

±55 ACRES INDUSTRIAL DEVELOPMENT LAND

21899 - 22499 W Peters Rd

Casa Grande, Arizona 85193

OPPORTUNITY ZONE

W Peters Rd

S Ethington Rd

W Jimmie Kerr Blvd

±6.7 Miles from Site



SITE

Walmart
Distribution Center
±875k SF



TSC TRACTOR SUPPLY CO
Distribution Center
±650k SF

LUCID
Under Construction
±3.7M SF

±3.8 Miles from Site



PRESENTED BY:

David Blanchette, CCIM

Vice President

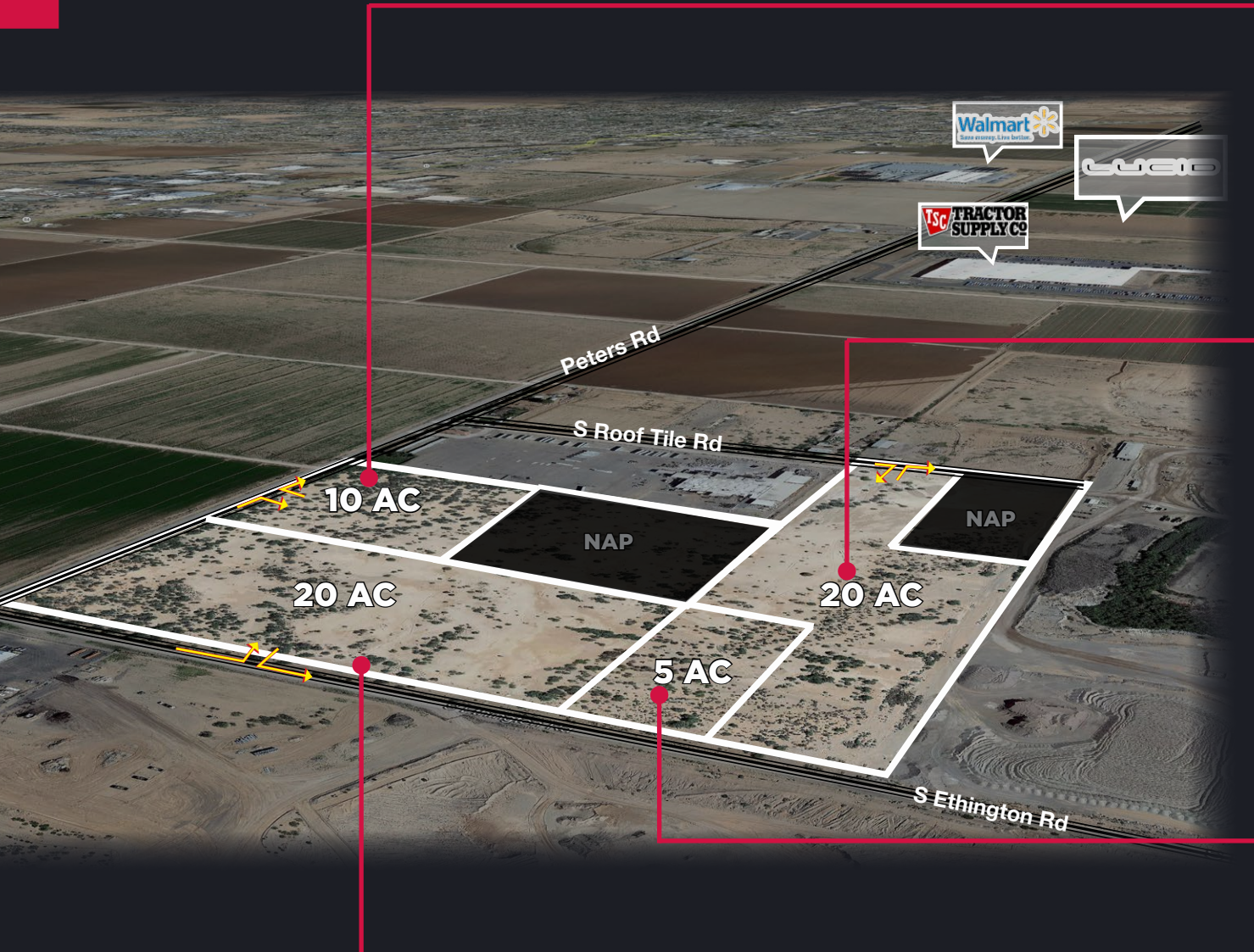
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NAI Horizon

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Available Parcels



503-56-018
10 Acres
MH, Pinal County
2021 Taxes: \$338.62

503-56-004A
20 Acres
CI-1, Pinal County
2021 Taxes: \$649.62

503-56-006
5 Acres
GR Pinal County
2021 Taxes: \$276.94

503-56-005
20 Acres
MH, Pinal County
2021 Taxes: \$667.18

Property Information

Address

21899 - 22499 West Peters Road, Casa Grande, Arizona, 85743

Property & Location Highlights

- **Primary Use:** Industrial development opportunity
- **Land Size:** 55 AC, 2,395,800 SF
- **Zoning:** General Rural, C-1 and MH
- **Frontage:** ± 1,300 ft Peters Road
- Four (4) available parcels bordered by Peters Road (north), Ellington Road (west) and Roof Tile Road (east)
- Close proximity to two major interstate freeways, short drive times to major markets, excellent Casa Grande workforce
- 1.5 miles from 3.7 million SF Lucid Manufacturing Plant and 875,000 SF Walmart Distribution Center
- Less a mile from 650,000 SF Tractor Supply Distribution Center
- Proven location for successful distribution centers, manufacturing and industrial type occupiers
- Located in opportunity zone

Sale Price

\$2,722,500 (\$1.14/SF)

OPPORTUNITY ZONE



- Subject property located in Opportunity Zone
- Casa Grande comes in '10 out of 10' for opportunity zone investment
- Biggest growth zones located near I-10 and I-8 corridors
- Industrial Development is a large consideration with upcoming projects, including 493 acres, Lucid Motor Companies

Aerial Industrial/Distribution Map



Regional Accessibility

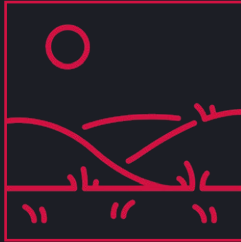


City	Distance	Population
1. Phoenix	51.8 miles / 1.05 hours	4,998,484
2. Tucson	69.5 miles / 1.02 hours	561,126
3. Los Angeles	423 miles / 7.25 hours	13,403,861
4. El Paso	386 miles / 5.38 hours	883,357
5. San Diego	342 miles / 5.04 hours	3,318,139
6. Las Vegas	352 miles / 5.22 hours	883,357
7. San Francisco	813 miles / 13.03 hours	2,286,325
8. Reno	790 miles / 12.26 hours	4,652,663
9. Dallas	1,020 miles / 14.47 hours	495,036
10. Houston	1,131 miles / 16.12 hours	7,779,502
11. Albuquerque	456 miles / 7.11 hours	7,233,951
12. Denver	872 miles / 13.52 hours	7,233,951
13. Salt Lake City	714 miles / 11.22 hours	939,316

Why Casa Grande?



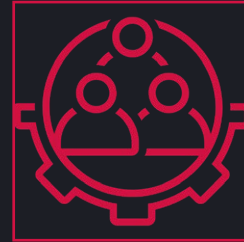
Location



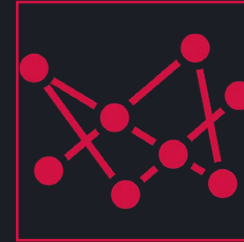
Land



Infrastructure



Workforce



Connectivity



Quality of Life

**THE LAND OF
OPPORTUNITY,
PROMOTED
AS THE IDEAL
LOCATION FOR
INDUSTRIAL,
HEALTH CARE
AND AVIATION.**

Located in the heart of Arizona Innovation and Technology Corridor, Casa Grande is conveniently placed between Arizona's major metropolitan areas of Phoenix and Tucson, making this city ideal for servicing both markets that boast a population of 5.5 million people. Casa Grande serves as the manufacturing, logistics, healthcare, retail and commercial hub for Pinal County.



Industrial Map

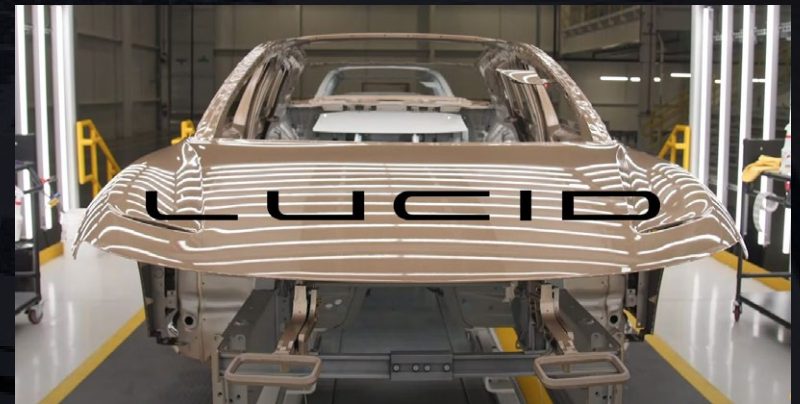


SUBJECT PROPERTY

3.8 Miles from I-8

LUCID MORE THAN TRIPLES SIZE OF ARIZONA FACTORY TO 3.7 MILLION SF ON PETERS RD

Lucid Motors Factory is growing the Casa Grande industrial market and increasing workforce by expanding its current 999,000 SF factory to 3.7 million SF. The factory is predicted to continue growing, as there is room to eventually expand to 5.1 million SF. Four expansion phases are planned at the factory through 2028.



This advanced manufacturing plant is capable of producing more than 30,000 cars per year.

Source: Casa Grande AZ, ENR, Pinal County

LUCID MOTOR FACTORY SELECTED CASA GRANDE FOR IT'S BUSINESS CLIMATE, INFRASTRUCTURE, TALENT, GEOGRAPHIC LOCATION AND THE AUTOMOTIVE-SUPPLY CHAIN IN THE ARIZONA-SONORA, MEXICO REGION

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For More Information Contact:

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Confidentiality & Disclaimer Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of this property. This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and NAI Horizon. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor NAI Horizon, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Colliers International. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or NAI Horizon.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to NAI Horizon.