

~3.16 AC *Corner* Pad Site

SKOUSEN RD & COOLIDGE AVE · COOLIDGE · AZ · 85128

± 3.16 ACRES · PAD HEARTLAND ZONING

FOR SALE

\$690,000
±137,649 SF · \$5/SF

EXCLUSIVELY REPRESENTED BY

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§ 01 • EXECUTIVE SUMMARY

A ±3.16-acre corner pad in one of Arizona's *fastest-growing cities* — flexible PAD Heartland zoning, available for sale.

TREN CRE is pleased to present the opportunity to acquire or lease **±3.16 acres (±137,649 SF)** of vacant land at the northeast corner of **Skousen Road & West Coolidge Avenue** in Coolidge, Arizona. The parcel — **APN 209-200-01E** — carries **PAD Heartland** zoning within the master-planned Heartland Ranch community.

Wrapped by established and actively-expanding single-family rooftops along Coolidge Avenue, the site fronts a signalized, growing corridor a short drive from historic Casa Grande Ruins National Monument — a flexible, near-shovel-ready pad for retail, daily-needs, or commercial 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	±137,649
LAND ACRES	±3.16
PARCEL (APN)	209-200-01E
ZONING	PAD Heartland • Coolidge
PRICE	\$690,000
CONFIGURATION	NEC Corner Pad
TOPOGRAPHY	Level
CURRENT USE	Vacant
FRONTAGE	N Skousen Rd & W Coolidge Ave
COUNTY	Pinal • Sun Corridor

LAND AREA	ZONING	APN
±3.16 AC ±137,649 SF	PAD Heartland	209-200-01E
PRICE/SF	FRONTAGE	CURRENT USE
\$5/SF	NEC Corner Skousen Rd & Coolidge Ave	Vacant Level topography

INVESTMENT HIGHLIGHTS

- 01

Corner Position, Dual Frontage

±3.16 acres at the NE corner of Skousen Rd & W Coolidge Ave — clean visibility and turning access serving the rooftops of Heartland Ranch and beyond.
- 02

PAD Heartland Flexibility

Zoning within the Heartland master plan supports a range of commercial and daily-needs uses, giving a buyer or tenant a clear runway to 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 209-200-01E
±3.16 acres at the NE corner of N Skousen Road & W Coolidge Avenue, Coolidge, Arizona.

§ 02 · TRAFFIC COUNTS

A signalized corner on Coolidge Ave.

COLLECTION STREET	VPD
N Skousen Rd @ Coolidge Ave Site frontage · 0.14 mi N	4,352
E Martin Rd @ N Skousen Rd 1.05 mi N	5,210

Source: 2024 Kalibrate Technologies / Esri Traffic Count Map, prepared May 2025.

§ 03 · POPULATION BY RING

RADIUS	2025	GROWTH
1 MILE	3,848	+1.44%
3 MILES	18,785	+1.56%
5 MILES	21,081	+1.37%

Source: 2025 Esri. Rings centered on Skousen Rd & Coolidge Ave, Coolidge, AZ 85128.

Pinal County · Arizona Sun Corridor. Minutes from Casa Grande Ruins National Monument and the Heartland Ranch community.

§ 04 · DEMOGRAPHICS & MARKET MOMENTUM

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

3-MILE HOUSEHOLDS

6,397

+1.90% annual growth

3-MILE MEDIAN HH INCOME

\$75.9K

Avg. HH income \$102.9K

3-MILE DAYTIME POPULATION

15,196

Workers + residents

COOLIDGE POP. SINCE 2020

+59%

13,425 → 21,392

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 near Casa Grande Ruins, Coolidge sits ±1 hour from both metros — a logistics-friendly address with room to grow.



FIG. 02 · SKOUSEN & COOLIDGE CORRIDOR

New rooftops and open agricultural land frame the intersection — the path of Coolidge's growth.

P&G INVESTMENT

\$500M

427-acre plant

NEW P&G JOBS

±500

Plus construction

ANNUAL GROWTH RATE

5.7%

City of Coolidge

MEDIAN AGE

33.4

Young household base

Sources: 2025 Esri (rings centered on Skousen Rd & Coolidge Ave), Arizona Commerce Authority, City of Coolidge, World Population Review (2026).

§ 05 · AERIAL PERSPECTIVES



§ 06 · 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 or tenants considering the acquisition or lease of the ±3.16-acre property at the corner of Skousen 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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