

# INVESTMENT LAND

In Path of Casa Grande Development  
Available For Sale

NEC of Russell Rd & Peters Rd 85193

# 160 ACRES

Just South of AZ-84 Highway



FOR MORE INFORMATION:

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# The Intersection of Two Cities' Exponential Growth...

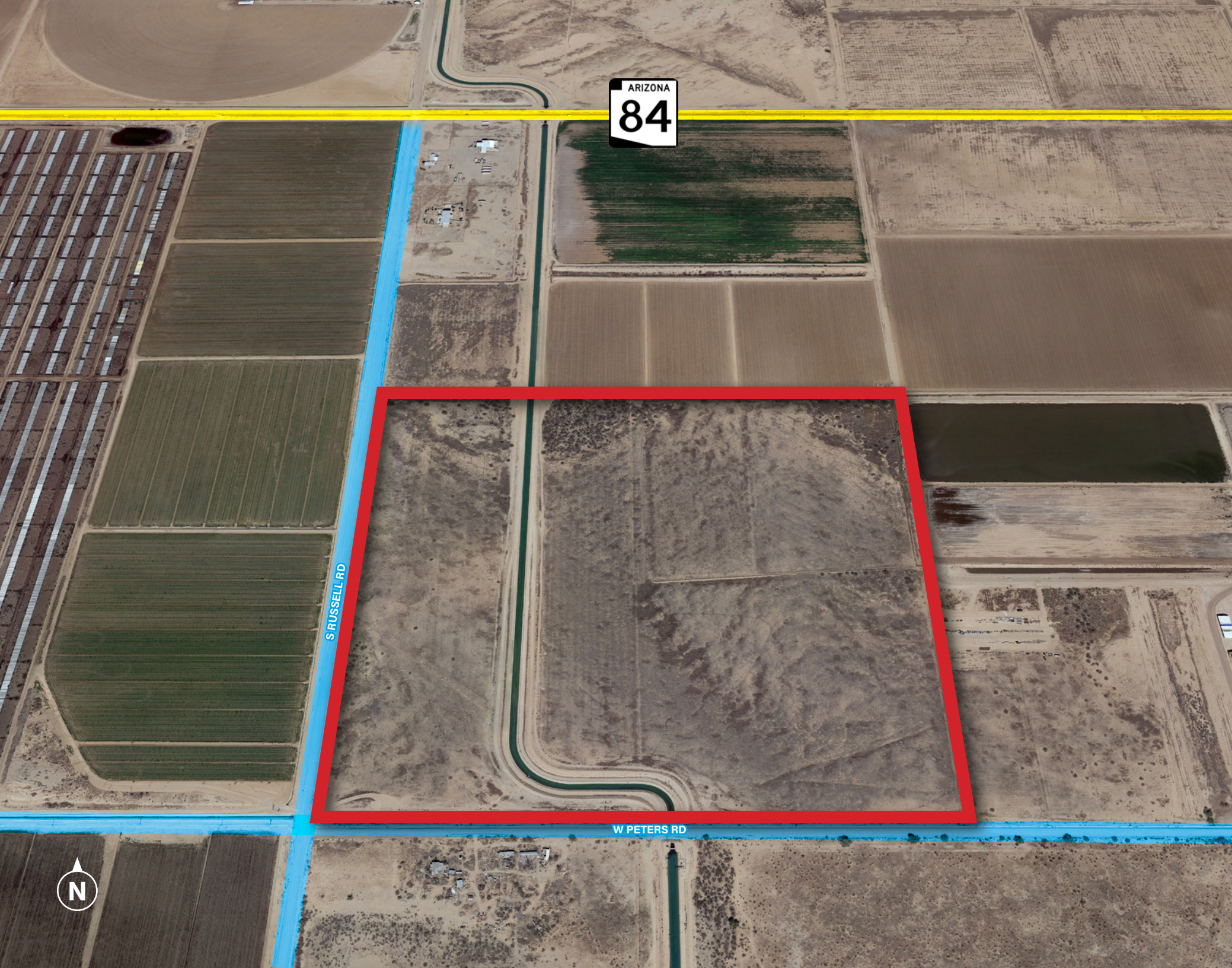
## Pinal County is at the Epicenter of America's Population Growth

The U.S. Census Bureau released its findings on the fastest-growing communities in the nation based on the data it collected in 2021. It found that among cities and towns with a population of 50,000 or more, **Casa Grande** grew at the seventh-fastest rate between 2020 and 2021, and its neighbor **Maricopa** was just behind in the eighth position.

**Casa Grande's** growth rate was measured at 6.2%, with its new population at 57,699, while **Maricopa** grew at a rate of 6.1% for a new population of 62,720.

Maricopa Monitor - July 9, 2022





ARIZONA  
84

S RUSSELL RD

W PETERS RD



WATER WELL ON SITE



FORMER COTTON FARM



SECTION LINE CORNER

# Investment Land Available For Sale

## Property Summary

Parcel Size	±160 Acres
Asking Price	\$3,200,000
Parcel	503-20-0030
Location	Russell Rd and Peters Rd
Zoning	General Rural (Pinal County)
Water	Well On Site
Electric	On Site

## Property Highlights

- Easy access to AZ-84 Highway with Nearby Connection to I-8 Freeway
- Section Line Corner with ±2,640 SF linear ft of paved frontage on Russell Rd
- Directly in the path of the exponential growth and development of Casa Grande
- Multiple possible uses
- Consult zoning code for specific development

# Nearby Developments



## Nikola Motors' 1 million-SF Manufacturing Facility is One of the Biggest Projects in Pinal County

Costar, Industrial Submarket Report - May 4, 2023

The hybrid semitruck maker finished work on the plant this summer and expects to have a production capacity of up to 20,000 trucks per year in 2023. Nikola Motors chose Coolidge instead of other parts of The Valley for its manufacturing operations, citing that the city had the necessary infrastructure to expedite the development process. The facility is expected to generate more than 1,800 new fulltime positions.

# ATTESA

## Motorsports, Manufacturing, and More

[www.attesa.com](http://www.attesa.com)

Attesa is a fully entitled, master-planned, mixed-use real estate development strategically located in central Arizona, the fastest growing region in the country. At nearly 2,350 acres, it will be home to an advanced technology, transportation design, and motorsports entertainment center unique in all the world. With a private air strip, convention center, hotels, retail district and residential and industrial parks, Attesa will be an international destination where people can work, live, and play.



## The Effects of TSMC's Massive \$40 billion Chip Manufacturing Plant in North Phoenix can be felt in Pinal County

Costar, Industrial Submarket Report - May 4, 2023

Chang Chun Arizona, an electronicgrade chemical manufacturer is building a 540,000-SF manufacturing and distribution facility in Casa Grande. The \$300 million factory will supply TSMC and other Phoenix-based chipmakers and is expected to finish work in 2023. Nearby, Kanto-PPC purchased 50 acres of land to build a chemical plant that will also support semiconductor manufacturing.

# LUCID

## Lucid Motor's Recent Substantial Capital Investment in Pinal County

Costar, Industrial Submarket Report - May 4, 2023

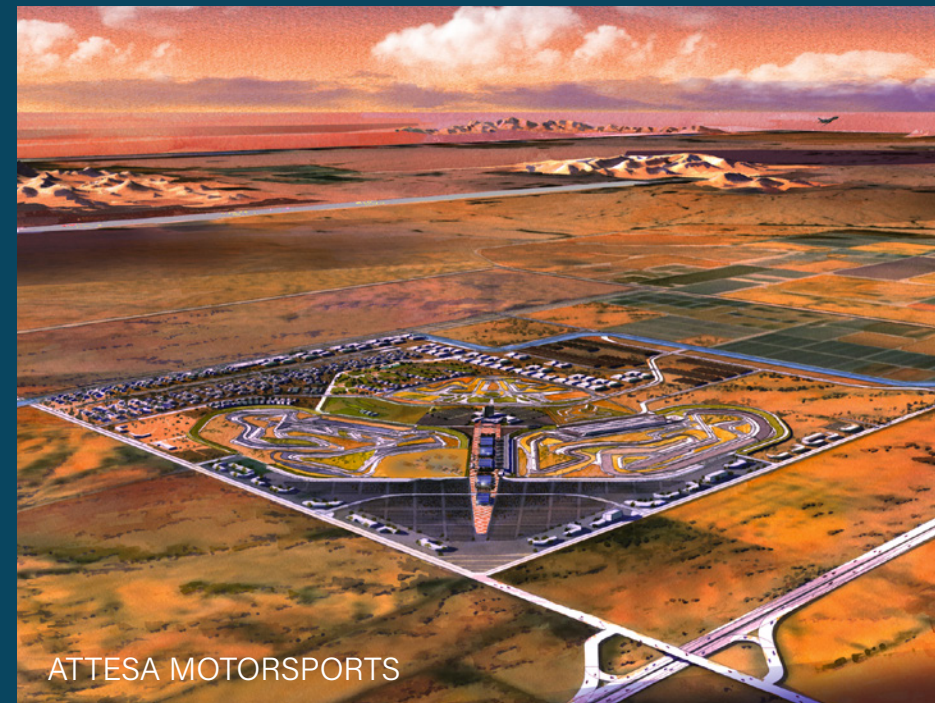
In 2020, construction was completed on Lucid Motor's 820,000-SF manufacturing facility. The electric vehicle manufacturer built the new facility in Casa Grande near the I-10 and I-8. The \$300 million project will house 2,000 workers.



NIKOLA MOTORS



CHANG CHUN ARIZONA



ATTESA MOTORSPORTS



LUCID MOTORS

# Casa Grande, AZ

## The Place to Build

Located in the Heart of the Arizona Innovation and Technology Corridor, Casa Grande serves as the manufacturing, logistics, health care, retail and commercial hub for Pinal County, conveniently located between the state's major metropolitan areas of Phoenix and Tucson. Casa Grande is less than 30 minutes from Phoenix and 45 minutes from Tucson, making our City ideal for servicing both markets that boast a population of 5.5 million people.

Casa Grande has thousands of acres of developable land in its Industrial Corridor, pre-zoned for industrial uses and available at a fraction of the cost of metro-area lands. Most of this land has utilities to the site, immediately adjacent to it or in close proximity. This reduces up front costs for project development and construction.

Connectivity plays a big role in why companies choose Casa Grande. It is the only community in the state directly served by two major interstates (I-8 and I-10), the main line of the Union Pacific Railroad, and is within 1 hour of 3 international airports. The City is also situated less than 8 hours from the Port of Long Beach, 3 hours from the Port of Entry in San Luis, and 2 hours from the Port of Entry in Nogales. This provides easy access to markets in California, the rest of the Southwest, and Mexico. There is simply no better-connected community in the state.

Our 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. The City employs an effective development team approach to all new projects/companies. Our team provides direct access to decision-makers who review and approve business plans and permits. We pro actively communicate with your representatives to expedite all review processes.

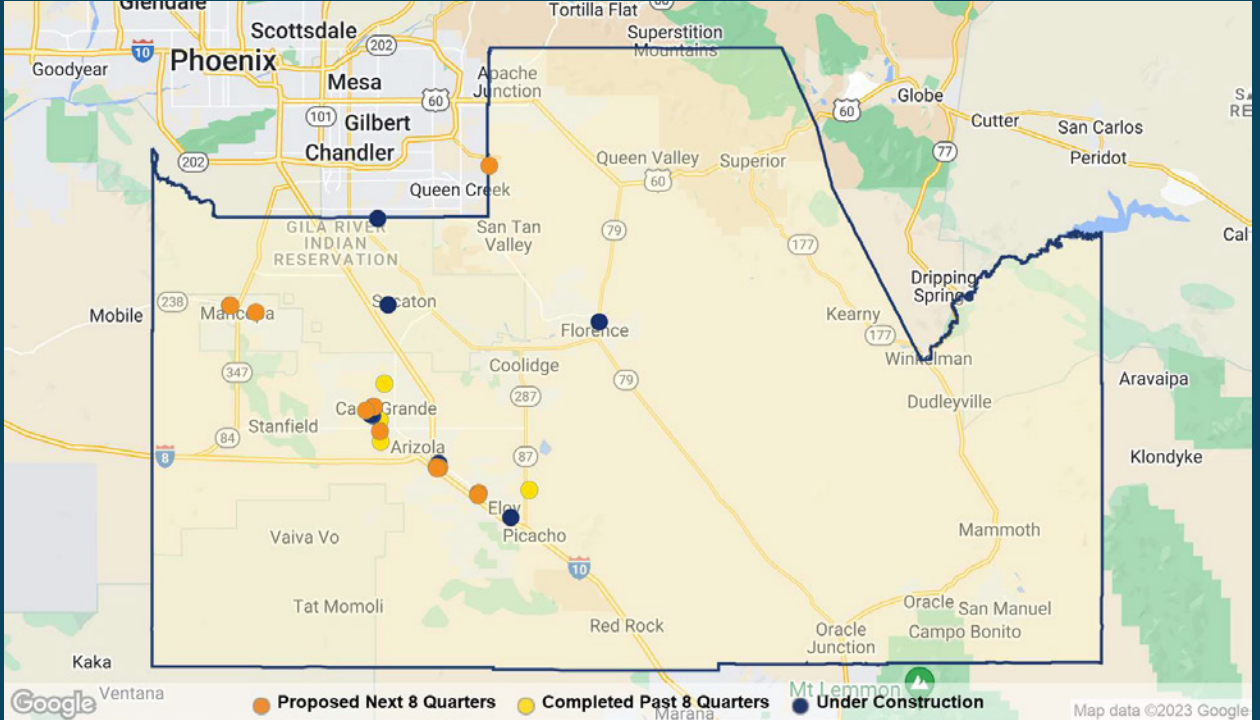
Casa Grande also enjoys a low cost of living, 25% to 50% lower than metro areas. It provides a high quality of life featuring clean air, beautiful night skies, and over 300 days of sunshine to support an abundance of outdoor recreational opportunities. It is less congested, allowing you to drive anywhere in the community within 15 minutes. There are great educational options and a robust healthcare system, anchored by Banner Casa Grande Medical Center and Sunday Life Family Health Center, and includes over 25 specialties.

Casa Grande offers strategic company benefits, workforce solutions, and high quality of living. This is why Lucid Motors and so many other advanced manufacturing and logistics companies have chosen to call Casa Grande "home." They have all come to the same conclusion - Casa Grande makes sense!

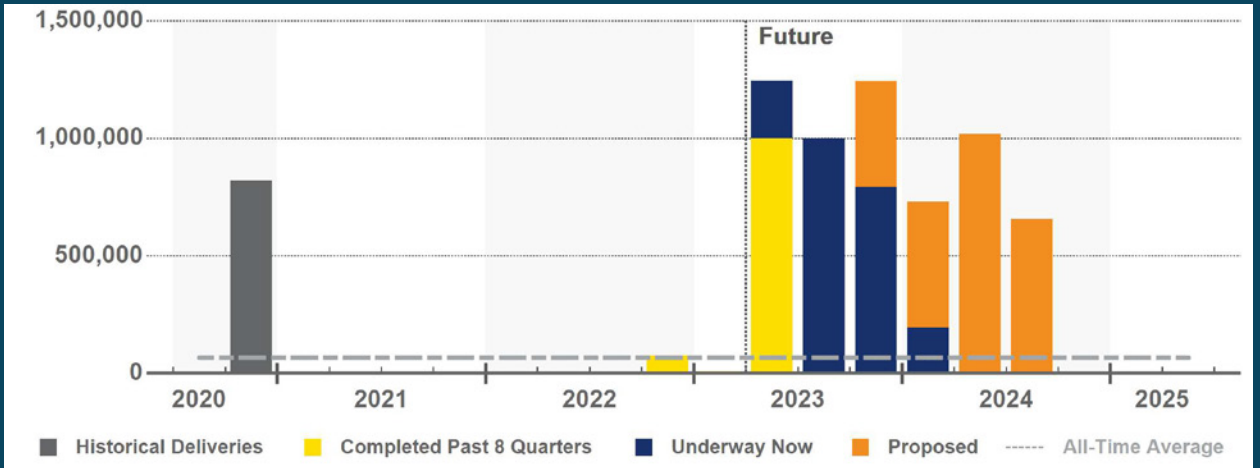
[casagrandeaz.gov](http://casagrandeaz.gov)

# Industrial Construction in Pinal County

## Past 8 Quarters Deliveries, Under Construction, & Proposed



## Past & Future Deliveries in Square Feet



All-Time Annual Avg. Square Feet

**267,392**

Delivered Square Feet Past 8 Qtrs

**1,085,903**

Delivered Square Feet Next 8 Qtrs

**2,230,235**

Proposed Square Feet Next 8 Qtrs

**2,659,646**

# Centralized Location

## Less Than 90 minutes from both Phoenix and Tucson

Because of its proximity to the metro areas, companies located near Casa Grande have access to a highly educated and skilled workforce of over 3 million. The City works closely with state workforce experts Arizona@Work to help ensure local companies have access to the talent needed for immediate and future hires. In addition, Central Arizona College provides customized training specific to company workforce needs.

### Drive Times

- 30 Minutes
- 60 Minutes
- 90 Minutes

