

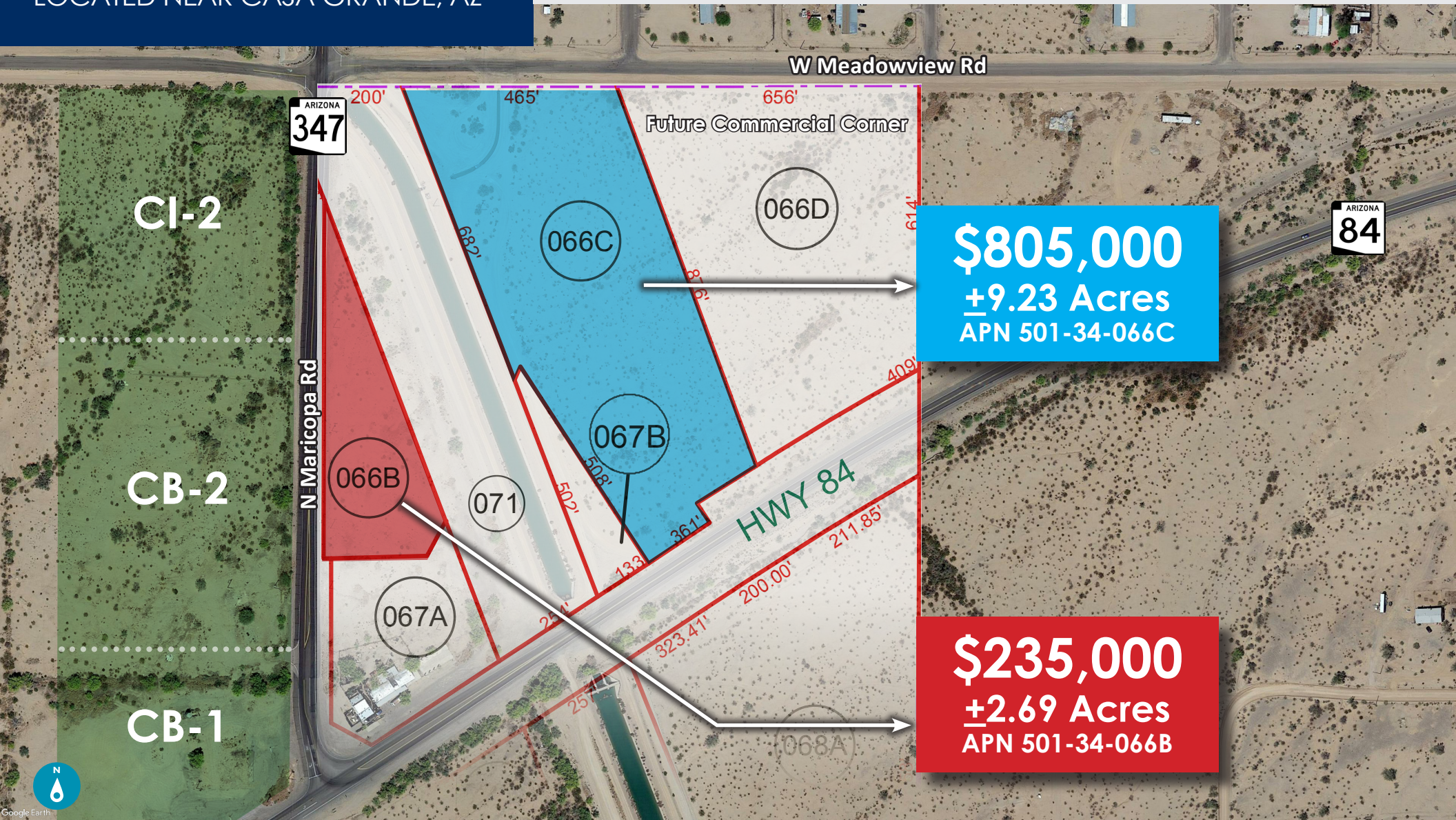
# LAND FOR SALE

## +11.92 ACRES

LOCATED NEAR CASA GRANDE, AZ

### Property Highlights

- Future commercial corner - Pinal County General Plan
- From I-8 via Hwy 84 & Hwy 347. 11 miles west of International soccer training facility, a full time residency facility affiliated ASU prep school



**\$805,000**  
**+9.23 Acres**  
**APN 501-34-066C**

**\$235,000**  
**+2.69 Acres**  
**APN 501-34-066B**

Bob Soules | D 480.522.2788 M 602.775.4101 bsoules@cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 09 24 25



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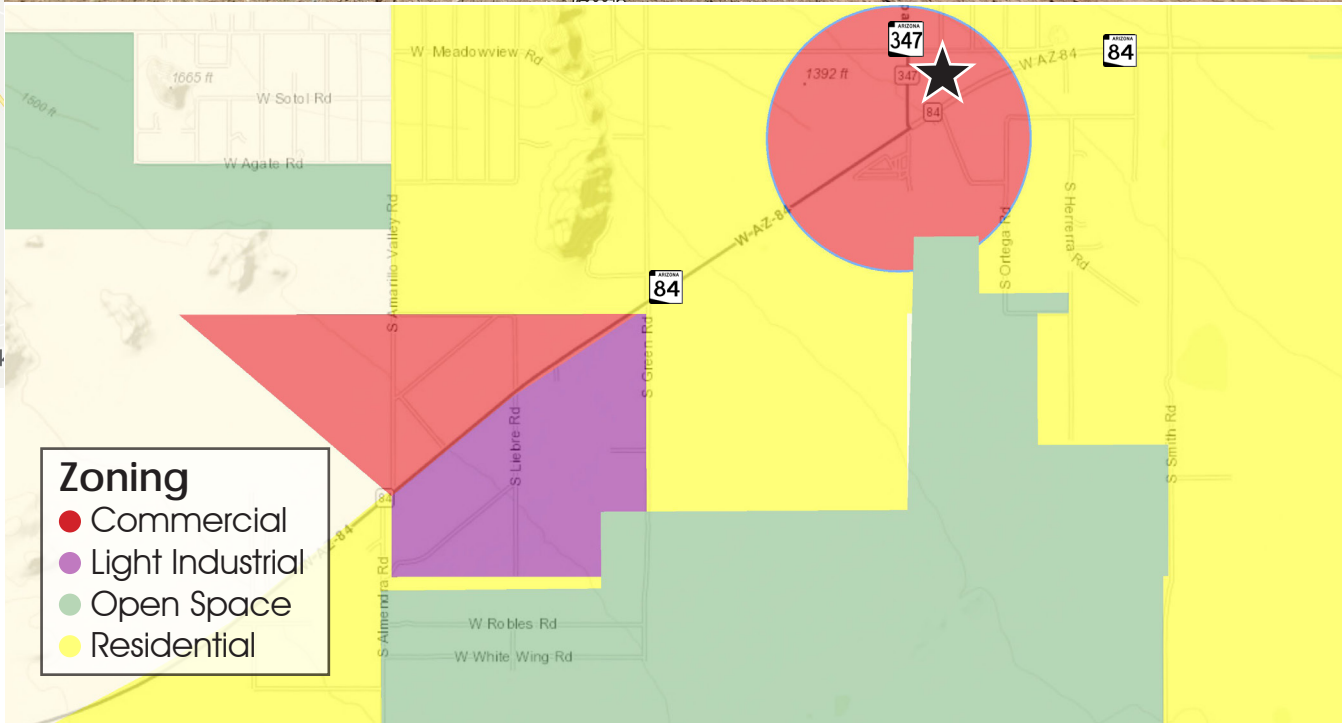
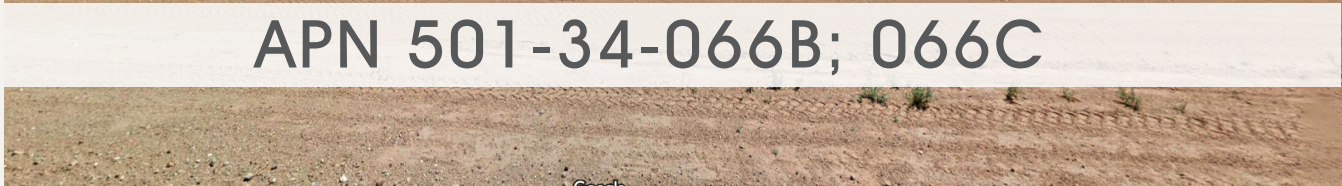
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ZONING



APN 501-34-066B; 066C



### Travel Distances

Phoenix	53 mi
Tucson	81 mi
Case Grande	18 mi
Maricopa	16 mi
Interstate 8	4 mi

### Zoning

- Commercial
- Light Industrial
- Open Space
- Residential

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ABOUT

## CASA GRANDE, AZ

In 2017, Casa Grande, AZ had a population of 52.5k people with a median age of 36.4 and a median household income of \$46,357. Between 2016 and 2017 the population of Casa Grande, AZ grew from 51,571 to 52,501, a 1.8% increase and its median household income grew from \$46,017 to \$46,357, a 0.739% increase.

The population of Casa Grande, AZ is 45% White Alone, 42.1% Hispanic or Latino, and 4.8% American Indian & Alaska Native Alone. N/A% of the people in Casa Grande, AZ speak a non-English language, and 94.4% are U.S. citizens.

## ECONOMY

The median property value in Casa Grande, AZ is \$131,800, and the homeownership rate is 63%. Most people in Casa Grande, AZ commute by Drove Alone, and the average commute time is 21.7 minutes. The average car ownership in Casa Grande, AZ is 2 cars per household.

The economy of Casa Grande, AZ employs 20.2k people. The largest industries in Casa Grande, AZ are Health Care & Social Assistance (2,998 people), Retail Trade (2,780 people), and Manufacturing (2,393 people), and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$59,464), Utilities (\$52,138), and Public Administration (\$50,719).

Median household income in Casa Grande, AZ is \$46,357. Males in Casa Grande, AZ have an average income that is 1.31 times higher than the average income of females, which is \$46,169. The income inequality in Casa Grande, AZ (measured using the Gini index) is 0.468, which is lower than the national average.



Severiano del Castillo Galvan Las Vegas Review-Journal

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## DOING BUSINESS *in* CASA GRANDE

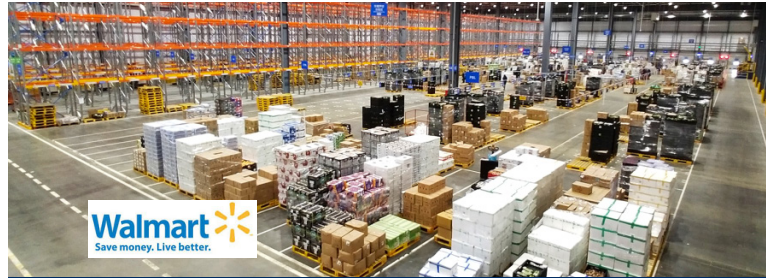
**NEW EMPLOYERS INCLUDE:** NPS Logistics • Chang Chun Petrochemicals • Kohler Co. and Major Expansion by Freeport-McMoRan Mines

### CASA GRANDE MAJOR EMPLOYERS



#### LUCID MOTORS

A \$700 million, 600,000 square foot planned manufacturing plant on an 80-acre site. The plant will employ approximately 2,000 employees and produce the model Air. Lucid projects it will manufacture up to 20,000 vehicles annually.



#### WALMART DISTRIBUTION

The Wal-Mart Regional Distribution Center in Casa Grande, AZ is an 880,000 square-foot food distribution facility constructed on a 125-acre site. The massive facility serves Wal-Mart Supercenters in a three-state area and employs over 400 people.



#### ABBOTT NUTRITION

Abbott Nutrition sits on over 27 acres of land in Casa Grande. With over 500,000 SF of manufacturing space, Abbott Nutrition employs over 450 key personnel.



#### FRITO LAY

Frito-Lay's Casa Grande, Ariz., plant began production in 1984 and employs approximately 325 people.

## BY THE NUMBERS



POPULATION  
**52,501**



HOUSEHOLDS  
**17,770**



HH INCOME  
**\$46,357**



EMPLOYEES  
**+20.2K**

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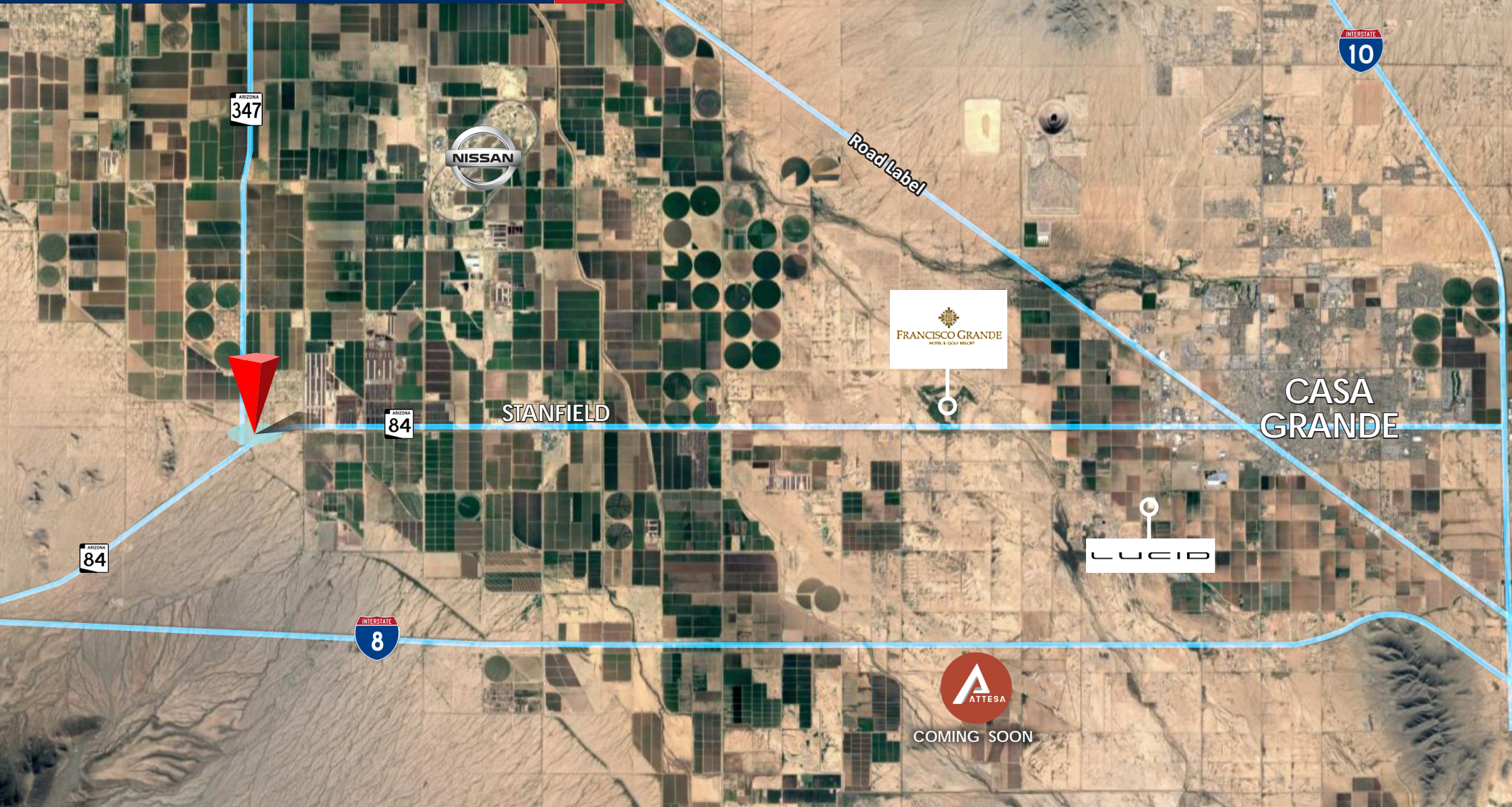
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