

7.58 AC *Hard* Corner

KENWORTHY RD & COOLIDGE AVE · COOLIDGE · AZ · 85128

± 7.58 ACRES · PAD HEARTLAND / C-2 USES ·

MULTIFAMILY ALLOWED

LAND AREA

± 7.58 AC

± 330,185 SF · Pricing on Request

EXCLUSIVELY REPRESENTED BY

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§ 01 • EXECUTIVE SUMMARY

A ±7.58-acre hard corner in one of Arizona's *fastest-growing cities* — PAD Heartland zoning with multifamily and C-2 uses by right.

TREN CRE is pleased to present the opportunity to acquire **±7.58 acres (±330,185 SF)** of vacant land at the hard corner of **Kenworthy Road & West Coolidge Avenue** in Coolidge, Arizona. The single parcel — **APN 209-200-01F** — carries **PAD Heartland** zoning that permits the full range of **C-2 commercial uses, including multifamily**.

Wrapped by established and actively-expanding single-family rooftops, the site fronts two improved arterials at a controlled intersection — a flexible, near-shovel-ready pad for retail, daily-needs, or multifamily development in Pinal County's booming Sun Corridor. Coolidge anchors a wave of manufacturing investment led by Procter & Gamble, Lucid, and Kohler.

Site

LAND SF — GROSS	±330,185
LAND ACRES	±7.58
PARCEL (APN)	209-200-01F
ZONING	PAD Heartland · Coolidge
ALLOWED USES	C-2 Commercial · Multifamily
CONFIGURATION	Hard Corner
TOPOGRAPHY	Level
CURRENT USE	Vacant
FRONTAGE	Kenworthy Rd & W Coolidge Ave
COUNTY	Pinal · Phoenix-Tucson Corridor

LAND AREA

±7.58^{AC}
±330,185 SF

ZONING

PAD
Heartland · C-2 uses

APN

209-200-01F

MULTIFAMILY

Allowed
By right under PAD

FRONTAGE

Corner
Two arterials

CURRENT USE

Vacant
Level topography

INVESTMENT HIGHLIGHTS

- 01

Hard Corner, Dual Frontage

±7.58 acres holding the corner of Kenworthy Rd & W Coolidge Ave — full visibility and turning access to two improved arterials feeding the rooftops that surround the site.
- 02

PAD Heartland — Multifamily by Right

Flexible zoning allows C-2 commercial uses and multifamily, giving a buyer a clear path to retail, daily-needs, build-to-rent, or apartment development.
- 03

Coolidge Growth

Coolidge is growing ±5.7% annually — up 59% since the 2020 census — fed by a young, ±33-year-old median-age population and a deepening manufacturing job base.
- 04

\$500M P&G Anchor Nearby

Procter & Gamble's \$500M, 500-job fabric-care plant at Inland Port Arizona joins Lucid, Nikola, and Kohler — a powerful demand engine for housing and retail.



FIG. 01 · OUTLINED PARCEL · APN 209-200-01F

§ 02 · TRAFFIC COUNTS

Two arterials, one controlled corner.

COLLECTION STREET	VPD YR
W Coolidge Ave @ S 12th St 0.15 mi N	4,352 '25
W Coolidge Ave @ 10th St 1.05 mi N	5,210 '25

Source: 2025 ESRI. Counts measured along the W Coolidge Avenue corridor north of the site.

§ 03 · DEMOGRAPHICS

City of Coolidge · 2026 estimate

POPULATION	ANNUAL GROWTH
21,392 +59% since 2020	+5.7% Outpacing Arizona's Avg.
MEDIAN HH INCOME	MEDIAN AGE
\$67.0K Per capita \$49.8K	33.4 Young household base

Pinal County · Arizona Sun Corridor. ±1 hr to both Phoenix Sky Harbor and Tucson International. Sources: World Population Review (2026), U.S. Census.

§ 04 · MARKET MOMENTUM

A \$500M manufacturing wave is reshaping *Coolidge* — and the rooftops follow the jobs.

PROCTER & GAMBLE

\$500M Fabric-Care Plant

P&G is building a \$500M facility on 427 acres at Inland Port Arizona, creating ±500 jobs producing Tide PODS, Bounce, and Downy Unstopables. The City approved its major site plan in January 2025.

INLAND PORT ARIZONA

EV & Industry Cluster

Coolidge anchors a Pinal County manufacturing surge — Lucid, Nikola, Kohler, Chang Chun semiconductors, and Cirba battery recycling — drawing thousands of new jobs to the corridor.

SUN CORRIDOR

Halfway Phoenix–Tucson

Positioned in Arizona's megapolitan Sun Corridor, Coolidge sits ±1 hour from both metros with three major airports within reach — a logistics-friendly address with room to grow.

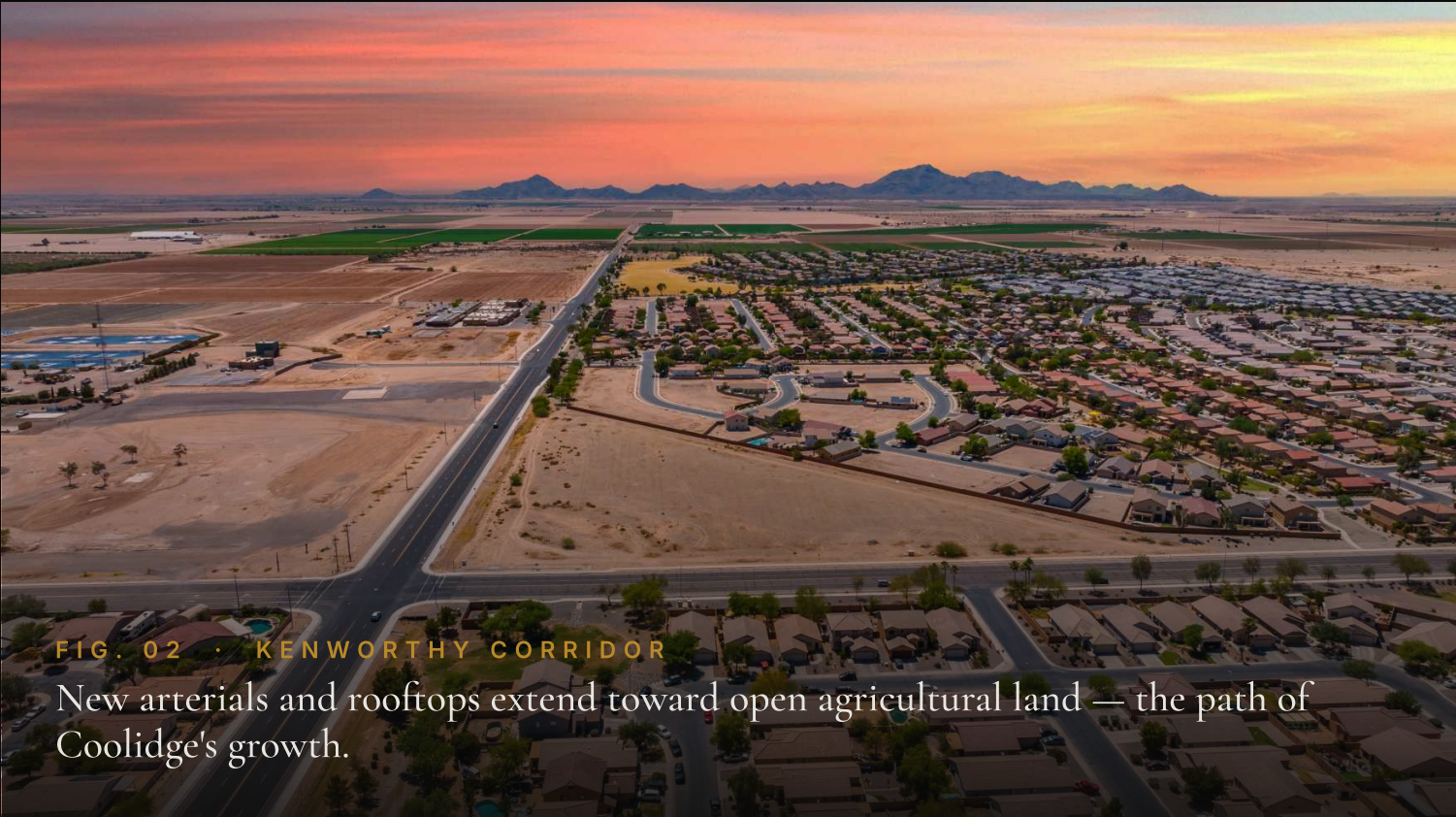


FIG. 02 · KENWORTHY CORRIDOR

New arterials and rooftops extend toward open agricultural land — the path of Coolidge's growth.

P&G INVESTMENT

\$500M
427-acre plant

NEW P&G JOBS

±500
Plus construction

POP. SINCE 2020

+59%
13,425 → 21,392

GROWTH %

5.7%
Annual Increase

Sources: Arizona Commerce Authority, City of Coolidge, Golden Corridor Living, World Population Review (2026).

§ 05 · CONTACT

For inquiries, tours, and *diligence access*.

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PHOENIX · ARIZONA

A full-service commercial real estate
brokerage specializing in land, investment
sales, and development advisory across the
Phoenix Metro and Arizona Sun Corridor.

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by TREN CRE solely for use by qualified prospective purchasers considering the acquisition of the ±7.58-acre property at the corner of Kenworthy Road & West Coolidge Avenue, Coolidge, Arizona 85128 (the "Property"), and is delivered on the express understanding that it will be held in strict confidence.

Information herein has been obtained from sources deemed reliable; however, neither TREN CRE nor the Seller make any representation or warranty as to its accuracy or completeness. All acreages, square footages, traffic counts, demographics, and zoning designations are approximate. Recipients should conduct independent investigation and verify all use suitability with the City of Coolidge. All inquiries should be directed exclusively to the brokers above.

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