



## Land for Sale

Located at the SE Corner of  
AZ-287 & Nafzinger Road  
Coolidge, AZ

\* Prime Pinal County Location

### Property Specifications

AVAILABLE ACRES

**±34.87**

LIST PRICE

**\$3M**

OR ACCEPTABLE PRICE TO SELLER

APN:

209-15-007B

COOLIDGE ZONING MAP:

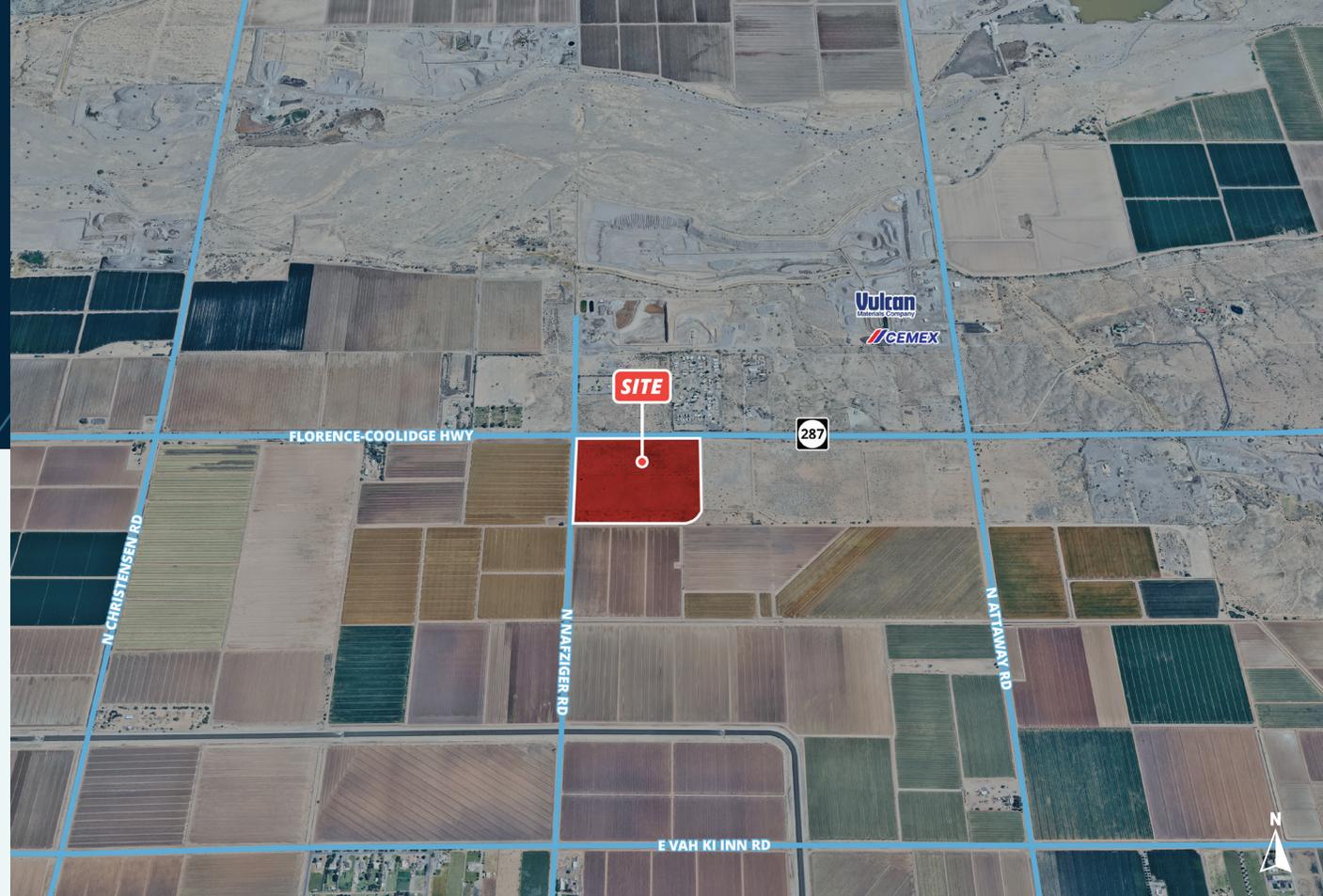
[CLICK HERE](#)

COOLIDGE GENERAL PLAN LAND USE:

[CLICK HERE](#)

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**TYLER MCSHANE** AZ License No. SA692849000  
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### About Coolidge

POPULATION (2025)

**18,453**

MEDIAN AGE

**34.9**

COMMUTE TIMES

Tempe, AZ: 55 min  
Phoenix, AZ: 1 hour  
Tucson, AZ: 1 hour, 10 min  
Goodyear, AZ: 1 hour, 15 min

HOUSEHOLDS

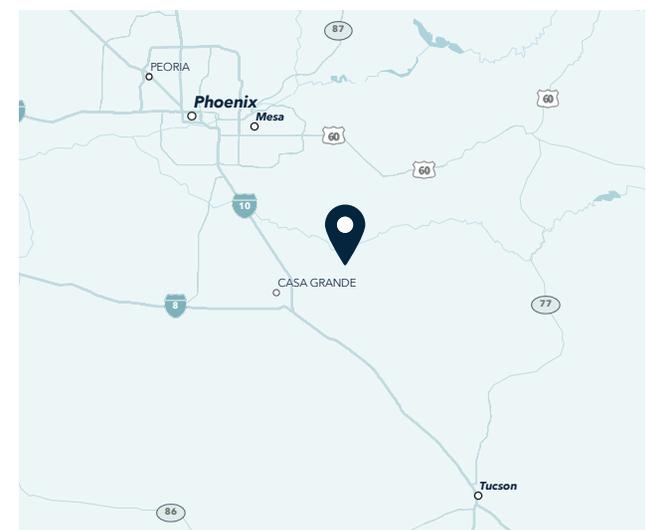
**6,218**

AVG HOUSEHOLD INCOME

**\$95,668**

EMPLOYER STATS

# of Employers: 155  
# of Jobs: 2,490





## About Pinal County

Pinal County has rapidly emerged as one of the most strategically positioned industrial submarkets in the Phoenix-Tucson corridor. Located along the I-10 corridor with direct connectivity between two major metropolitan areas, the region offers abundant developable land, pro-growth zoning, and access to a deepening labor pool. Competitive land pricing and business-friendly policies continue to attract large-scale advanced manufacturing and logistics users seeking scale and long-term operational efficiency.

Recent activity has been anchored by transformative investment, most notably LG Energy Solution's \$5.5 billion, 650-acre battery manufacturing complex in Queen Creek. As the largest stand-alone battery facility in North America, the project adds approximately 1.3 million square feet of newly delivered industrial space and is expected to generate thousands of high-quality jobs. This advanced manufacturing investment reinforces the submarket's growing prominence in EV supply chain infrastructure and energy storage production, driving supplier interest and related industrial demand throughout the corridor.

Looking ahead, Pinal County is positioned for sustained industrial expansion as advanced manufacturing, clean energy, and logistics users seek scalable, lower-cost alternatives to core infill locations.

### WHY PINAL COUNTY?

*Located along the I-10 corridor with direct connectivity between two major metropolitan areas, the region offers abundant developable land, pro-growth zoning, and access to a deepening labor pool.*



## Pinal County by the Numbers

14.9 M  
TOTAL INVENTORY

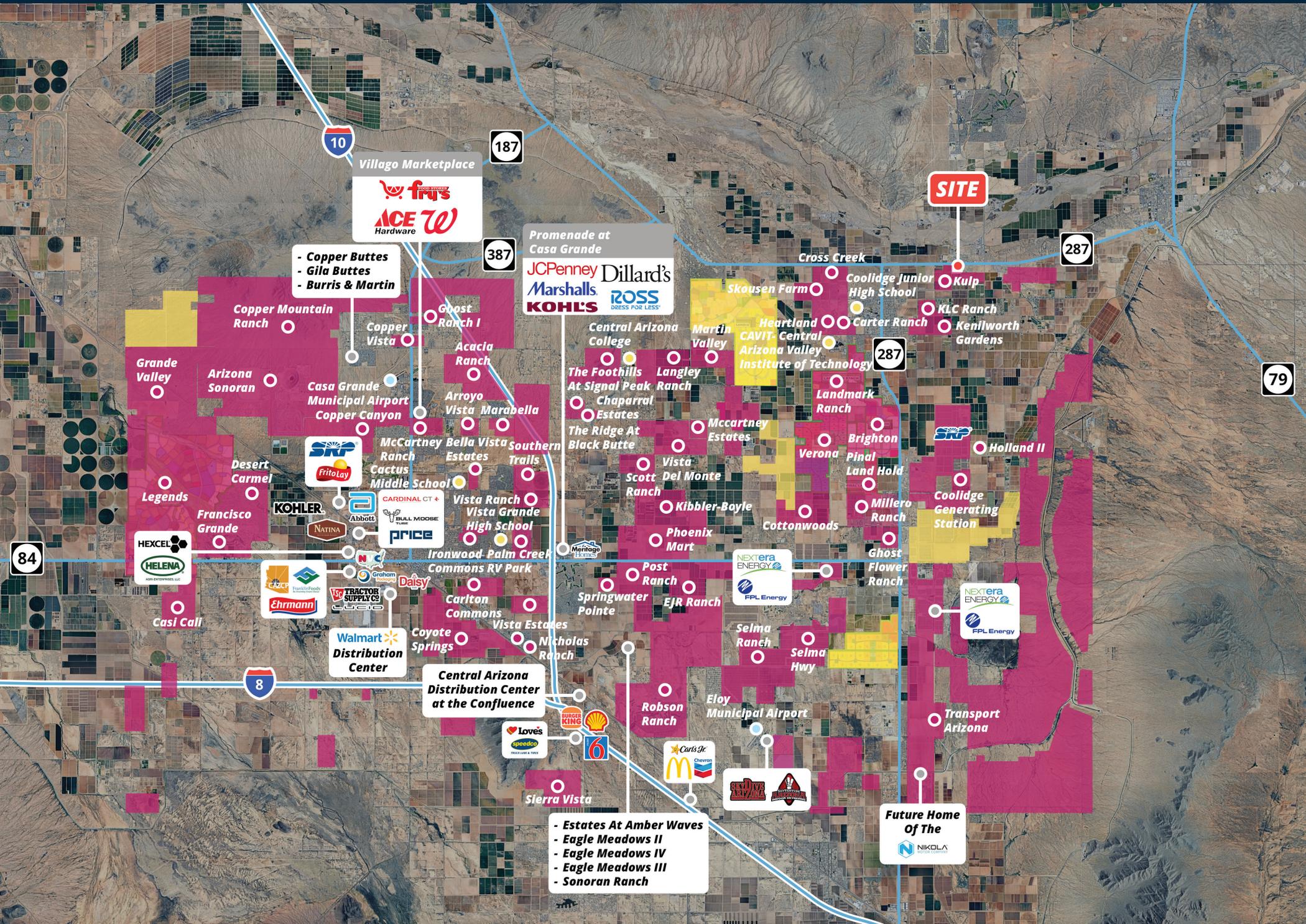
1.6%  
VACANCY RATE

1.3 M  
QUARTERLY  
NET ABSORPTION

\$0.83 PSF  
AVERAGE  
ASKING RENT

0.4 M  
UNDER CONSTRUCTION

1.3 M  
QUARTERLY DELIVERIES



Villago Marketplace

**Walmart**  
**ACE Hardware**



Promenade at Casa Grande  
**JCPenney** **Dillard's**  
**Marshall's** **ROSS**  
**KOHL'S** **DRESS FOR LESS**

- Copper Buttes
- Gila Buttes
- Burris & Martin

**SITE**



- Copper Mountain Ranch
- Grande Valley
- Arizona Sonoran
- Copper Vista
- Ghost Ranch I
- Acacia Ranch
- Arroyo Vista
- Marabella
- Casa Grande Municipal Airport
- Copper Canyon
- Desert Carmel
- Legends
- Francisco Grande
- HEXCEL
- HELENA
- SNP
- FritoLay
- KOHLER
- NATINA
- Abbot's
- CARDINAL CT
- PRICE
- McCartney Ranch
- Bella Vista Estates
- Southern Trails
- Vista Ranch
- Vista Grande High School
- Ironwood Palm Creek Commons RV Park
- Carlton Commons
- Walmart Distribution Center
- Coyote Springs
- Nicholas Ranch
- Central Arizona Distribution Center at the Confluence
- Sierra Vista

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- Central Arizona College
- The Foothills At Signal Peak Ranch
- Chaparral Estates
- The Ridge At Black Butte
- Vista Scott Del Monte Ranch
- Kibbler-Boyle
- Phoenix Mart
- Post Ranch
- Springwater Pointe
- EJR Ranch
- Robson Ranch
- Sierra Vista

- Skousen Farm
- Martin Valley
- Heartland CAVIT - Central Arizona Valley Institute of Technology
- Langley
- McCarty Estates
- Vista Scott Del Monte Ranch
- Kibbler-Boyle
- Phoenix Mart
- Post Ranch
- Springwater Pointe
- EJR Ranch
- Robson Ranch
- Sierra Vista

- Coolidge Junior High School
- Carter Ranch
- Landmark Ranch
- Brighton
- Verona
- Pinal Land Hold
- Miller Ranch
- Ghost Flower Ranch
- Selma Ranch
- Selma Hwy
- Eloy Municipal Airport
- Transport Arizona

- Estates At Amber Waves
- Eagle Meadows II
- Eagle Meadows IV
- Eagle Meadows III
- Sonoran Ranch

Future Home Of The  
**NIKOLA**



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**SRS REAL ESTATE PARTNERS**

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