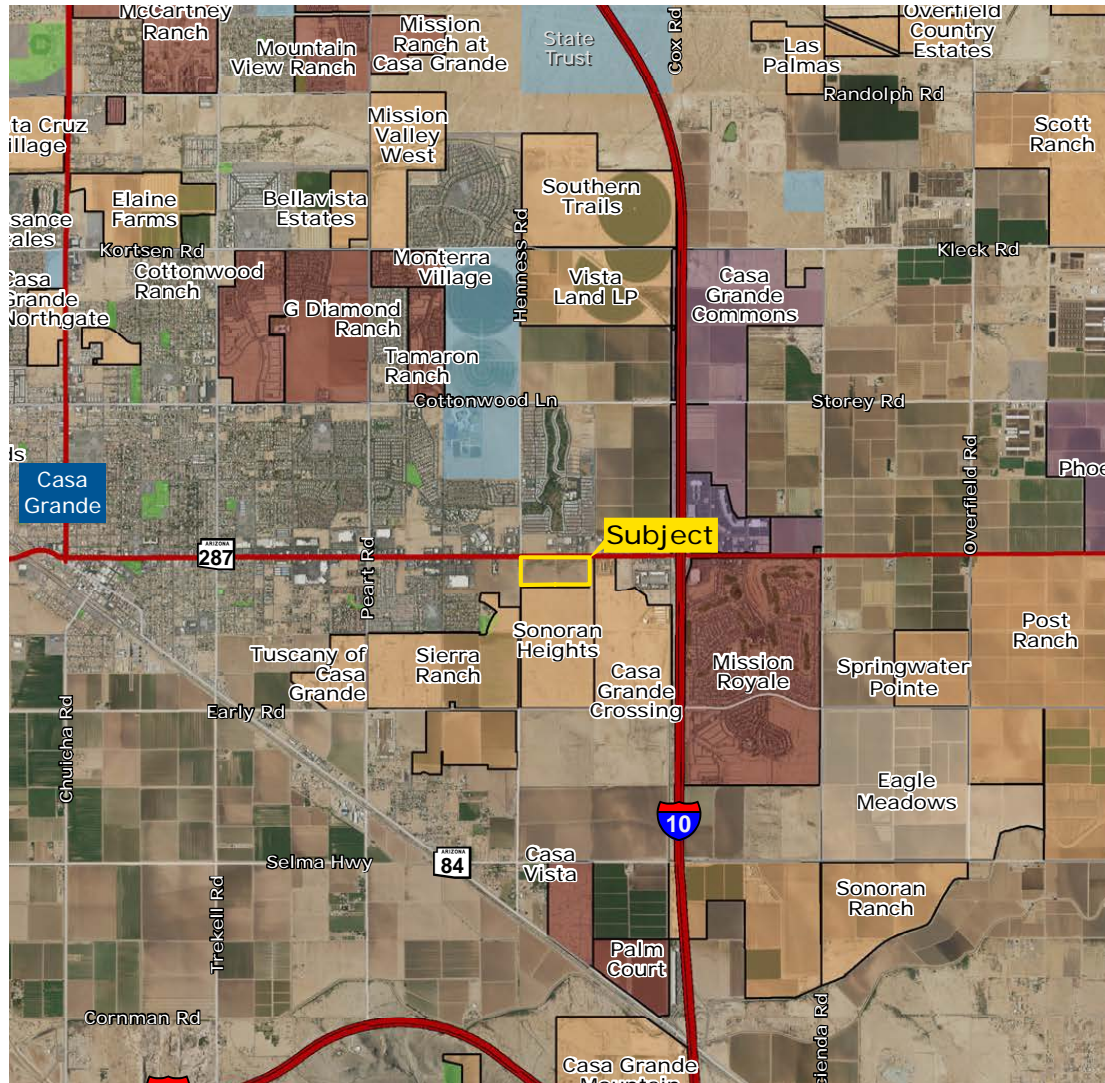


±56.04 COMMERCIAL ACRES FOR SALE

EXCLUSIVE LISTING | SEC HENNESSY ROAD & FLORENCE BOULEVARD | CASA GRANDE, ARIZONA



LOCATION The property is located on the southeast corner of Hennessy Road & Florence Boulevard in Casa Grande, Arizona

SIZE ±56.04 acres

ASKING PRICE Submit

PARCEL 505-26-001N

ZONING PAD (Copper Sky Marketplace), City of Casa Grande

DEMOGRAPHICS

| | 3 Miles | 10 Miles | 30 Miles |
|------------------------------------|----------|----------|----------|
| Est. 2018 Average Population | ±30,750 | ±91,513 | ±714,791 |
| Est. 2018 Average Household Income | \$62,197 | \$61,521 | \$89,502 |

Source: ESRI, 2019

TRAFFIC COUNTS

Hennessy Road - North ±6,096 VPD

Florence Blvd - East: ±29,943 VPD

Source: Kalibrate

TAXES \$89,129.48 (2018)

COMMENTS

- Property has PAD zoning in place
- Property has over 2,400 feet of frontage on Florence Boulevard
- Florence Boulevard is the main east/west arterial in Casa Grande
- Property is 1/2 mile west of Interstate 10 (full interchange)
- Strong demographics and household incomes
- Strong traffic counts along Florence Boulevard
- Property has retail development potential

Kirk McCarville | kmccarville@landadvisors.com

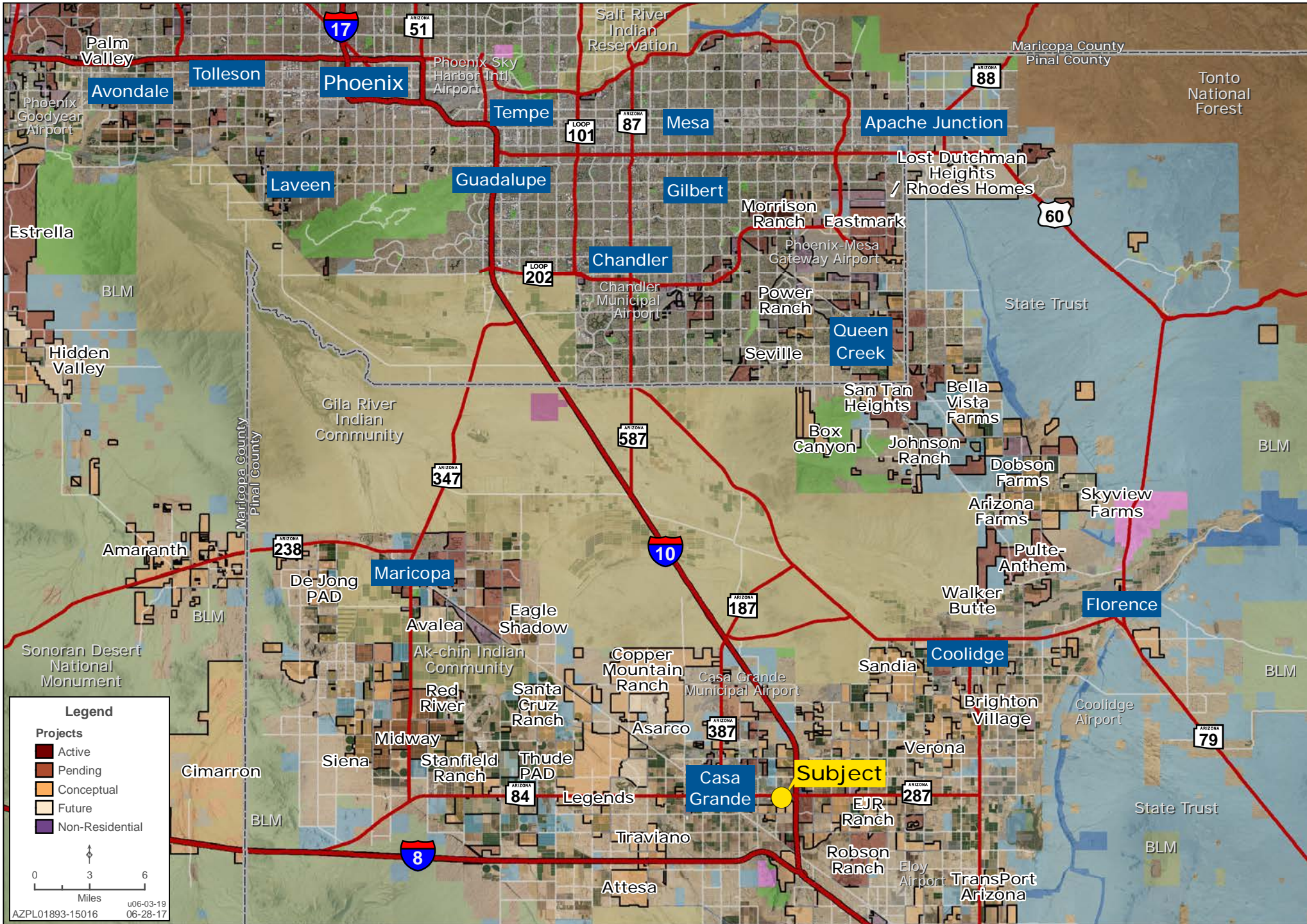
442 W. Kortsen Road, Suite 203, Casa Grande, Arizona 85122 ph. 520.251.0348 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZPL01893 - 6.4.19



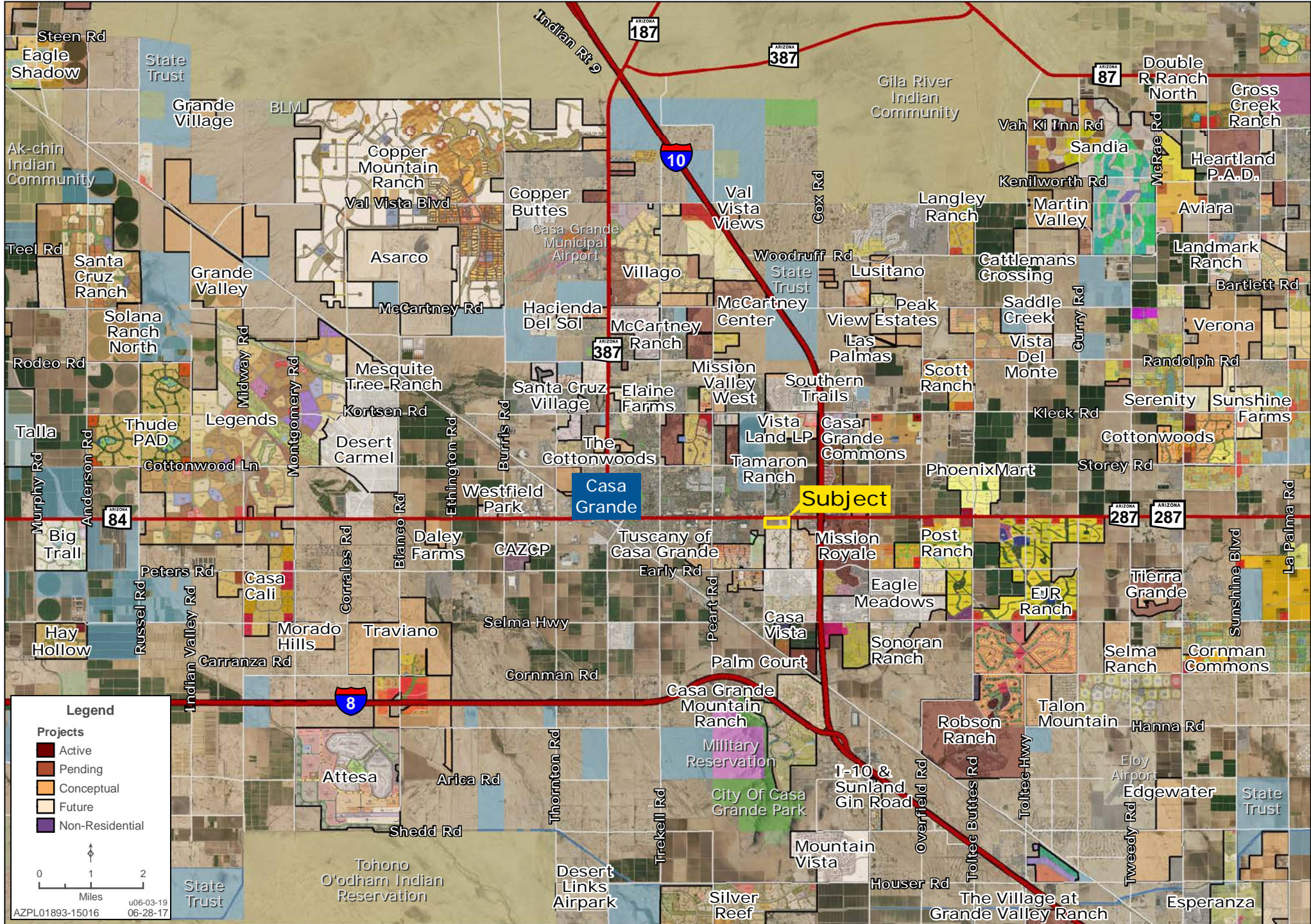
REGIONAL MAP

Kirk McCarville | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



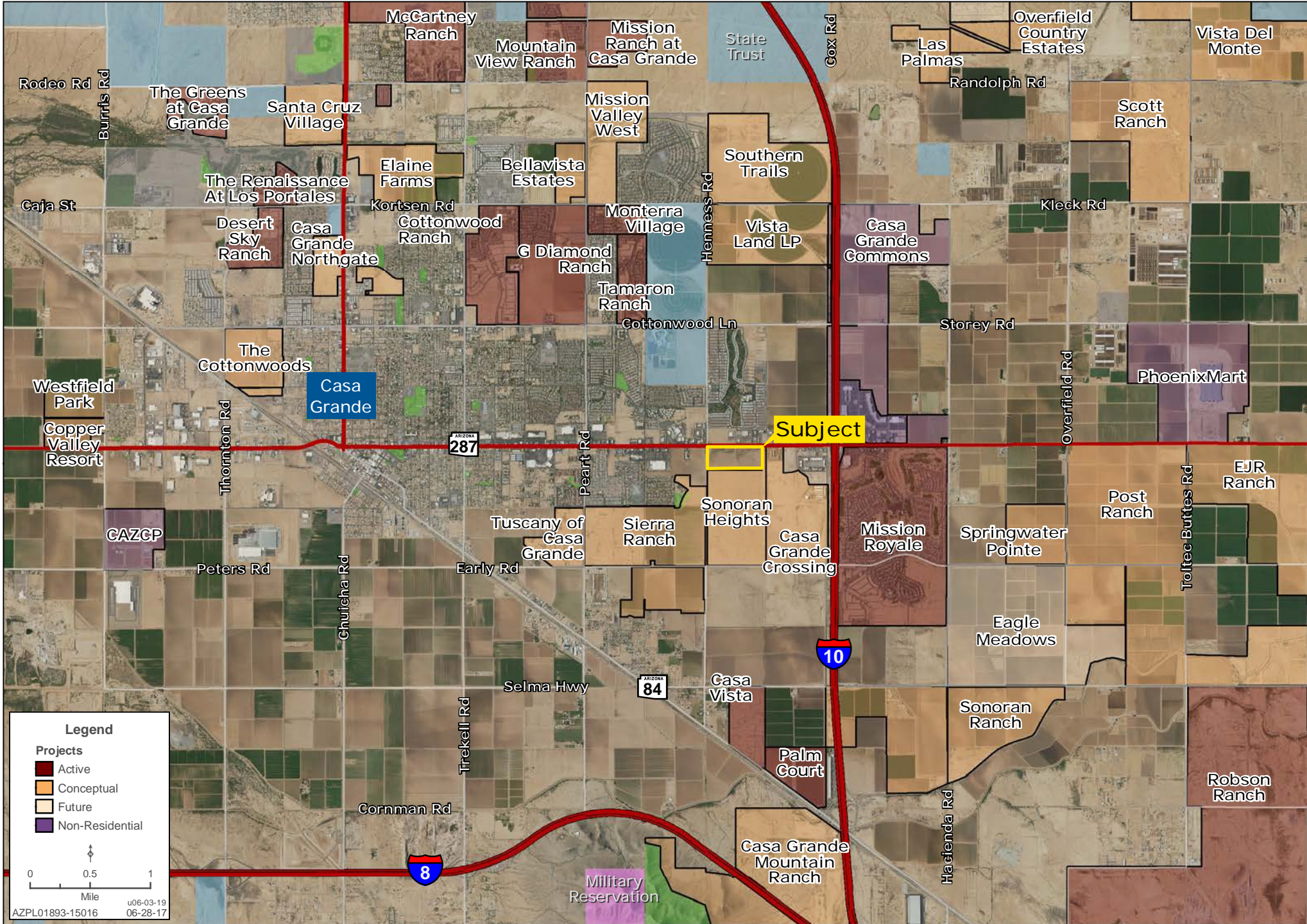
SURROUNDING DEVELOPMENT MAP

Kirk McCarville | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



SURROUNDING AREA MAP

Kirk McCarville | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



Legend

Projects

- Active
- Conceptual
- Future
- Non-Residential

0 0.5 1
Mile

u06-03-19
06-28-17

AZPL01893-15016

PROPERTY DETAIL MAP

Kirk McCarville | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com

