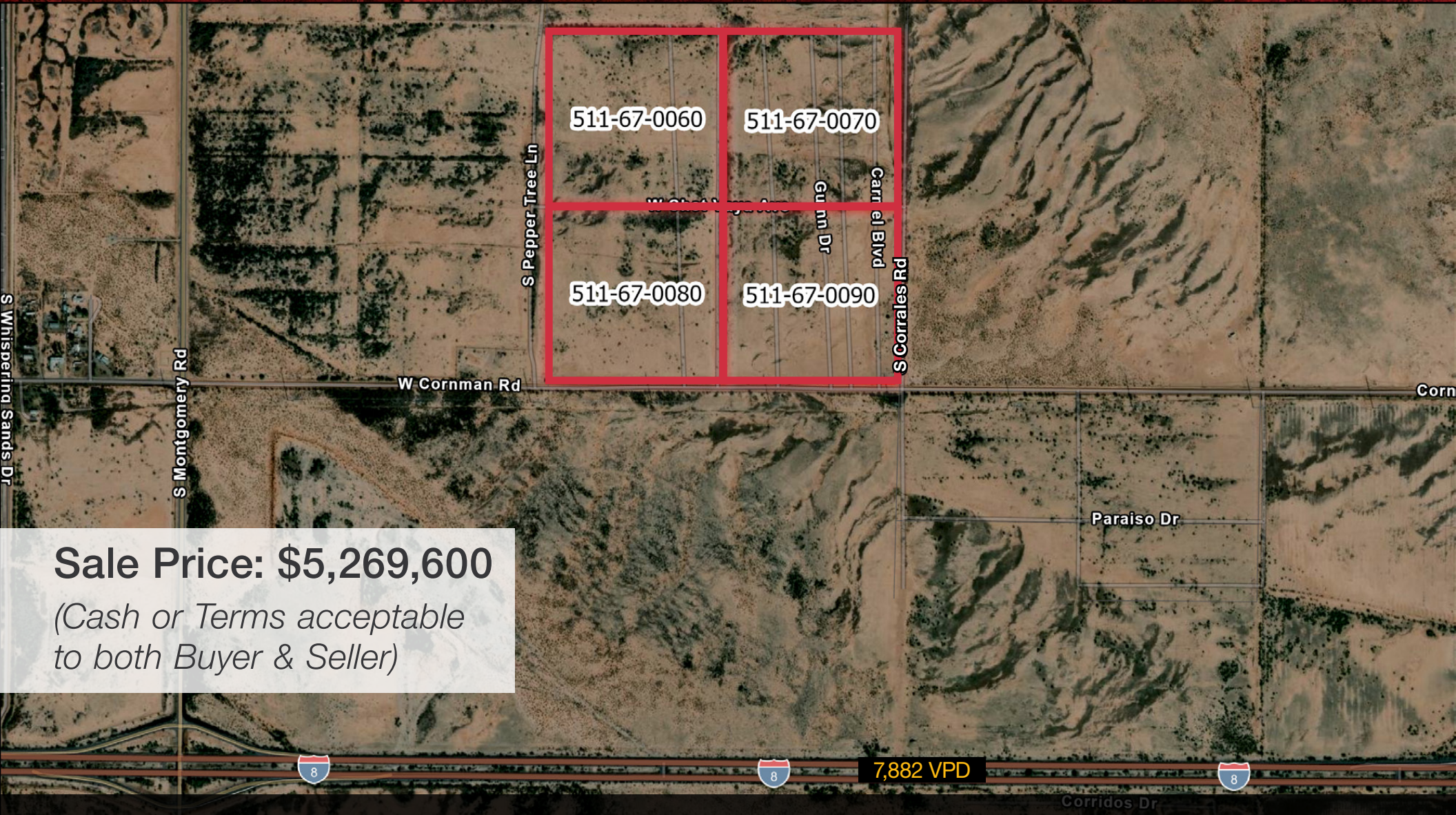


4 LAND PARCELS | 0.5 MILES NORTH OF I-8 NEAR CASA GRANDE'S GROWING INDUSTRIAL MARKET

±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)*

John S. Filli, SIOR | john.filli@naihorizon.com | 602 852 3411

2944 N 44th St, Suite 200, Phoenix, AZ 85018 | +1 602 955 4000 | naihorizon.com

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.

NAIHorizon

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

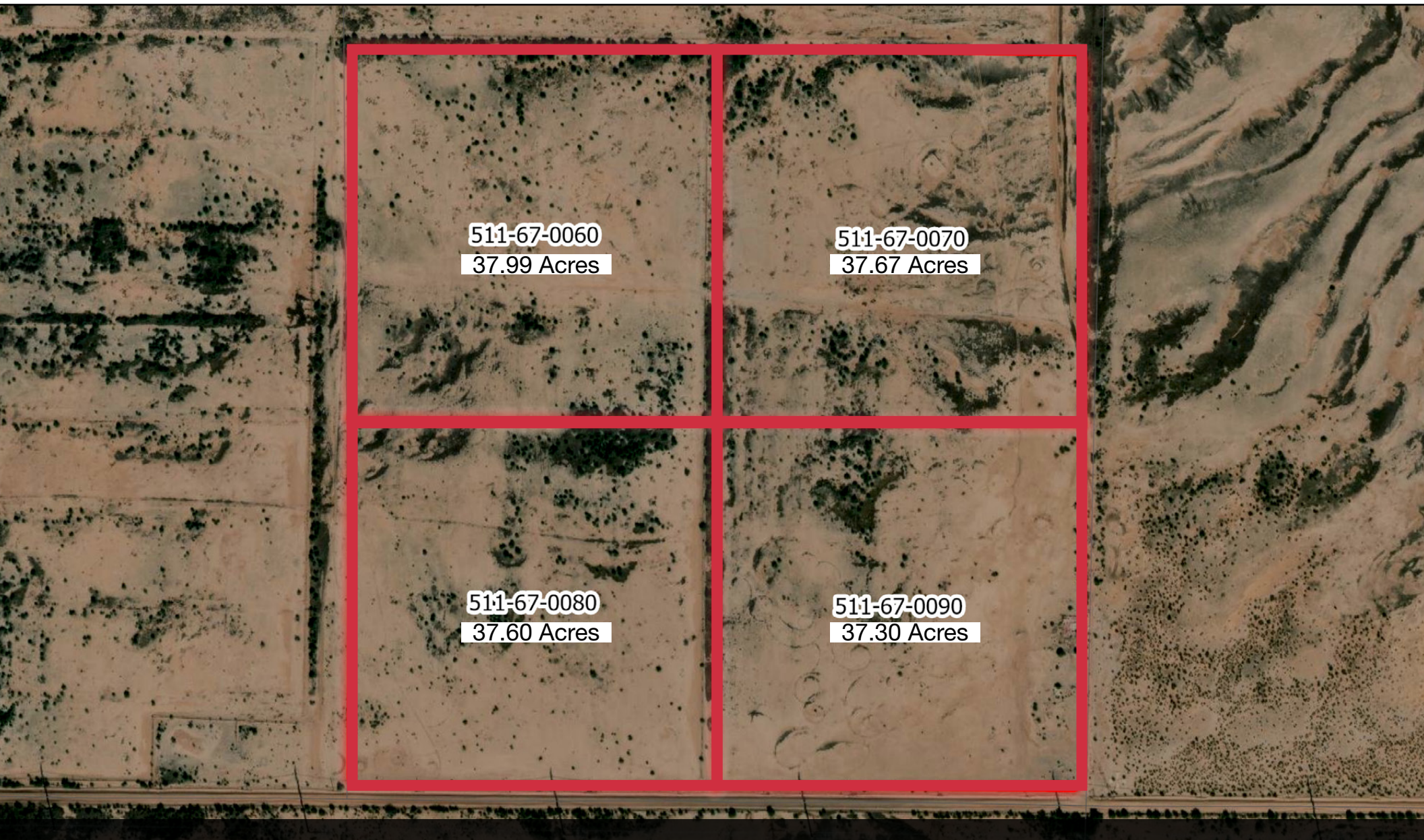
John S. Filli, SIOR | john.filli@naihorizon.com | 602 852 3411

2944 N 44th St, Suite 200, Phoenix, AZ 85018 | +1 602 955 4000 | naihorizon.com

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.



PROPERTY PLAT ± 150.56 ACRES



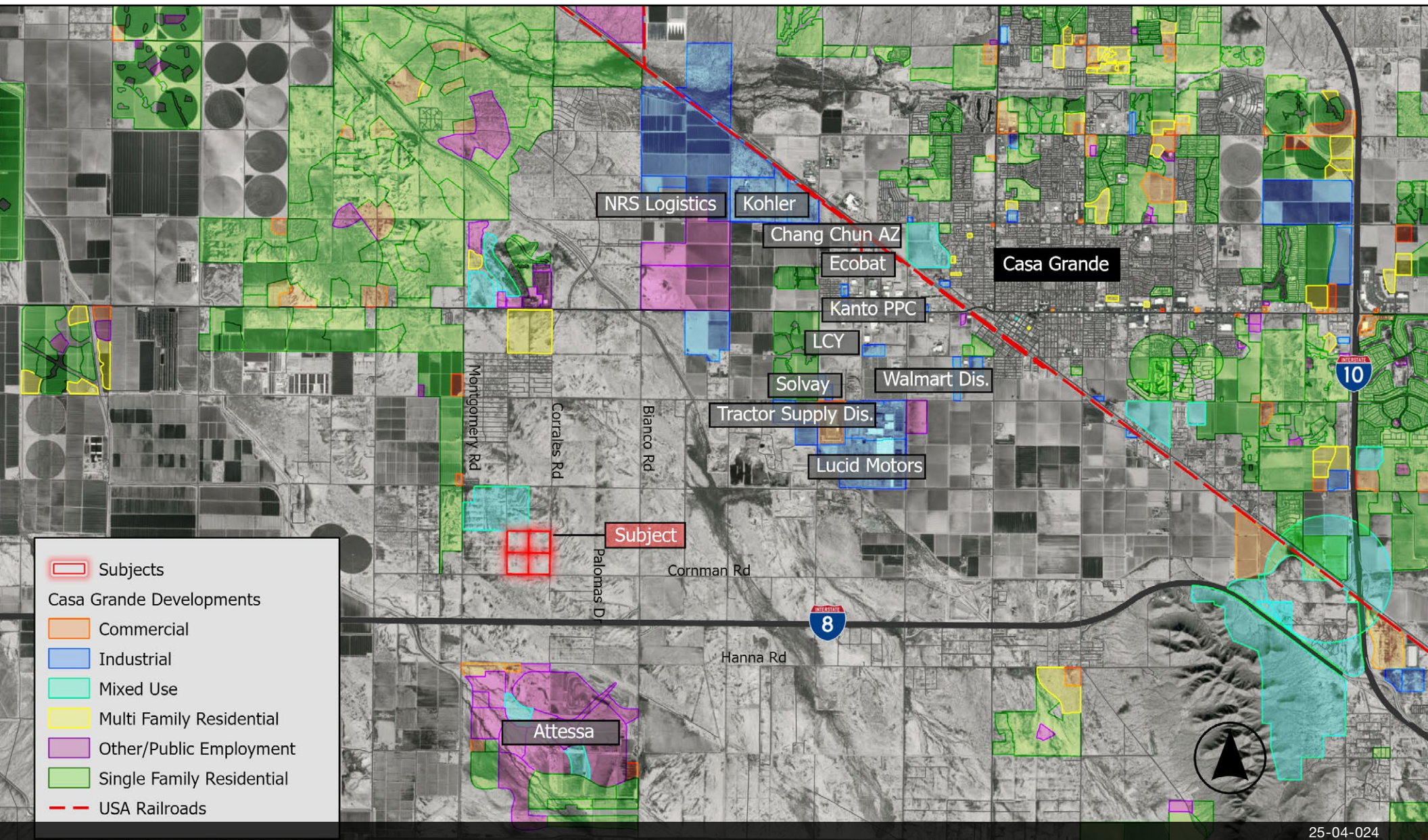
John S. Filli, SIOR | john.filli@naihorizon.com | 602 852 3411

2944 N 44th St, Suite 200, Phoenix, AZ 85018 | +1 602 955 4000 | naihorizon.com

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.



Casa Grande Developments



25-04-024

John S. Filli, SIOR | john.filli@naihorizon.com | 602 852 3411

2944 N 44th St, Suite 200, Phoenix, AZ 85018 | +1 602 955 4000 | naihorizon.com

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.

NAIHorizon