

Casa Grande Land Lots | Available For Sale

Kortsen Rd & Peart Rd, Casa Grande, AZ 85122



DEMOGRAPHICS	1 Mi	3 Mi	5 Mi
2018 Total Population:	7,333	49,616	60,762
Average Age:	37.40	38.90	39.50
2018 Total Households:	2,535	17,799	21,817
Median Household Inc:	\$59,043	\$47,339	\$48,033

Located at E. Kortsen Rd. and N. Peart Rd. in Casa Grande, these 4 parcels may be purchased separately or combined. Please contact agent for details.

PARCEL DETAILS

PARCEL: 505-01-670-H

- ±444,312 SF / 10.2 Acres
- **SALE PRICE: \$1,331,100 (\$3.00 PSF)**
- Zoning: Residential Townhomes
- All Utilities Border Property

PARCEL: 505-01-670-J

- ±491,356.80 SF / 11.28 Acres
- **SALE PRICE: \$733,200 (\$1.49 PSF)**
- Zoning: Residential: 1/2 Acre Lots
- All Utilities Border Property

PARCEL: 505-01-670-M

- ±458,251.20 SF / 10.52 Acres
- **SALE PRICE: \$1,714,700 (\$3.74 PSF)**
- Zoning: C-O, Office/Business Park
- All Utilities Border Property

PARCEL: 505-01-670-P

- ±871,200 SF / 20 Acres
- **SALE PRICE: \$4,960,000 (\$5.69 PSF)**
- Zoning: B-2 Commercial Retail
- All Utilities Border Property

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 10 30 18

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CFRAC International

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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

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TIME FROM SITE	Miles	Minutes
I 10 & Loop 202	32.0	30
Maricopa	23.5	30
Chandler Airport	29.0	34
Phoenix Airport	44.5	47
Tucson	66.0	60

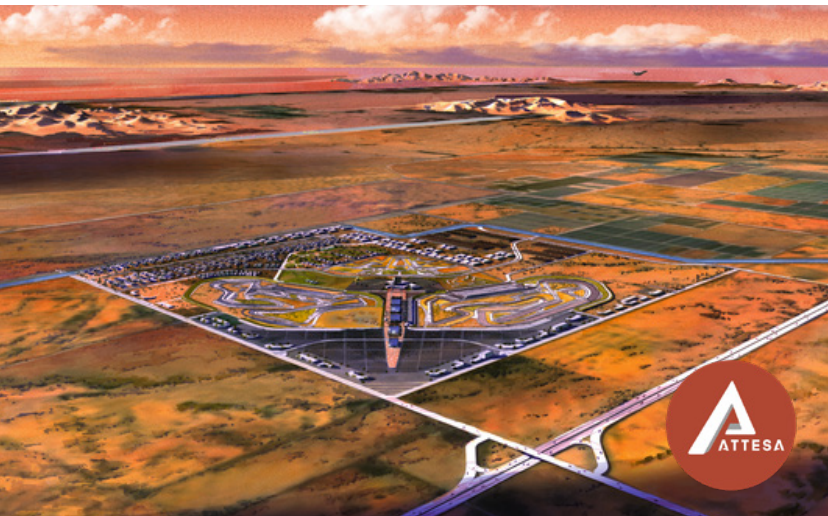
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DOING BUSINESS IN CASA GRANDE

LUCID MOTORS

A \$700 million, 600,000 square foot planned manufacturing plant on an 80-acre site. The plant will employ approximately 2,000 employees and produce the model Air. Lucid projects it will manufacture up to 20,000 vehicles annually.

ATTESA

A full-size race and test track site for automobiles and motorcycles. The site includes tracks for motorcross, supercross and off-road racing, and includes luxury homes and a private airport.

PHOENIXMART

North America's most complete global product marketplace (the largest in the western hemisphere) offering millions of products and thousands of showroom suites in a modern merchandise mart setting. The 1.5 million square foot marketplace with 1,900 showroom suites is slated to open in 2019.

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GROWING CASA GRANDE



ACTIVELY SERVED BY UNION PACIFIC RAILROAD

- The park offers active rail and non-rail served fully improved lots with build-to-suit options.
- CAZCP also offers an "Industrial Track Agreement" from Union Pacific Railroad through a third-party short-line operator.
- The Union Pacific Railroad links 23 states in the western two-thirds of the United States, connects with Canada's rail systems, and is the only railroad serving all six major gateways to Mexico.
- The rail line through Casa Grande connects major ports and freight transfer points in Los

DREAMPORT VILLAGES

Developers with The Blocks Sports Company, a Florida-based company, have filed a proposal with the City of Casa Grande to bring a 1,500-acre "world class entertainment" amusement park and resort to the area, even comparing the scope of its plans to that of Disney World in Orlando.

- The park -- referred to as "Dreamport Villages" -- would be located in Casa Grande near Interstate 10 and Interstate 8, according to the proposal. The project would take seven to 10 years to complete, and could cost as much as \$4 billion.
- A "Welcome Center" appears to be an upgraded rest stop with tourism information, a fueling station, green areas and a train station.
- A convention center and RV park.

Learn more about Dreamport [here](#).

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CASA GRANDE BY THE NUMBERS

(WITHIN A 1-HOUR DRIVE / 50 MILES)



2,352,201

Total population

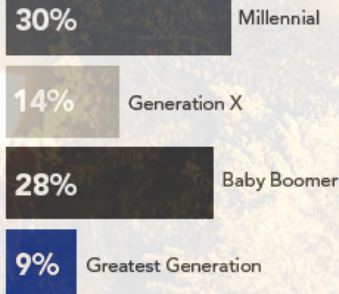
1,167,377

Total labor force

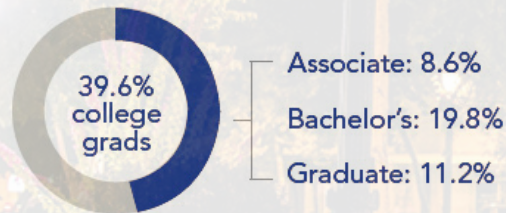
1,104,339

Total jobs

Population by generation



Population by education level



Close proximity to



TOP EMPLOYERS

- + Abbott Nutrition
- + ACO Polymer
- + Daisy Brand
- + Frito Lay
- + Hexcel Corp
- + Monsanto Cotton Research Center
- + Walmart
- + Medicine for Business and Industry
- + Lucid Motors (expected)

KEY INDUSTRIES



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