



**FOR SALE | LAND**

# Casa Grande Infill At Busy Intersection

1575 N Pinal Ave | Casa Grande, AZ 85122

PRESENTED BY:

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$80,000
<b>Lot Size:</b>	0.44 Acres
<b>APN #:</b>	504-16-098, 504-16-097, 504-16-096, 504-16-095
<b>Zoning:</b>	Commercial, Subdivided Vacant Land
<b>Market:</b>	Metro Phoenix
<b>Sub Market:</b>	Casa Grande
<b>Cross Streets:</b>	W Cottonwood Lane & N Pinal Ave (AZ 387)

## PROPERTY OVERVIEW

Infill corner location at intersection of busy AZ-387 artery. Excellent opportunity for a growing Casa Grande location. Zoning/Use is Commercial, Subdivided Vacant Land. Within 1 block of busy QT, FasTrip Gas and new Jack in the Box.

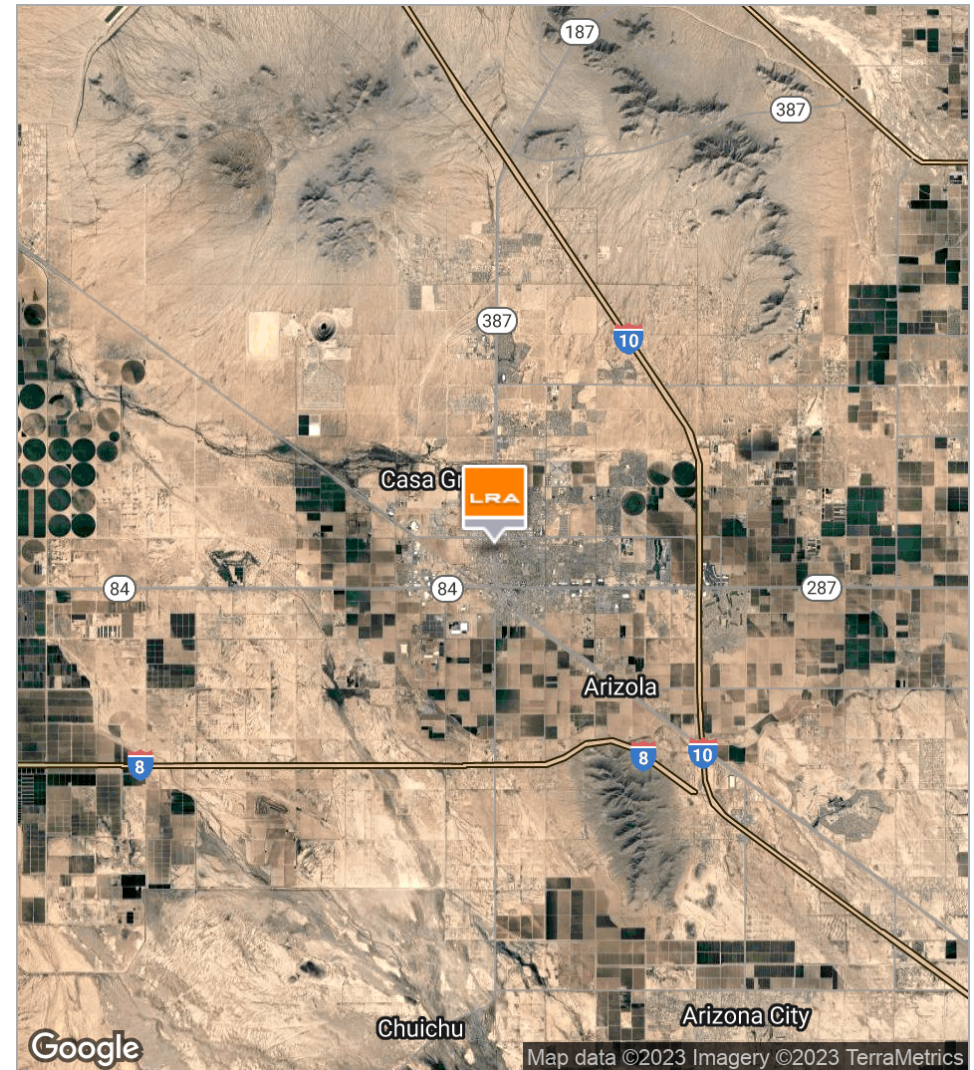
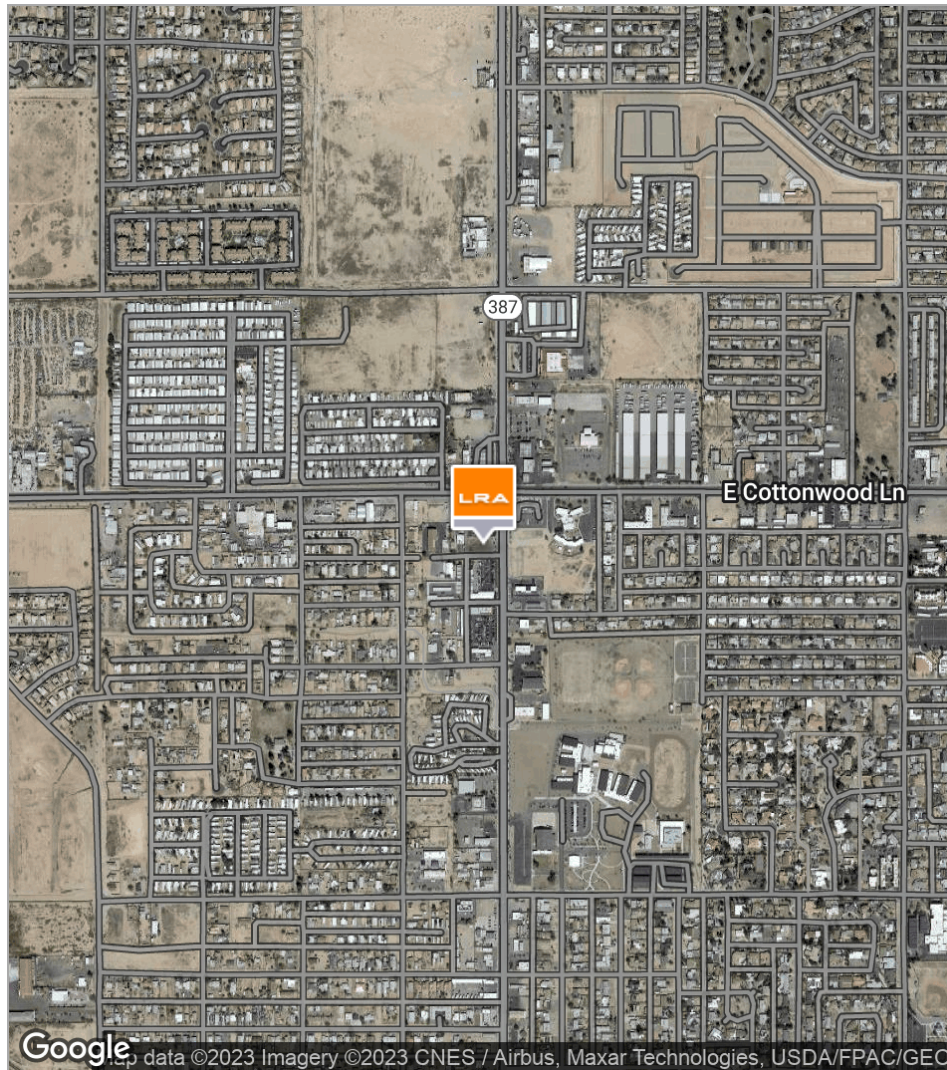
## PROPERTY HIGHLIGHTS

- Infill opportunity
- Growing Casa Grande community
- Busy intersection
- Across corner from QT and FasTrip Gas, Jack In The Box
- Total of 0.44 acres



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	1 Mile	5 Miles	10 Miles
Total Population	5,908	50,378	65,504
Population Density	1,881	641	209
Median Age	28.1	33.8	35.4
Median Age (Male)	29.5	34.6	35.5
Median Age (Female)	27.5	34.0	35.8
Total Households	2,339	19,183	24,745
# of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$45,625	\$54,195	\$55,338
Average House Value		\$173,270	\$188,149

\* Demographic data derived from 2020 ACS - US Census