



For Sale: Casa Grande Development Land



E/NEC W Trading Post Rd and N Papoose Rd

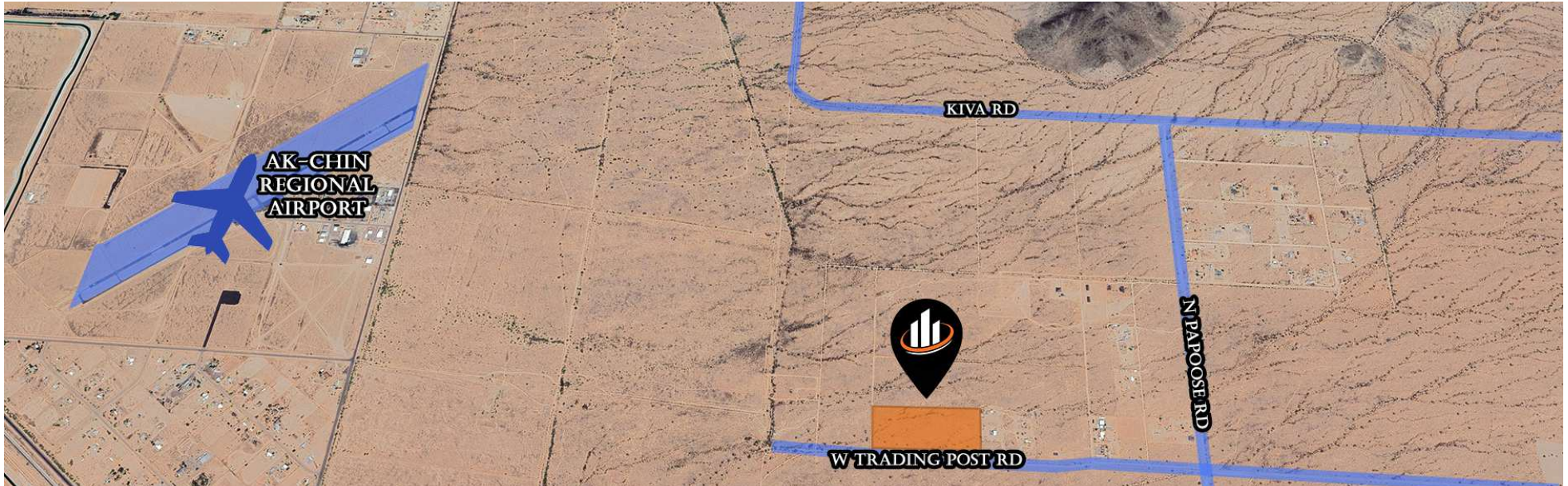
CASA GRANDE, AZ 85193

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PROPERTY SUMMARY



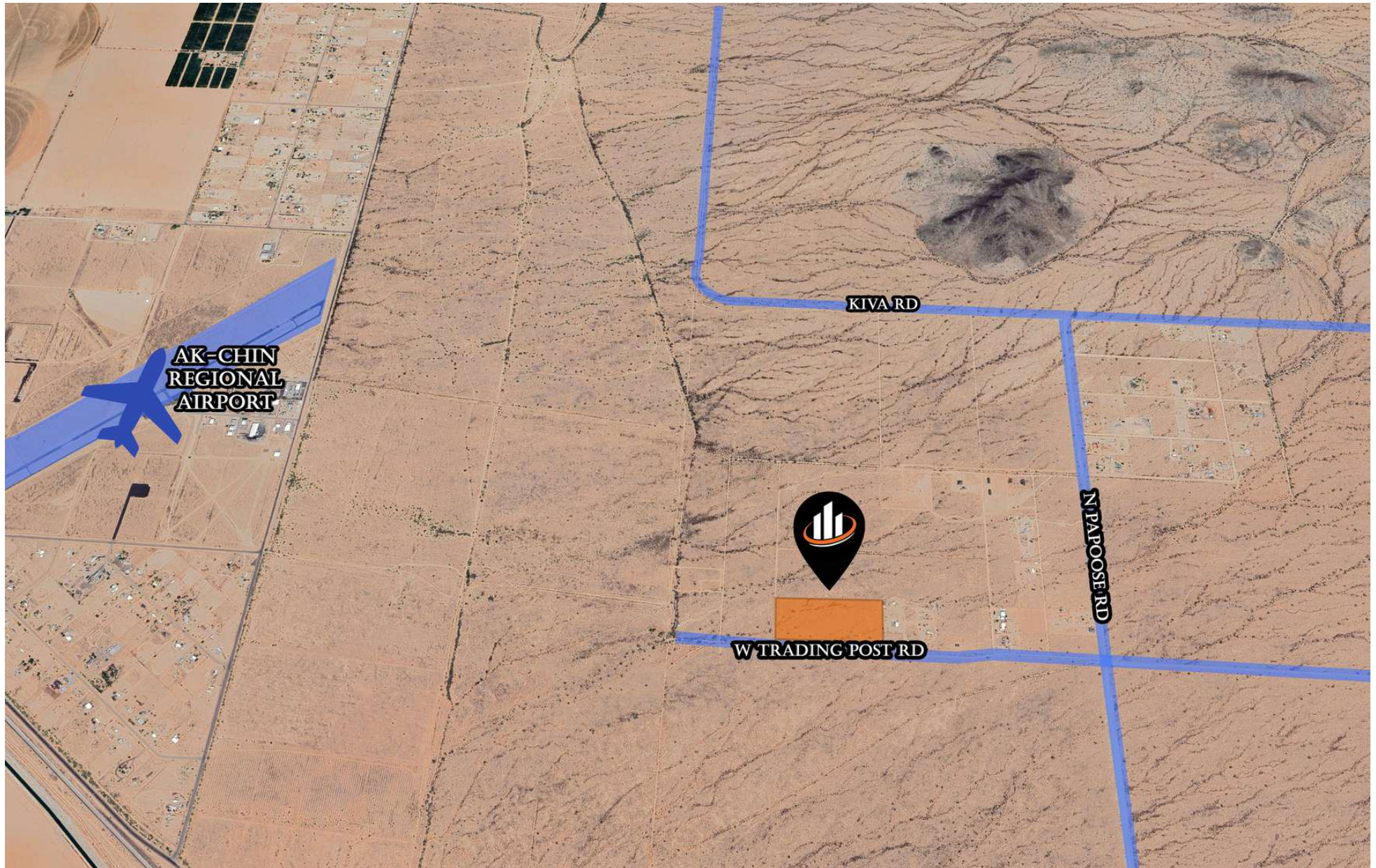
OFFERING SUMMARY

SALE PRICE:	\$583,704
LOT SIZE:	20 Acres
PRICE/ACRE:	±\$29,185
PRICE/PSF:	±\$0.67/PSF
ZONING:	GR
MARKET:	CASA GRANDE
APN:	502-30-059

PROPERTY DESCRIPTION

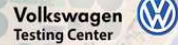
SVN Desert Commercial Advisors is pleased to present for sale a prime land investment opportunity located at the E/NEC of W Trading Post Rd and N Papoose Rd in Casa Grande, AZ. This property is zoned GR, offering versatility for a wide range of potential uses. Nestled between Casa Grande Hwy and the I-10, this rural location is located in close proximity to the Ak-Chin Regional Airport, Pinal Tech Park, and Dave White Regional Park. With its rural location, the subject property has a great deal of interconnectivity, being in close proximity to Interstates 8 & 10 along with State Route 347 which transitions into Queen Creek Road.

AERIAL MAP





ARIZONA
347



GILA RIVER FARMS



Harrah's
AK-CHIN

Banner Health

AK-CHIN
REGIONAL AIRPORT



pe
pinal energy

NISSAN Testing Center

Copper Mountain Ranch
8,711 AC Master Planned
Community



SHAMROCK FARMS

IVANHOE
ELECTRIC
5,973 AC
COPPER
MINING
OPERATION



GILA BEND HWY

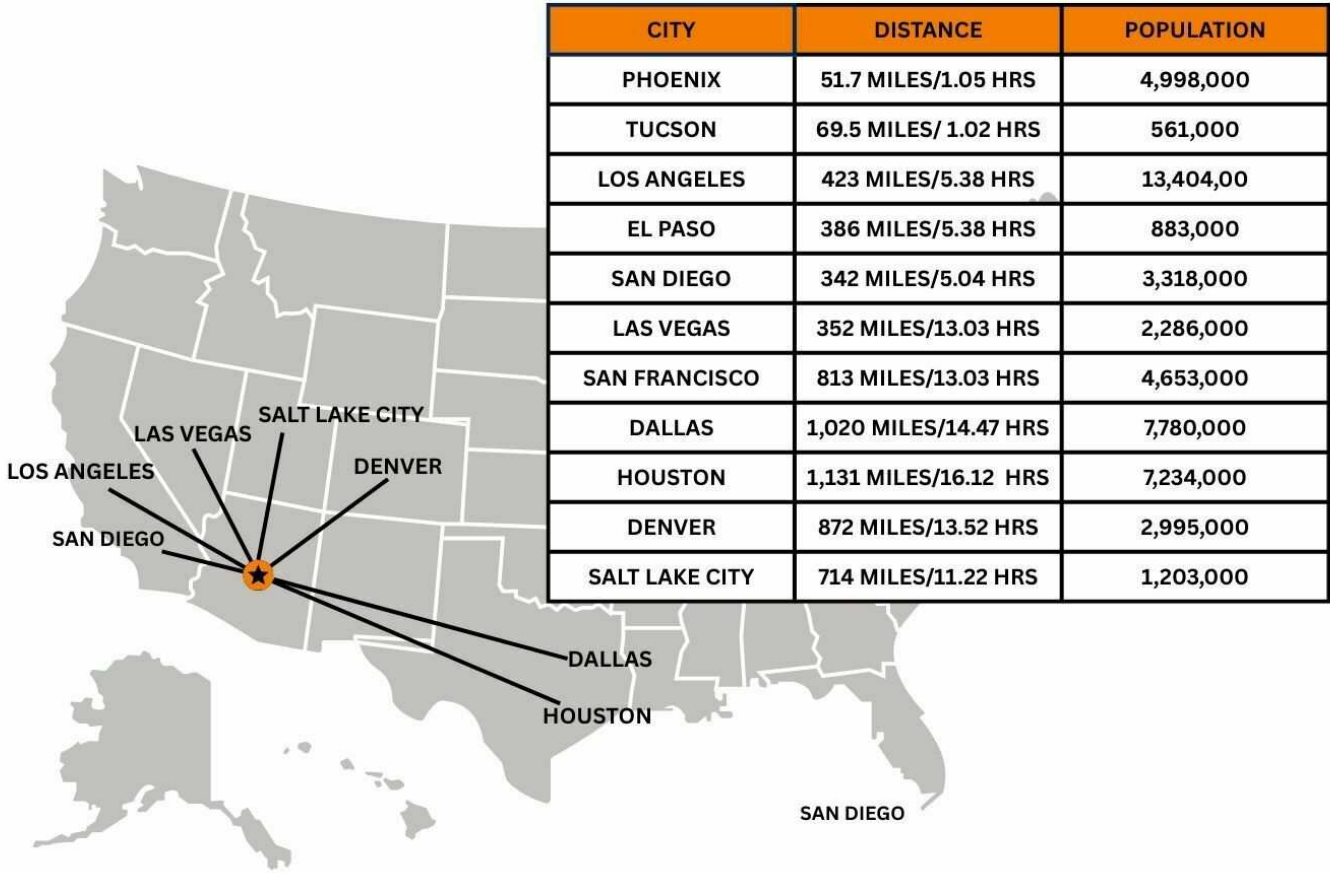


LUCID



IDEAL LOCATION
FOR INDUSTRIAL,
AGRICULTURAL,
HEALTHCARE AND
AVIATION.

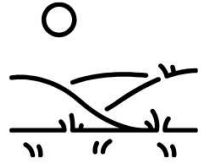
Located in the heart of Arizona’s Innovation & Technology Corridor. Casa Grande is conveniently placed between Arizona’s major metropolitan areas of Phoenix and Tucson, making this city ideal for servicing both markets that boast a population of 5.5 billion people. Casa Grande serves as the manufacturing, logistics, healthcare, retail and commercial hub for Pinal County.



PROPERTY HIGHLIGHTS



LOCATION



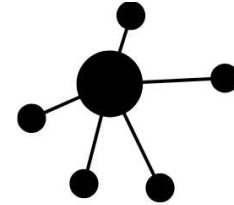
LAND



INFRASTRUCTURE



WORKFORCE

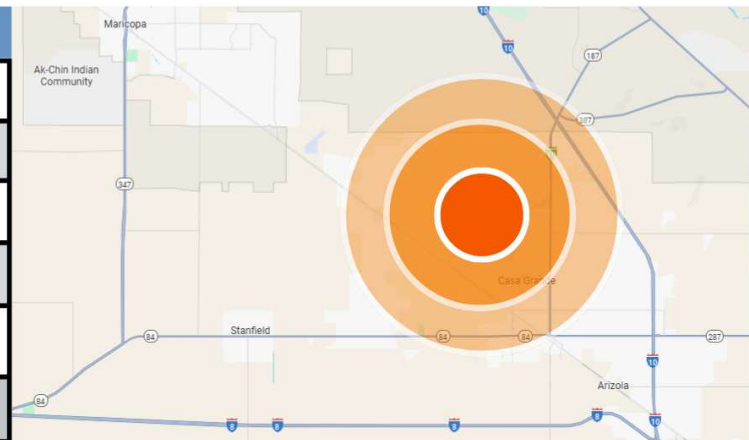


CONNECTIVITY

- This industrial corridor is home to numerous manufacturing and logistics companies that take advantage of incentives associated with federally recognized Opportunity and Foreign Trade Zones and New Market Tax Credits.
- Access to a highly educated and skilled workforce of over 3 million. The City works closely with state workforce experts to ensure local companies have access to the talent needed for immediate and future hires.
- Casa Grande is the only community in the state directly served by two major interstates (I-8 and I-10), the main line of Union Pacific Railroad, and is within 1 hour of 3 international airports.
- The city functions as a major hub for Pinal County and hosts large employers like Lucid Motors, which alone is expected to employ over 6,000 people by 2028-2029.

2025 SUMMARY

POPULATION	53,685
TOTAL HOUSEHOLDS	24,667
AVERAGE HOUSEHOLD INCOME	\$66,354
HOUSING UNITS	±29,710
TOTAL BUSINESSES	1,344
TOTAL EMPLOYEES	19,424



DISCLAIMER

We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

All SVN offices are independently owned and operated.

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