

Royal Estates at Corrales FOR LEASE/SALE

±112.89 Acres Vacant, Unimproved Land Site Consisting of 3 Contiguous ±37 Acre Parcels

±37.99 Acres

±37.60 Acres

±37.30 Acres

Sale Price: \$5,080,050

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



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Property Information

+/-112 Acre Vacant, Unimproved, Land Site Consisting of 3 Contiguous ±37 Acre Parcels.

Features

- Property is Available for Sale or Land Lease
- Starting Annual Land Lease Rate: \$225,780.00 (\$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: \$5,080,050 (\$45,000/Acre) (Cash or Terms acceptable to both Buyer & Seller)

Site Features

- ±1 mile NE of the ±2,360 Acre Attessa 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 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: ±112.89 Acres (4,917,488 SF)

Price: \$5,080,050 (\$45,000/AC) (\$1.03 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

Utilities

Electric: APS

Gas: None

Water: Well

Sewer: None

APN #: APN 511-67-0060 (±37.99 Acres); 511-67-0080 (±37.60 Acres) & 511-67-0090 (±37.30 Acres)

2023 Demographics	3 Mile	5 Mile
Number of Households	500	731
Persons per Household	2.90	2.95
Average HH Income	\$69,481	\$73,663
Median Age	36.6	35.9
Median Home Value	\$67,812	\$69,860

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PROPERTY PLAT ±112.89 ACRES

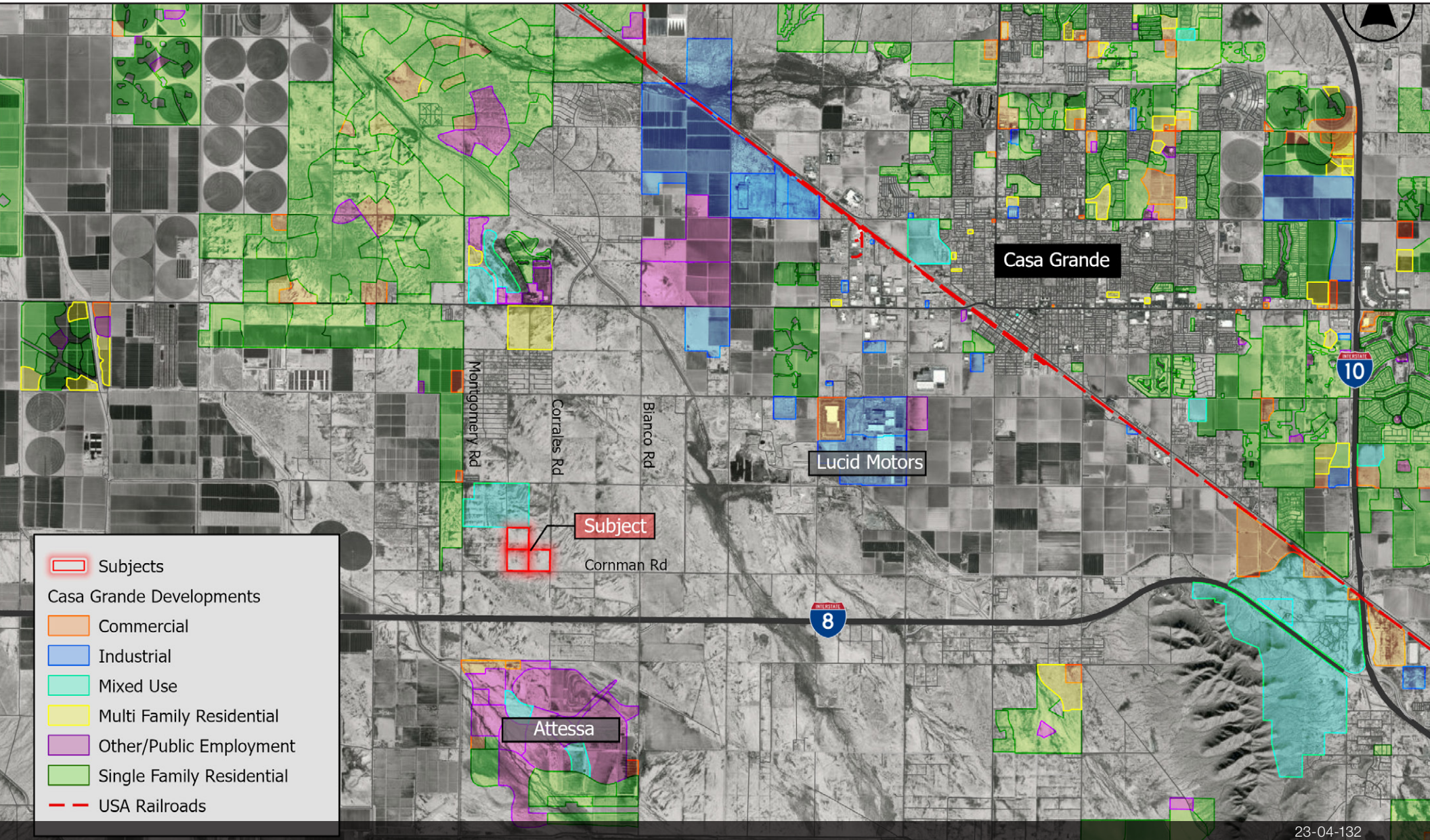


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Casa Grande Developments



23-04-132

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