

NWC N. Pinal Avenue and W. Val Vista Blvd

Casa Grande, AZ 85122 | 11.74 AC For Sale | \$2,684,821 (\$5.25 PSF)

Level, graded, and ready for construction.

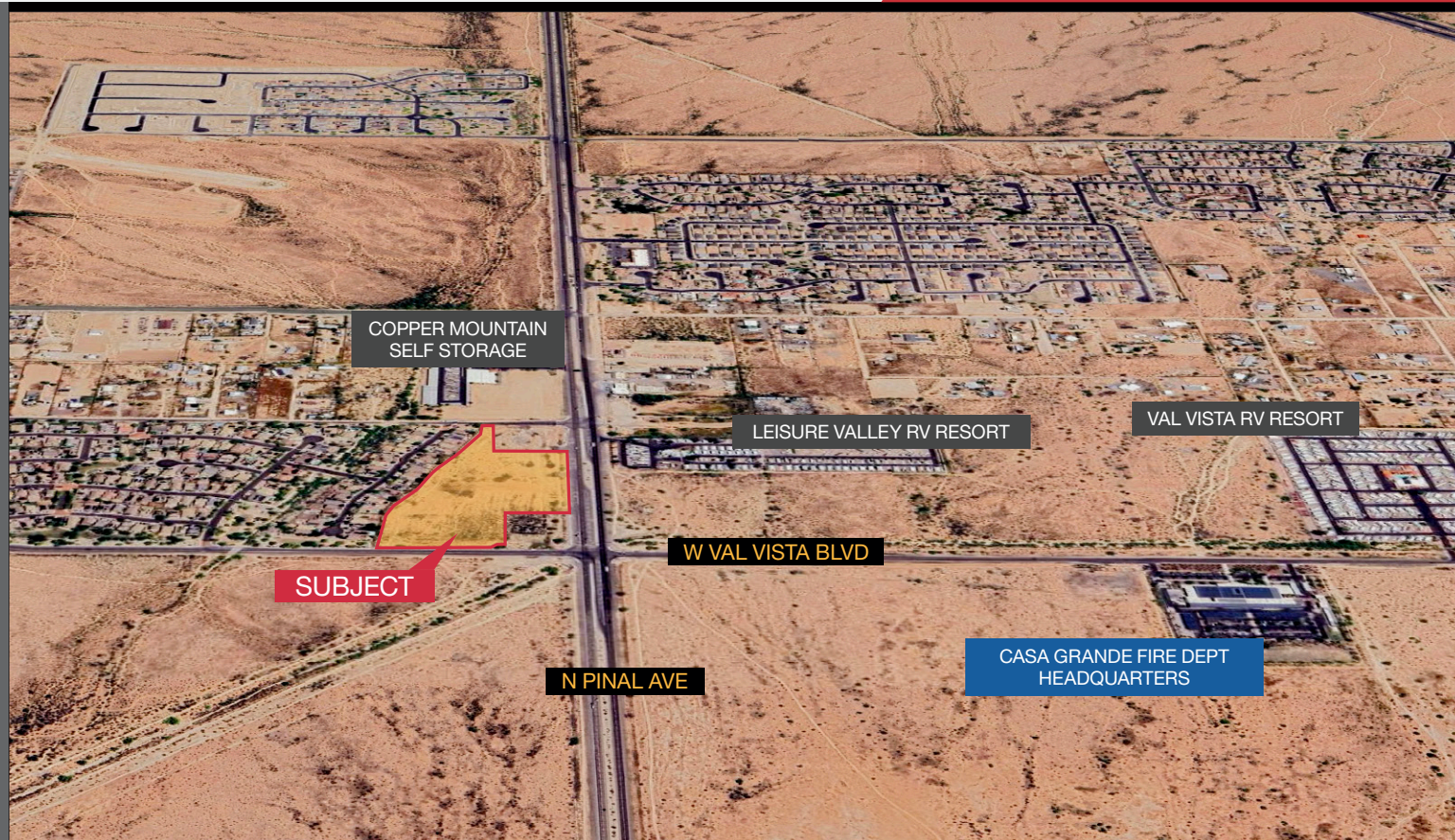
All Offsites are Complete.

Zoned Commercial (PAD).

Major Lighted Intersection

Included in 80 Acre Copper Vista Development planned by the City of Casa Grande.

Abundant Frontage on Pinal Ave and Val Vista Rd



MAJOR CROSS STREETS: PINAL AVENUE AND VAL VISTA BOULEVARD

Growing Casa Grande Opportunity for Retail or Self Storage.

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Features



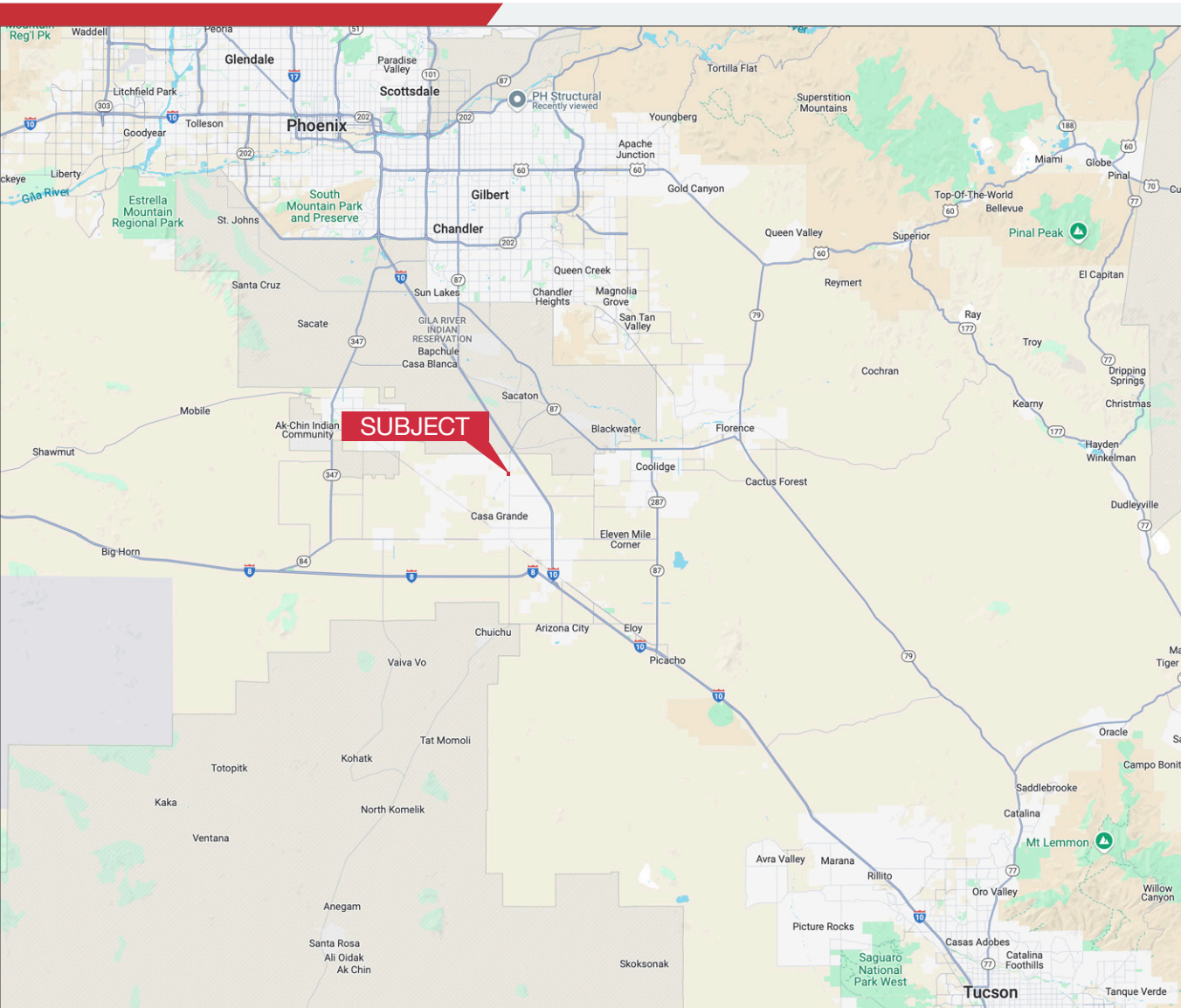
Features

- Is adjacent to residential development
- 100-year Assured Water Supply Certificate
- Ideal zoning for shopping center or self storage

Site/Location Features:

- Major signalized intersection
- Rapidly growing area with excellent household Demographics
- QuikTrip and CVS Pharmacy have contracted future locations at the street corners on adjacent parcels
- Planned Full Interchange at Val Vista Rd and I-10 East/ West
- Located near:
 - Lucid Motors
 - Casa Grande Airpark
 - Police Department

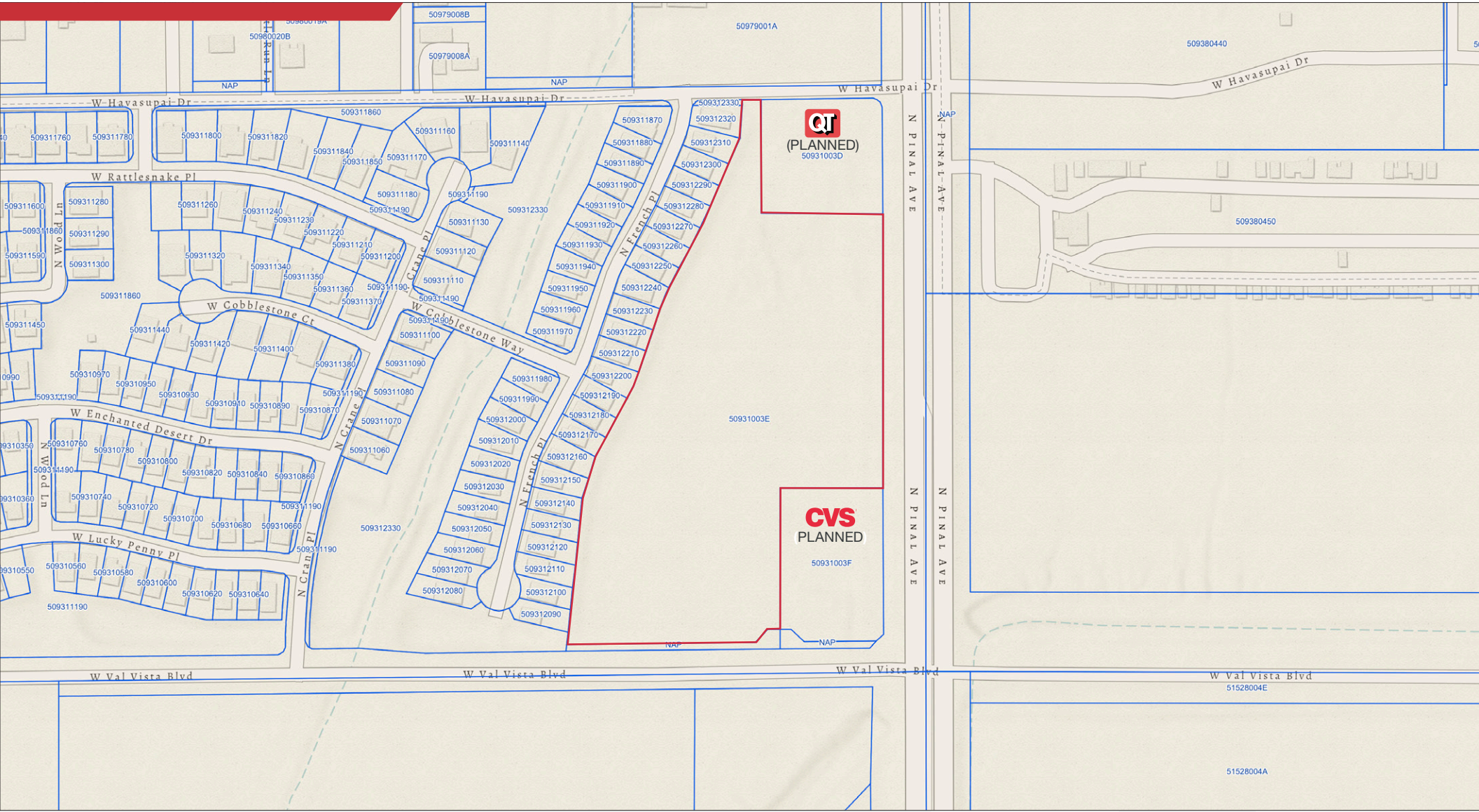
Property Information



Address:	NWC N Pinal Ave and W Val Vista Blvd
City:	Casa Grande, AZ
County:	Pinal
ZIP:	85122
Land Size (AC):	11.74
Land SF:	511,394
Zoning:	PAD
Primary Use:	Commercial
Sale Price:	\$2,684,821
Price / SF:	\$5.25
Price / Acre:	\$228,690
Gas:	Natural
Water:	Private
Sewer:	Public
Power Supplier:	APS
Topography:	Level, Graded, Ready for Construction
Size of Sewer & Water Tap:	27" and 12" respectively
Parcel #:	509-31-003E

Demographics	1 Mile	3 Miles	5 Miles
Median Age	42.0	38.5	39.2
Population	2,860	14,685	36,311
Average HH Income	\$99,548	\$96,482	\$91,880
Traffic Counts			VPD
N Pinal Ave			20,192
W Val Vista Blvd			6,487

Parcel 509-31-003E



24-04-092

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