

OFFERING MEMORANDUM

Vacant Land in Casa Grande, AZ

NWC HANNA ST & BARSTOW AVE

Casa Grande, AZ 85193

PRESENTED BY:

PERRY LAUFENBERG

O: 480.425.5510

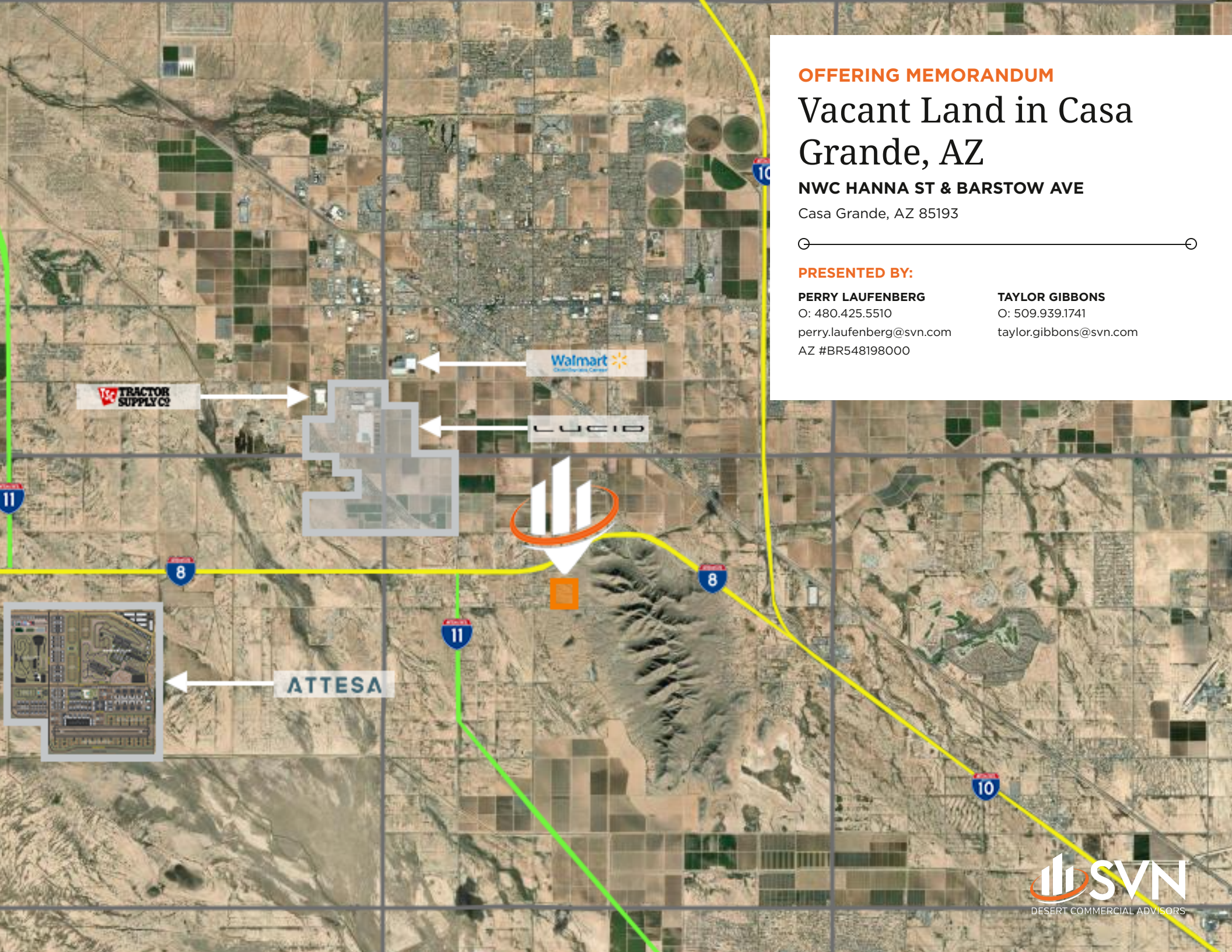
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TAYLOR GIBBONS

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,390,800
AVAILABLE SF:	
LOT SIZE:	36.6 Acres
PRICE / ACRE:	\$38,000
MARKET:	Casa Grande
APN:	511-29-0140, 511-29-0150, 511-29-0160

PROPERTY OVERVIEW

This property spans over 36 acres and is zoned for RVP, PM, and RV park usage. With a fully approved model complex with sales office, recreation areas, facilities, and solar energy device potential, this site presents a prime opportunity for developers. Potential for wireless communication facilities, this property offers myriad possibilities for strategic development and innovation.

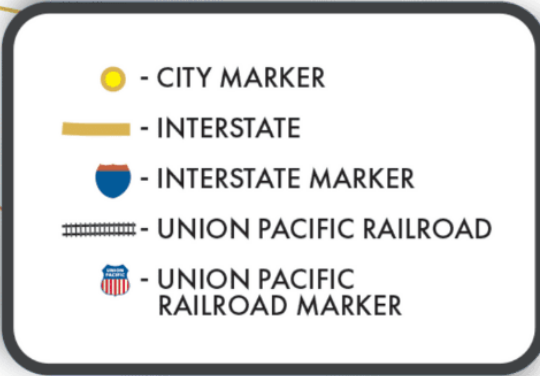
PROPERTY HIGHLIGHTS

- Casa Grande is the largest city in Pinal County located halfway between Phoenix and Tucson
- Home to a Diverse Selection of Thriving Industry Ranging from Manufacturing to Distribution
- Located Just South of Interstate 8 and West of Interstate 10
- 36+ Acres Zoned RVP (Park model (PM) and recreational vehicle (RV) park)
- Plans for Model Complex with Sales Office Submitted and Approved by the Planning and Development Department.
- Additional Options for Solar Energy Device and Wireless Communication Facilities, subject to the

CASA GRANDE LOCATION



CONNECTIVITY



CASA GRANDE LOCATION



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



1 MIL
WITHIN
COMMUTE



45 MIN
AVG
COMMUTE



84%
HIGH SCHOOL
PLUS

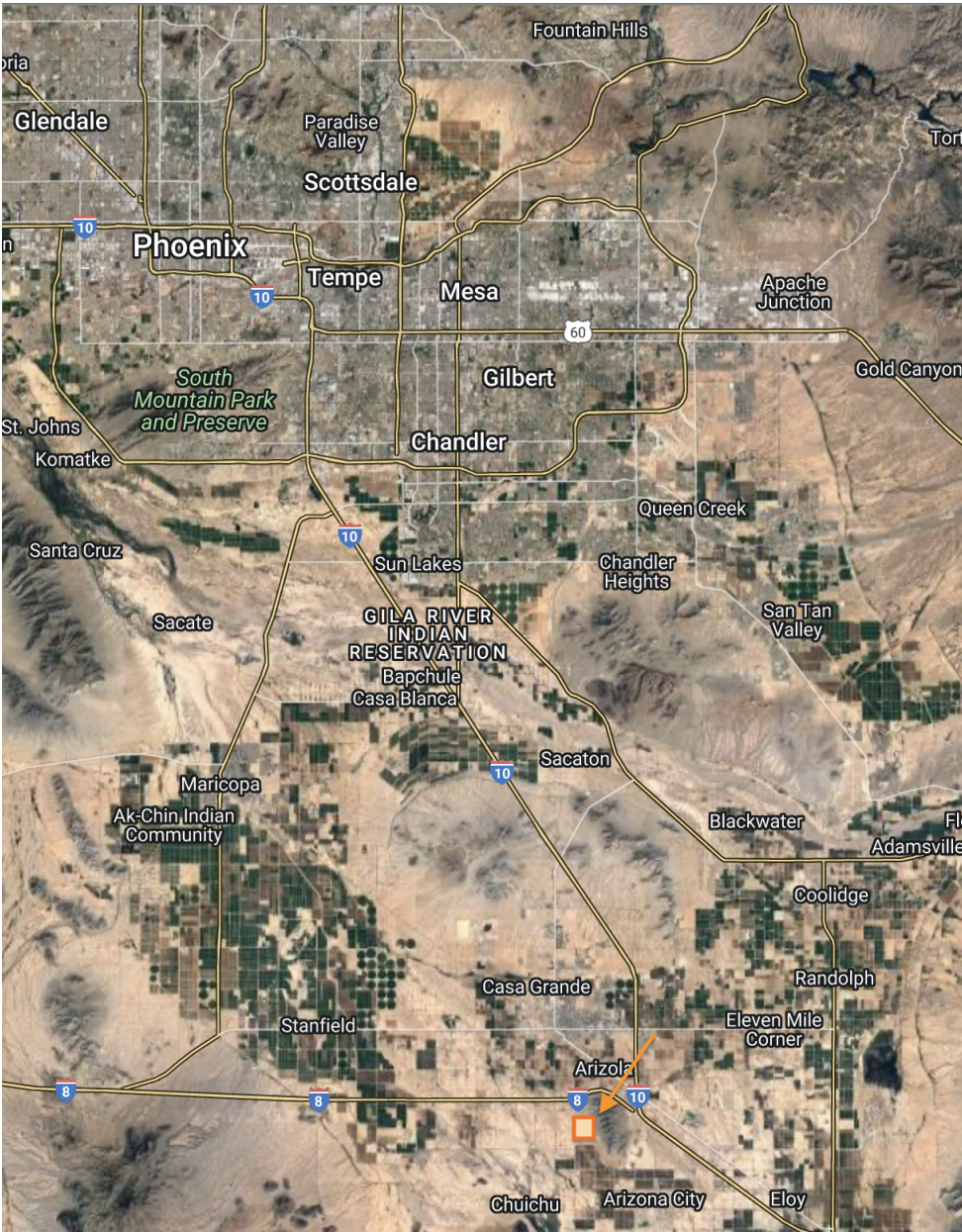


57%
WHITE
COLLAR

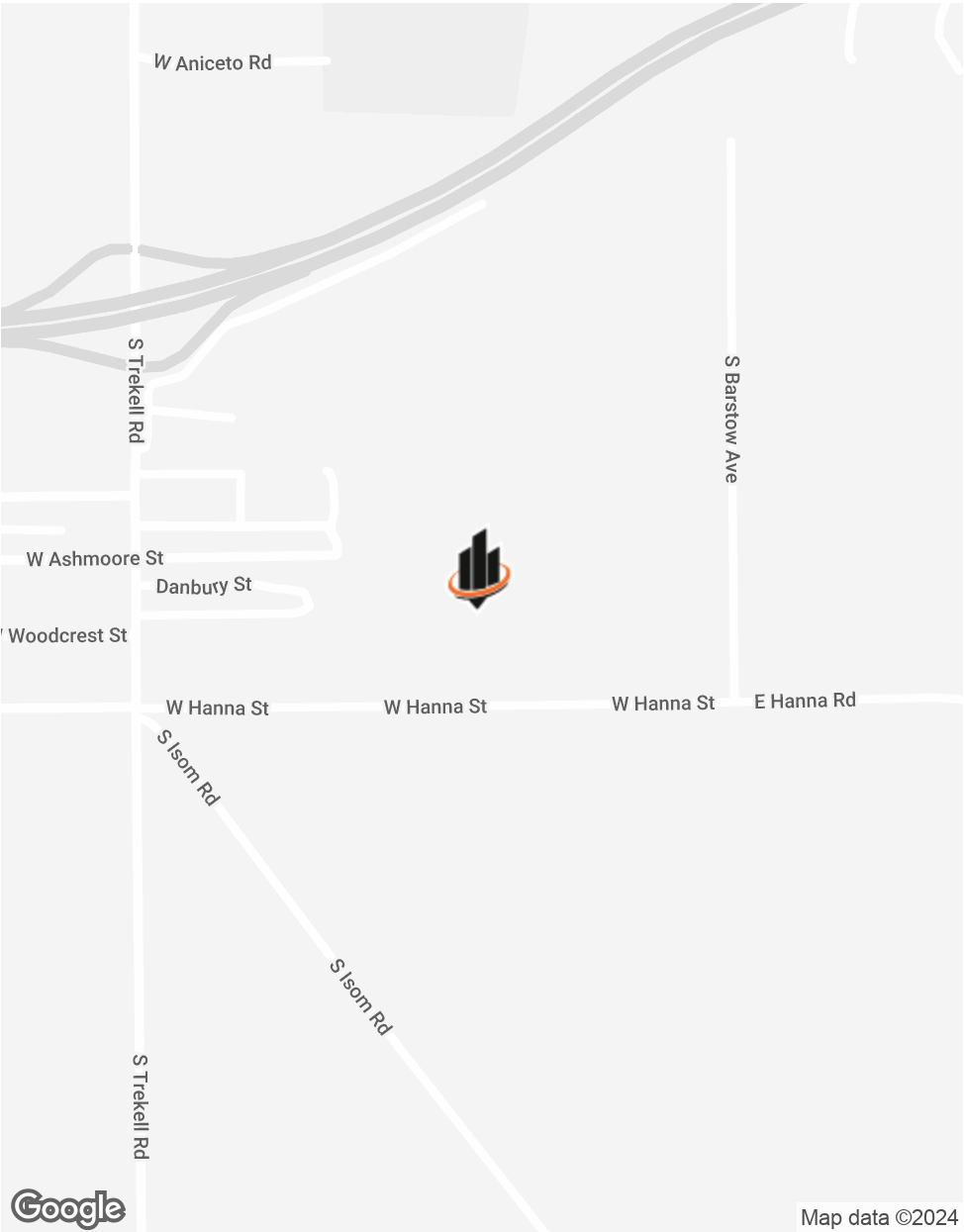
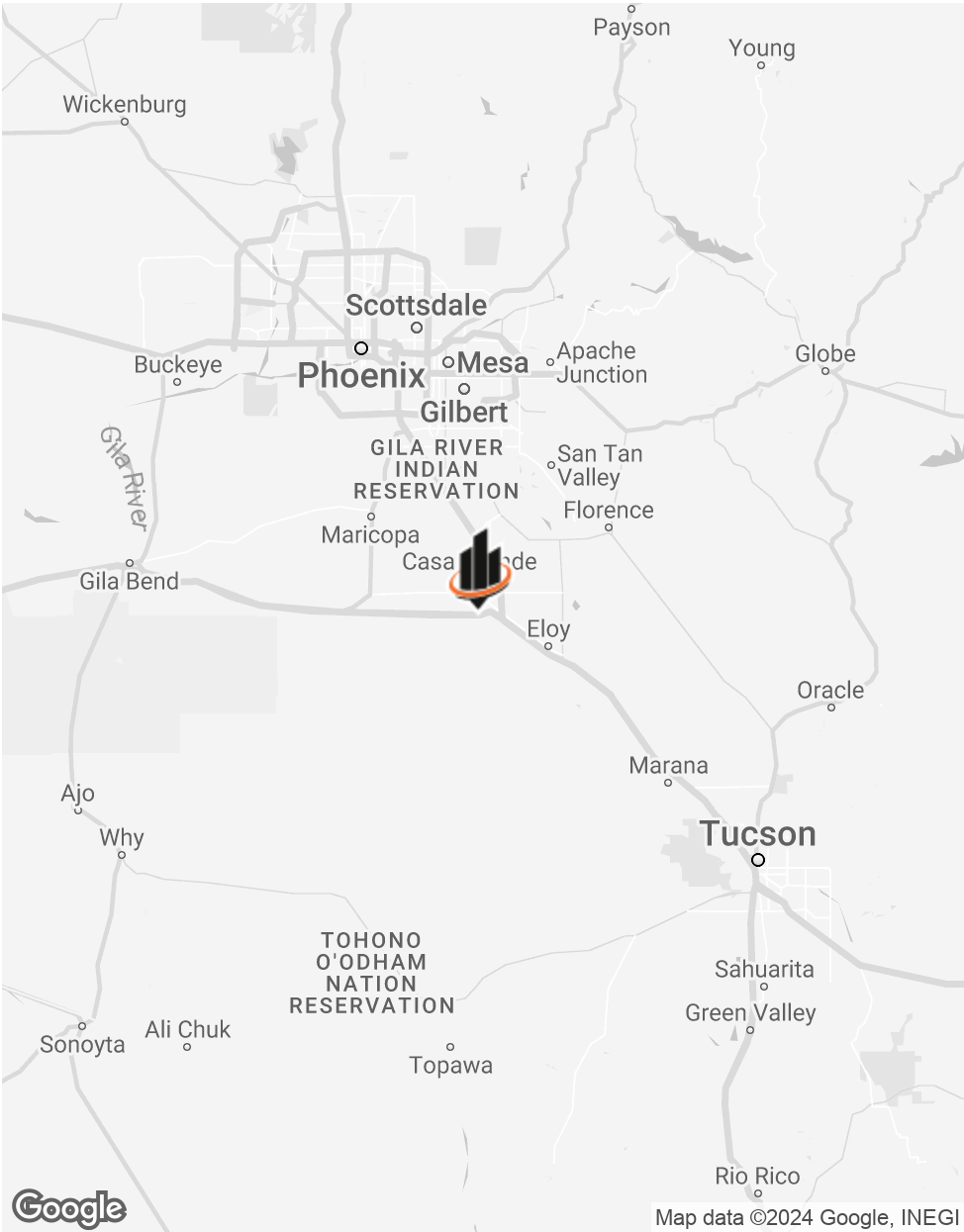


42%
BLUE
COLLAR

AERIAL MAPS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,011	44,851	65,449
AVERAGE AGE	39.5	33.3	35.5
AVERAGE AGE (MALE)	38.6	33.9	35.7
AVERAGE AGE (FEMALE)	44.2	33.7	35.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	852	17,099	24,751
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$48,952	\$54,554	\$55,570
AVERAGE HOUSE VALUE		\$181,522	\$187,901

2020 American Community Survey (ACS)

