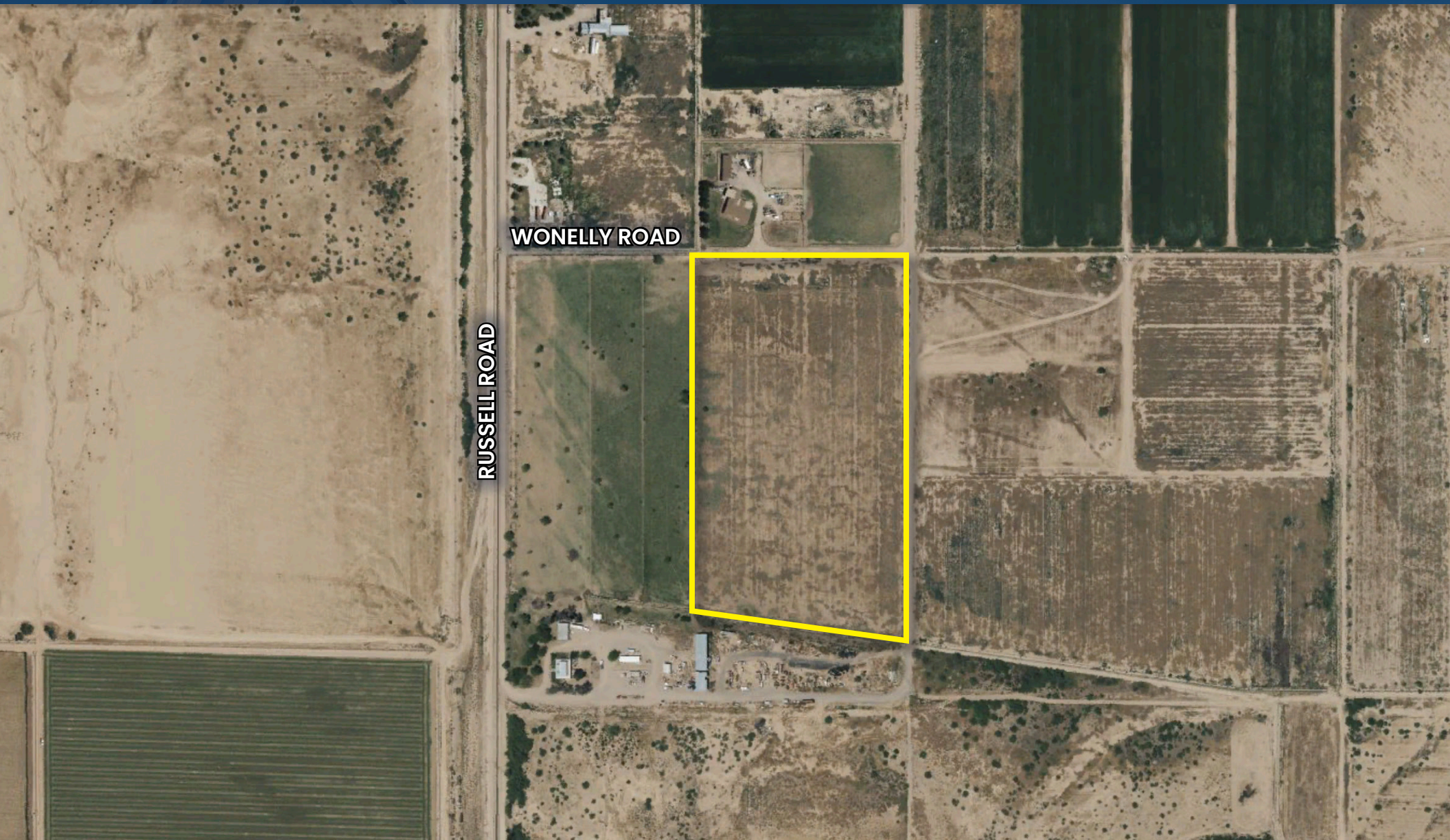


CASA GRANDE FARMLAND

31797 W. Wonelley Road
Casa Grande, Arizona 85193

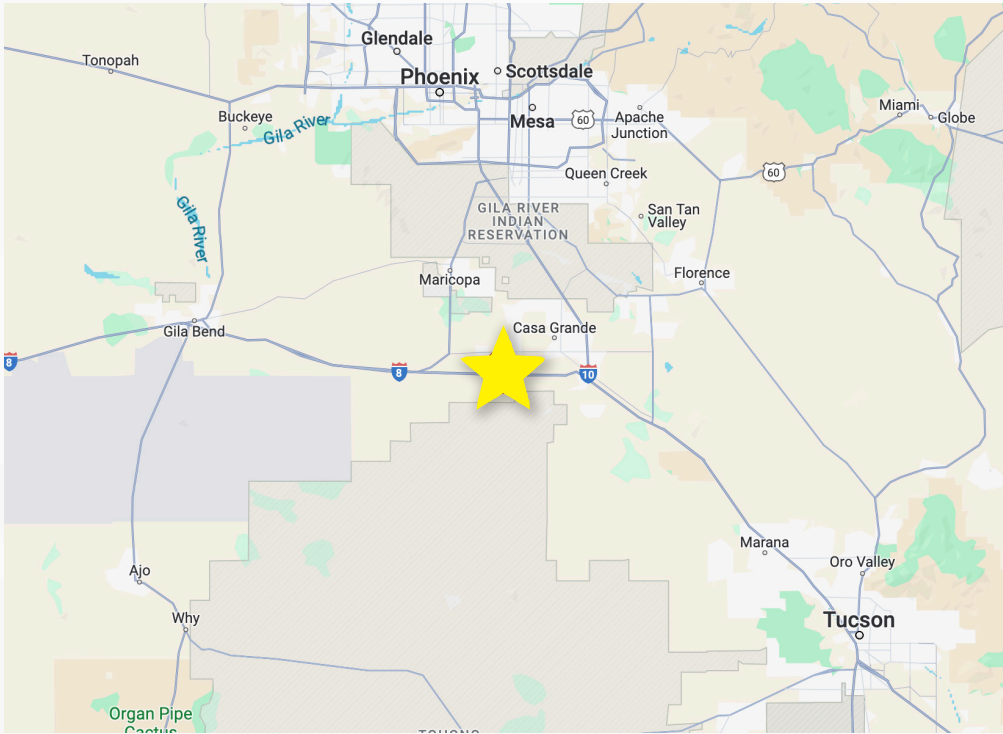
ORION 
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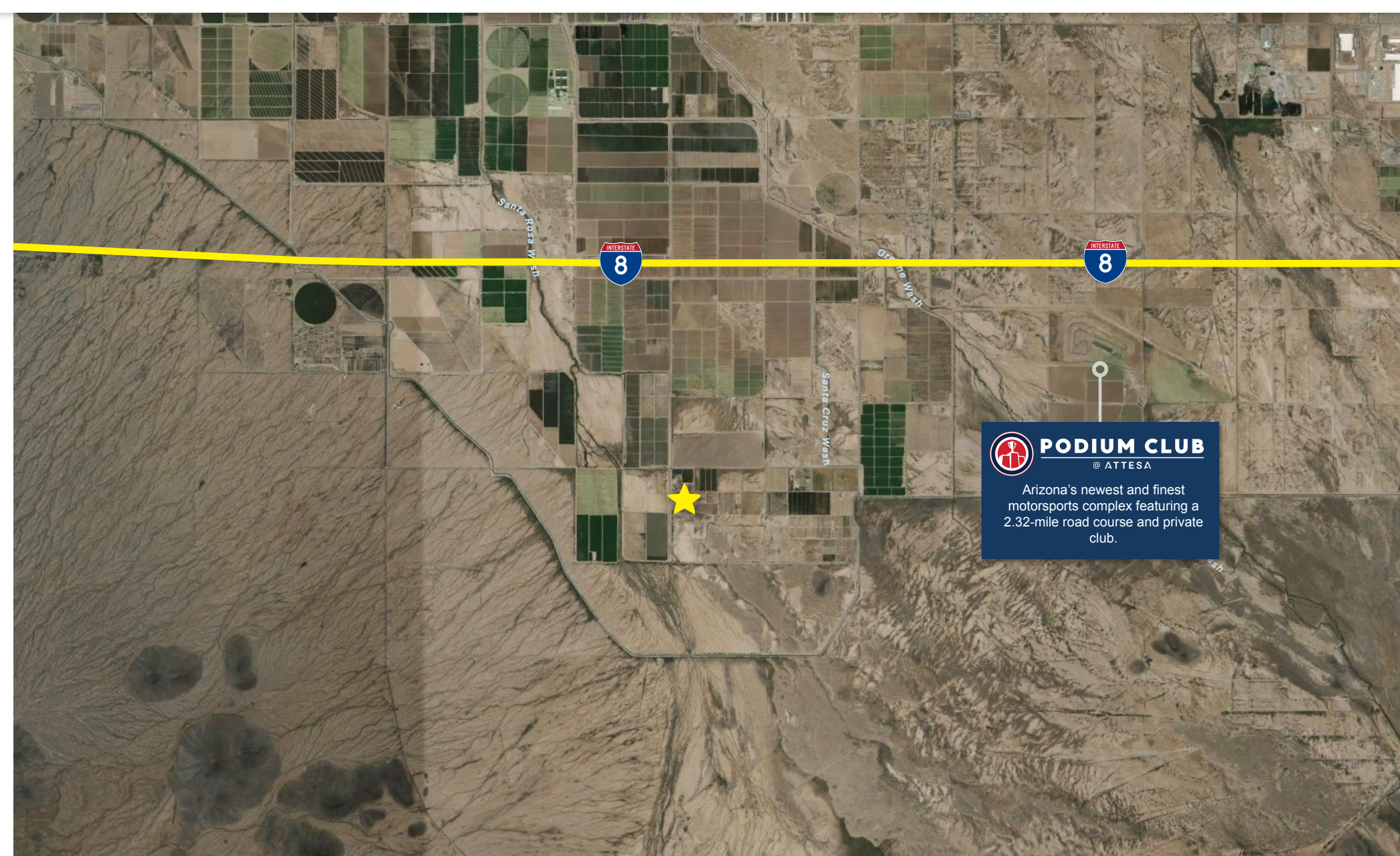
GR ZONING:

FARMLAND 17 ACRES

- Mostly Fenced Farmland Located in Casa Grande, Arizona
- Irrigation Ditch with Grandfathered Water Rights
- Former Bermuda Pasture
- Power to the Property Line, Unfinished Well



| | |
|-------------------|--|
| Property Address: | 31797 W. Wonelley Road Casa Grande, Arizona 85193 |
| Sale Price: | \$900,000 |
| Lot Size: | ± 17.05 Acres (± 742,863 SF) |
| Zoning: | GR |
| Parcel/APN: | 50011037T, U, V, W, X |
| Jurisdiction: | Pinal County |



PODIUM CLUB
@ ATTESA

Arizona's newest and finest
motorsports complex featuring a
2.32-mile road course and private
club.

CASA GRANDE ATTRACTIONS

PODIUM CLUB AT ATTESA

Located in Casa Grande, the Podium Club at Attesa is Arizona's newest and finest motorplex offering members, enthusiasts and professionals alike the opportunity to indulge in high-speed sports car, open wheel, and motorcycle racing experiences. The Podium Club is the cornerstone development at Attesa, a master-planned motorsports and advanced technology destination where people can live, work and play.

DAVE WHITE GOLF COURSE

The Dave White Golf Course is open year-round for great golfing in Casa Grande. Par 72 and 6651 yards from the gold tees make it a challenging course. Beautiful mountain views and mature trees line the course. The cart paths are all paved and the course's new irrigation system makes for a wonderful golf experience.

PALM ISLAND FAMILY AQUATIC PARK

A huge facility with water attractions from Memorial Day weekend through Labor Day. Zoom down the 150-foot water slide, play water basketball, run beneath a rainbow of water showers at the splash pad, and see if you can get to the bottom of the 12-foot dive tank

CAYWOOD FARMS

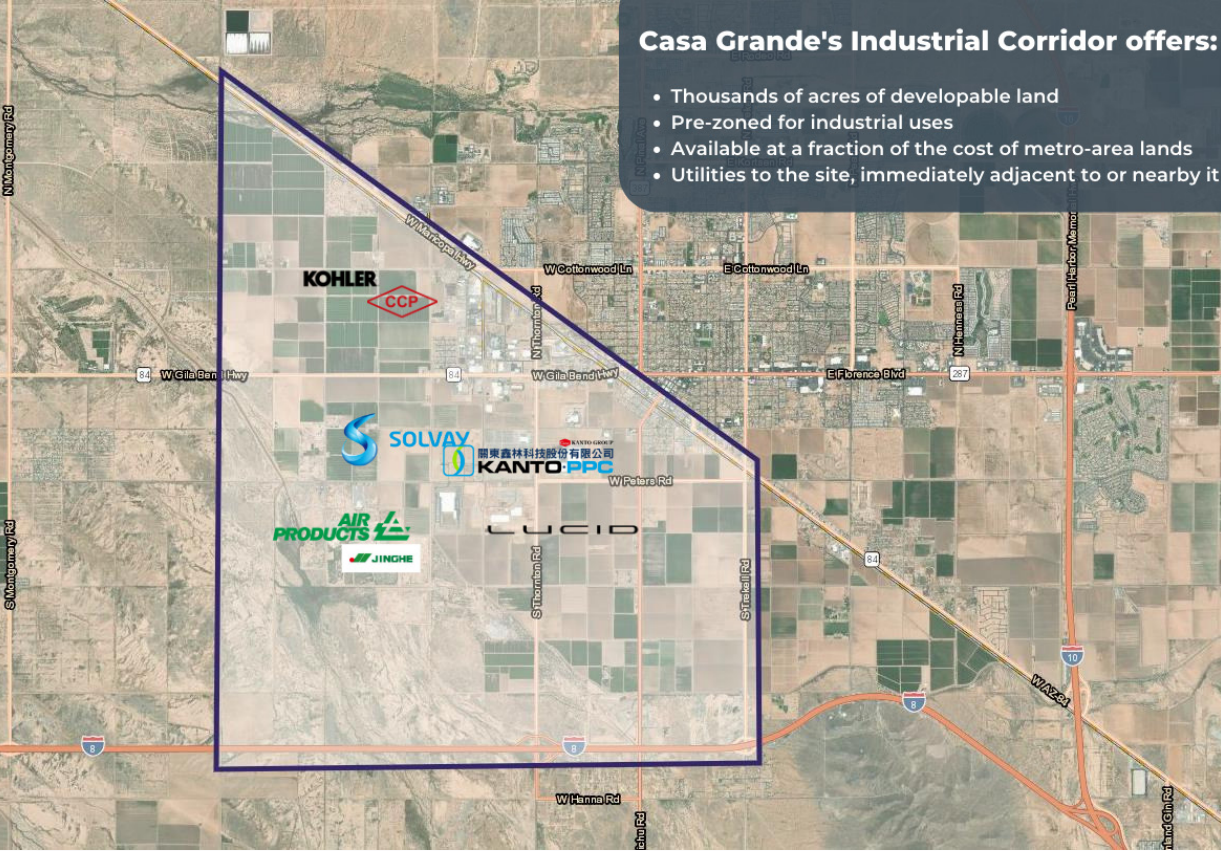
A family-run farm that's produced cotton for more than 90 years. A fifth-generation family member leads interactive 45-minute tours during which participants pick lint from cotton seeds, compare Pima and Upland cotton and see farm equipment.

DOWNTOWN CASA GRANDE

One of Arizona's charming Main Street communities, with more than 40 buildings in national and local historic registers. It's a prideful part of town, where both the window displays and the architecture have lots of character

CASA GRANDE

Casa Grande Industrial Corridor is home to numerous manufacturing and logistics companies that can take advantage of incentives associated with federally recognized Opportunity and Foreign Trade Zones and New Market Tax Credits. Casa Grande employs an effective development team approach to all new projects/companies.



REGIONAL, NATIONAL & GLOBAL CONNECTIVITY

- Direct access to Interstate 10, 8 and future 11
 - Trucking distance to San Diego (5hrs), LA (6.5hrs), Las Vegas (5.5hrs), El Paso (6hrs) + Albuquerque (7hrs)
 - Int'l Ports of Entry to Mexico: San Luis (3hrs) + Nogales (2hrs)
 - Rail service via main line of Union Pacific Railroad
 - 1hr from 3 Int'l Airports: Sky Harbor (Phx), Gateway (Phx/Mesa) + Tucson
- Casa Grande employs an effective development team approach to all new projects/companies.

CASA GRANDE INDUSTRIAL CORRIDOR COMPANIES

SOLVAY

Solvay has announced its plans to invest in a new facility to produce electronic grade hydrogen peroxide (eH₂O₂) in Casa Grande, Arizona, to supply the growing U.S. semiconductor manufacturing market. The facility will convert hydrogen peroxide into an ultra-high purity grade to clean silicon wafers that are needed to manufacture semiconductors, essential components of electronic devices.

KANTO PPC

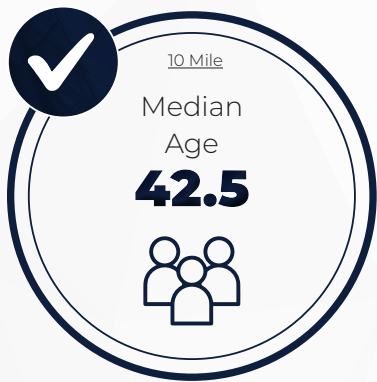
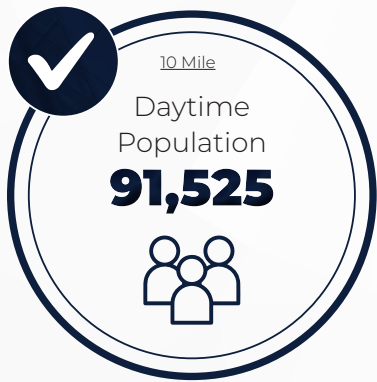
KPCT Advanced Chemicals, a joint venture between Kanto Group, a leading semiconductor chemical supplier based in Taiwan, and Chemtrade Logistics Inc., the leading North American producer of electronic grade sulfuric acid, announced plans to build an electronic grade sulphuric acid manufacturing plant in Casa Grande, Arizona. The site will occupy 10 acres and is expected to be operational by 2025, creating approximately 65 jobs.

AIR PRODUCTS

Air Products, a world leader in the supply, distribution, and dispensing of hydrogen, announced that it will build, own and operate a 10 metric ton per day facility to produce green liquid hydrogen in Casa Grande, Arizona. The zero-carbon liquid hydrogen facility is expected to be on-stream in 2023 and its product will be sold to the hydrogen for mobility market in California and other locations requiring zero-carbon hydrogen.

CHANG CHUN

Chang Chun Arizona, a leading petrochemical supplier based in Taiwan, broke ground on its first U.S. manufacturing facility in Casa Grande, Arizona. The facility is expected to create over 200 jobs, contributing to the rapidly growing semiconductor manufacturing industry in Arizona, as well as economic development of the greater Casa Grande region.



| 2024 Summary (SitesUSA) | 5 Mile | 10 Mile | 15 Mile |
|------------------------------------|----------|----------|----------|
| Daytime Population: | 75,871 | 91,525 | 139,547 |
| Residential Population: | 60,823 | 73,781 | 118,005 |
| 2028 Proj. Residential Population: | 73,602 | 90,156 | 147,939 |
| Average Household Income: | \$92,804 | \$89,948 | \$84,207 |
| Median Age: | 41.1 | 42.5 | 41.1 |
| Average Household Size: | 2.7 | 2.7 | 2.7 |
| Total Businesses: | 1,611 | 1,844 | 2,238 |
| Total Employees: | 15,048 | 17,744 | 21,542 |

CASA GRANDE FARMLAND

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www.orionprop.com

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.