

# ±194.24 RAIL SERVED ACRES FOR SALE

CASA GRANDE, ARIZONA



CONTACT FOR MORE INFORMATION

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 Land Advisors<sup>®</sup>  
ORGANIZATION

520.251.0348 | LandAdvisors.com

# EXECUTIVE SUMMARY



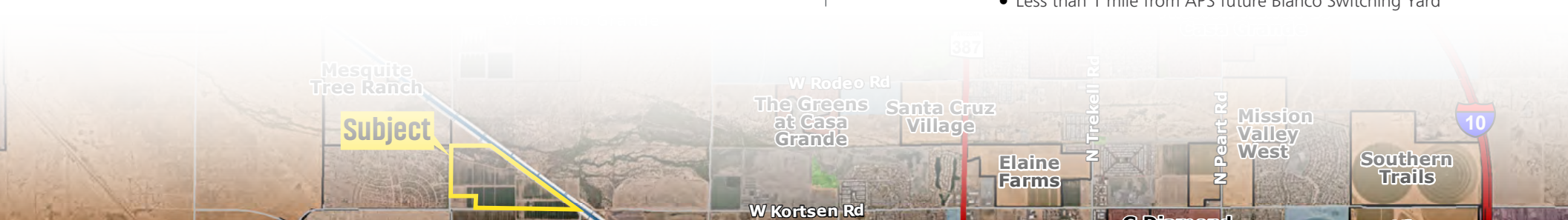
<b>LOCATION</b>	This property is located at the northeast corner of Bianco Road and Kortsen Road in Casa Grande, Arizona.
<b>SIZE</b>	±194.28 Acres
<b>PRICE</b>	\$6.00 per sq. ft.
<b>PARCELS</b>	503-31-008A, 503-31-005E, 503-31-006B
<b>TAXES</b>	\$1,279.32 (2025)
<b>UTILITIES</b>	<p>Water - Arizona Water Company</p> <ul style="list-style-type: none"> <li>• 12 inch water main in Kortsen Road alignment</li> <li>• 36 inch water main one mile east in Burn's Road Alignment</li> </ul> <p>Electric - San Carlos Electric</p> <p>Gas - Southwest Gas</p>
<b>ZONING</b>	I-2, City of Casa Grande

- COMMENTS**
- Large contiguous San Carlos Farm adjacent to city limits
  - Located between the City of Casa Grande and the City of Maricopa with almost 1 mile of frontage on Highway 238
  - Infrastructure solutions readily available
  - Click here for more information on the [Pinal County Market](#)

**DRIVE TIME**

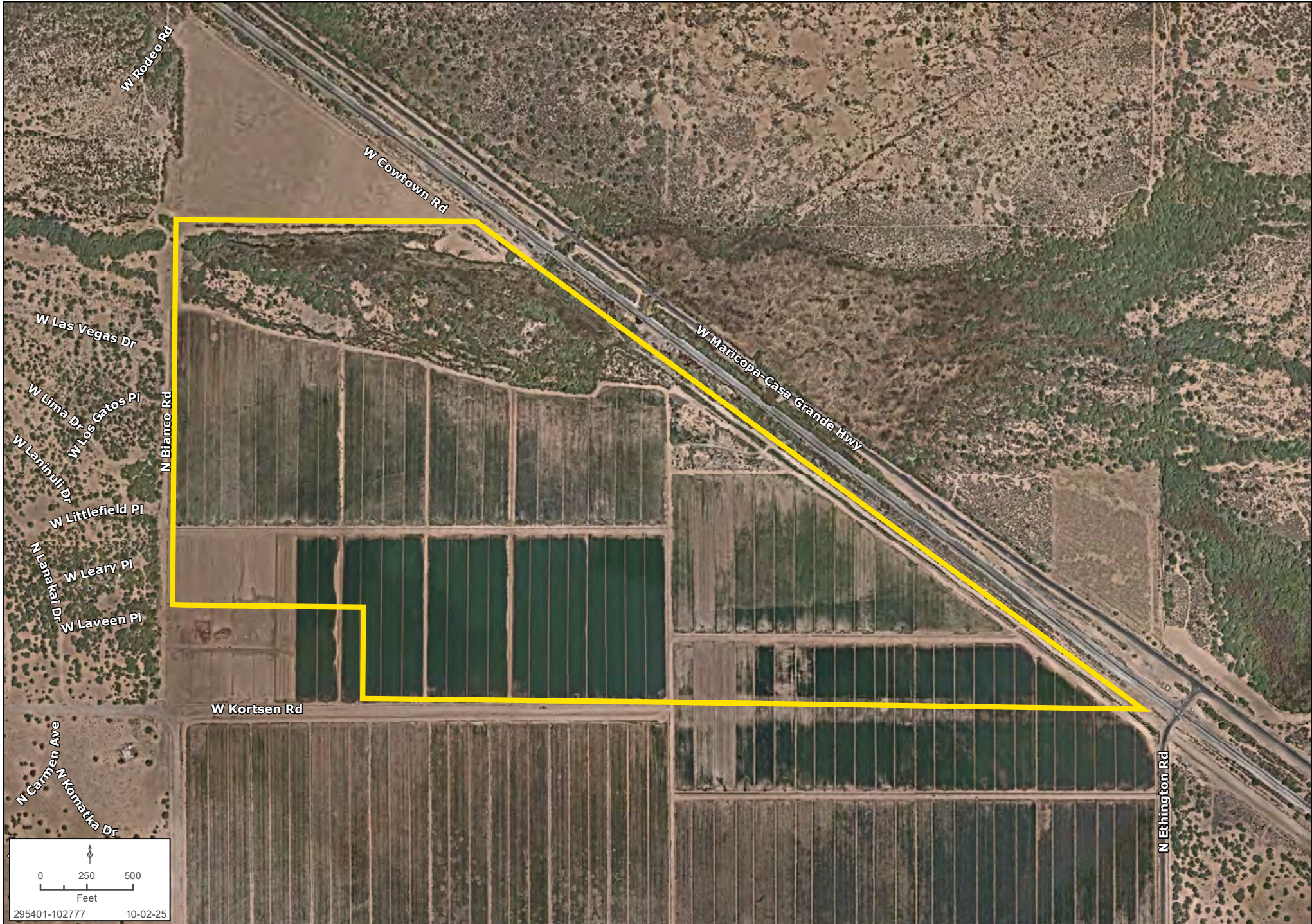
CITY	DRIVE TIME	DISTANCE
Phoenix	50 Minutes	50 Miles
Tucson	1 Hour 5 Minutes	70 Miles
San Diego	4 Hours 50 Minutes	340 Miles
Los Angeles	6 Hours 10 Minutes	420 Miles
Las Vegas	5 Hours 50 Minutes	370 Miles
Denver	13 Hours	900 Miles
Albuquerque	7 Hours 10 Minutes	420 Miles
San Bernadino	5 Hours 20 Minutes	370 Miles

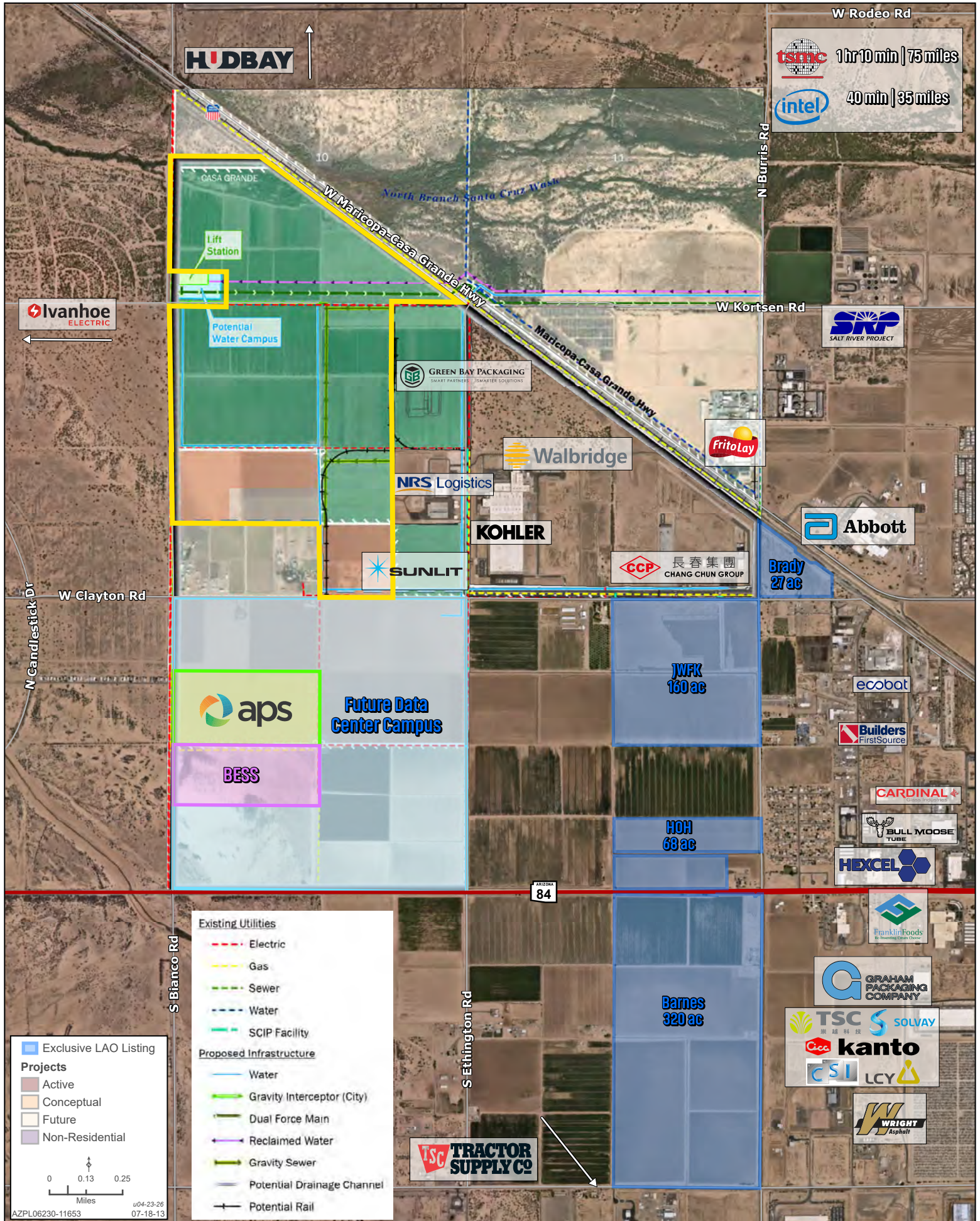
- PROPERTY HIGHLIGHTS**
- Rail Service via Industrial Rail Co. & Union Pacific via the newly expanded Casa Grande Rail Yard
  - On site Effluent Return line and Lift Station constructed by City of Casa Grande
  - On site Water Campus being constructed by Arizona Water Company
  - Less than 1 mile from APS future Bianco Switching Yard



# DETAIL | ±194.28 RAIL SERVED ACRES FOR SALE | CASA GRANDE, AZ

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W Rodeo Rd

**tsmc** 1 hr 10 min | 75 miles

**intel** 40 min | 35 miles

**HUBBAY**

**Ivanhoe ELECTRIC**

Lift Station

Potential Water Campus

**GREEN BAY PACKAGING**  
SMART PARTNERS | SMARTER SOLUTIONS

**Walbridge**

**NRS Logistics**

**KOHLER**

**SUNLIT**

**FritoLay**

**Abbott**

**CCP** 長春集團  
CHANG CHUN GROUP

**Brady 27 ac**

W Clayton Rd

**aps**

**Future Data Center Campus**

**BESS**

**JWFK 160 ac**

**HOH 68 ac**

**Barnes 320 ac**

**TSC TRACTOR SUPPLY CO**

**Existing Utilities**

- Electric
- Gas
- Sewer
- Water
- SCIP Facility

**Proposed Infrastructure**

- Water
- Gravity Interceptor (City)
- Dual Force Main
- Reclaimed Water
- Gravity Sewer
- Potential Drainage Channel
- Potential Rail

Exclusive LAO Listing

**Projects**

- Active
- Conceptual
- Future
- Non-Residential

0 0.13 0.25 Miles

u04-23-26 07-18-13

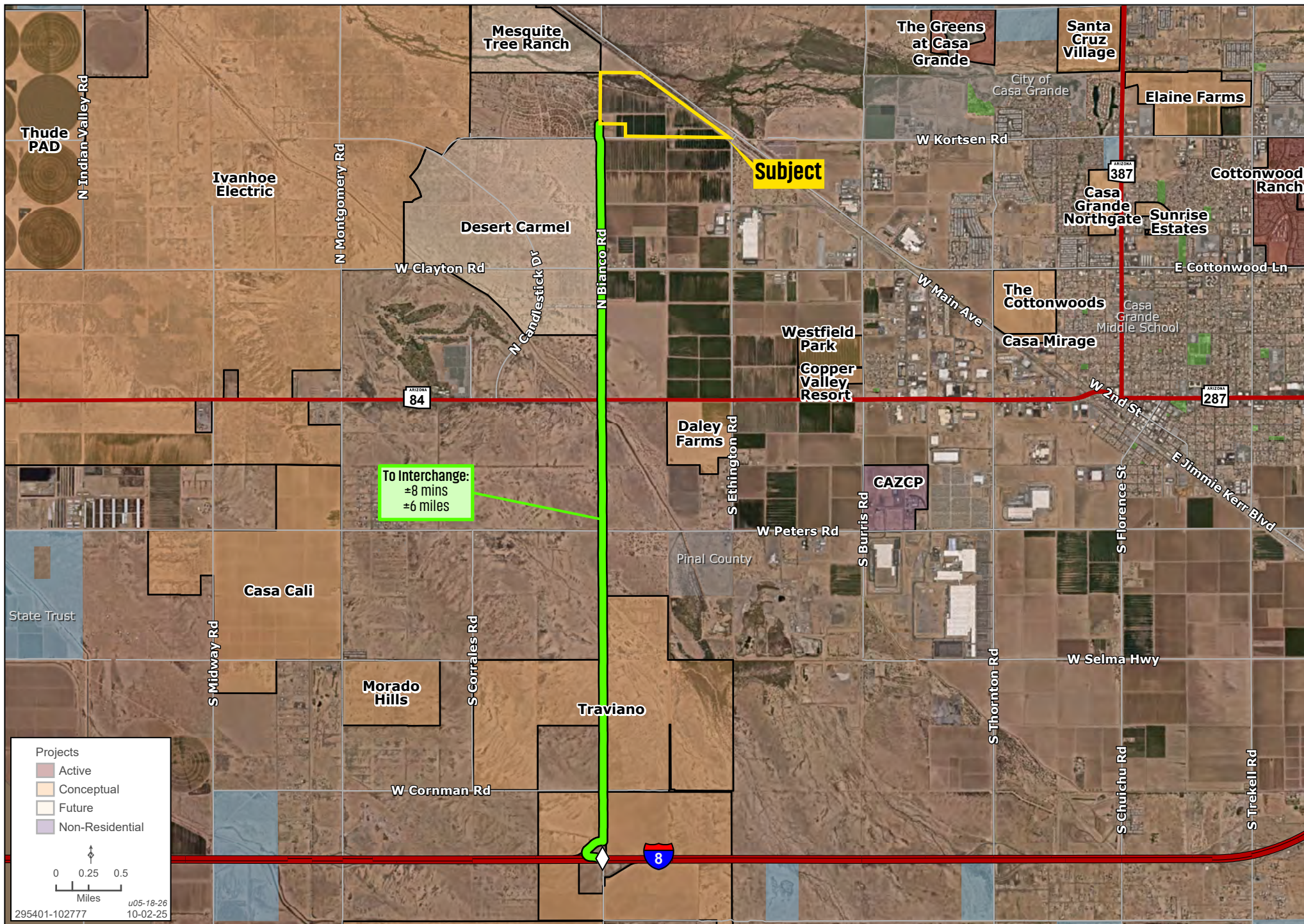
# CORPORATE NEIGHBORS

Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com



# DISTANCE TO INTERCHANGE | ±194.28 RAIL SERVED ACRES FOR SALE | CASA GRANDE, AZ

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# PINAL COUNTY HIGHLIGHTS | [CLICK THE LINKS BELOW FOR MORE INFORMATION](#)



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[1Q26](#)

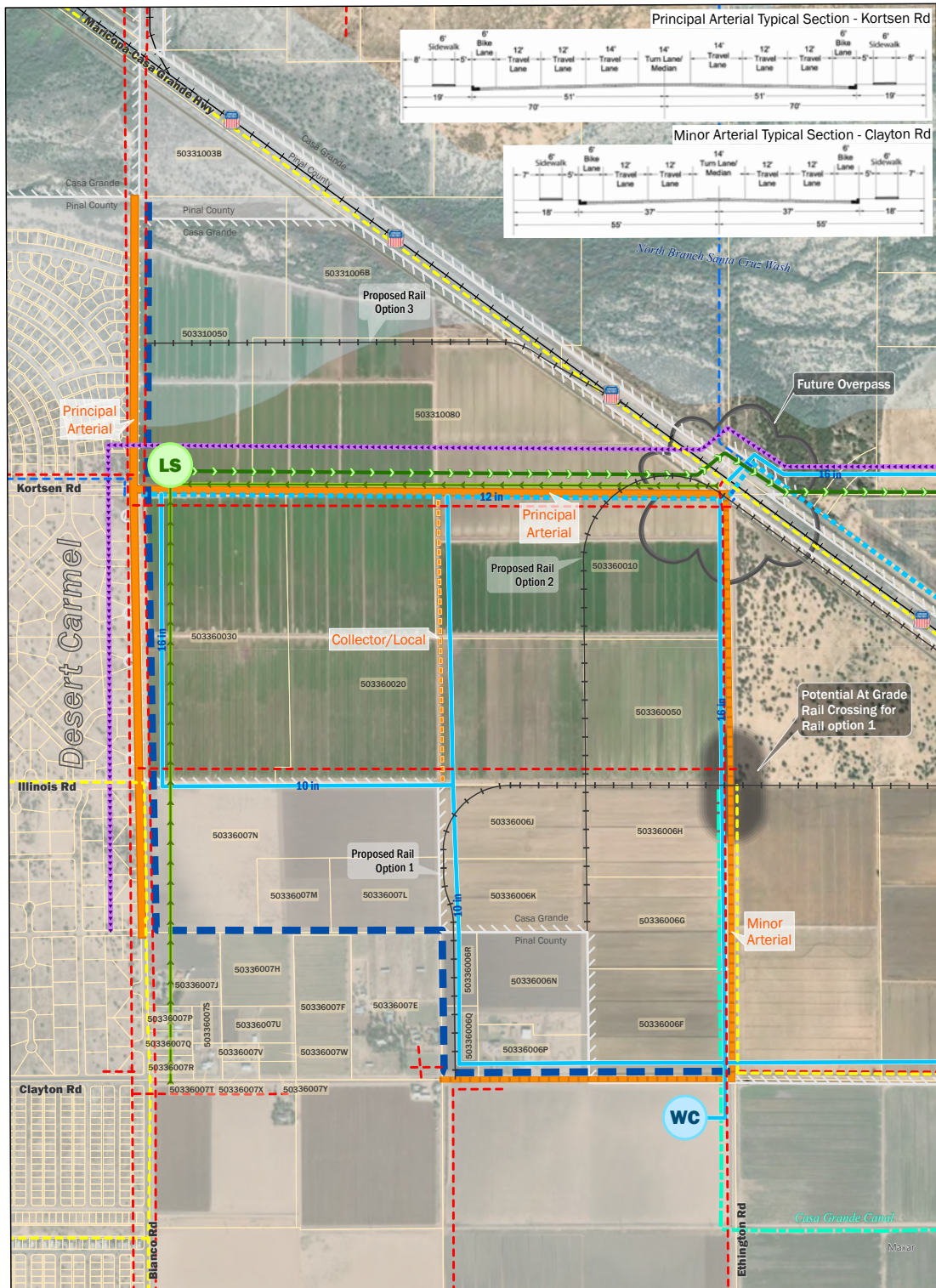
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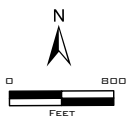
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# MASTER UTILITY MAP



- |                             |                          |                                    |
|-----------------------------|--------------------------|------------------------------------|
| <b>Water</b>                | <b>Sewer</b>             | <b>Existing Electric</b>           |
| Existing                    | Proposed Dual Force Main | Existing Gas                       |
| Existing 12" to be Replaced | Proposed Gravity Sewer   | Drainage Channel                   |
| Proposed                    | Proposed Lift Station    | Existing SCIP Facilities           |
| Proposed Water Campus       | Reclaimed Water          | FEMA Flood Zone A                  |
|                             | Proposed Reclaimed Water | Parcel Boundary - Labeled with APN |
| <b>Road Improvements</b>    |                          | City Boundary                      |
| Principal Arterial          |                          |                                    |
| Minor Arterial              |                          |                                    |
| Collector/Local             |                          |                                    |



## POTENTIAL INFRASTRUCTURE IMPROVEMENTS

CASA GRANDE, ARIZONA



PROJECT NUMBER: 2062

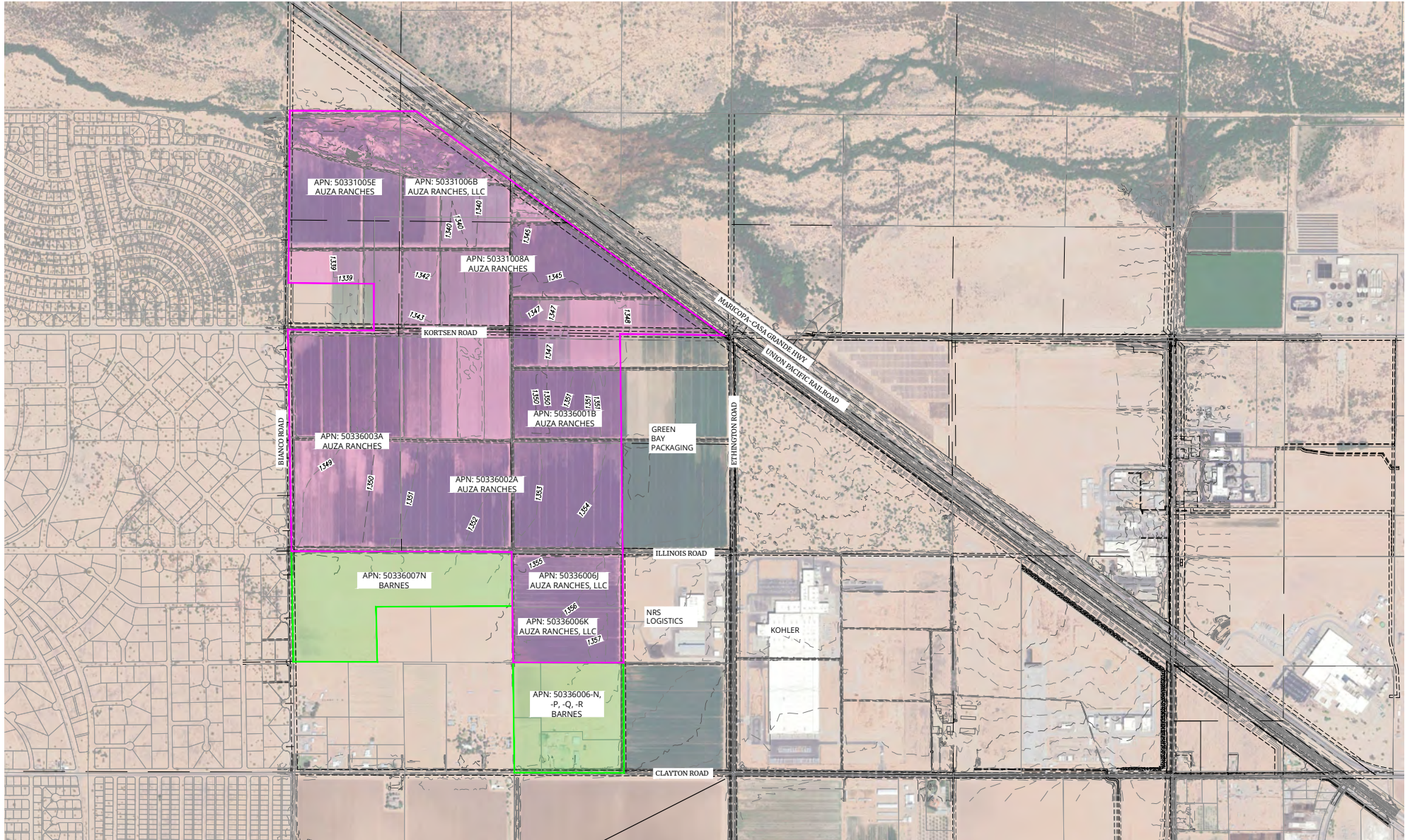
JANUARY 2023



# OVERALL PARCEL EXHIBIT



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**AUZA RANCHES**  
CASA GRANDE, AZ

- AUZA PROPERTY: 476.2 ACRES
- BARNES PROPERTY: 96.1 ACRES

OVERALL PARCEL EXHIBIT



1" = 500'  
June, 2025  
24X36  
2052  
RJM

This plan is conceptual and subject to change through the planning and development process.  
U:\10000\2025\ENGINEERING\2025.06\_AUZA\AUZA OVERALL PARCELS\0362-AUZA OVERALL EXHIBIT.dwg 6/19/2025 8:55 AM



## Arizona Department of Water Resources Groundwater Right/Facility Report

RIGHT #:	58-101041.0013	STATUS DATE:	7/7/2011	
AMA:	PINAL AMA	RIGHT/PERMIT/FACILITY TYPE:	IRRIGATION USE	
LAND OWNERSHIP:	PRIVATE OR COMPANY	FILE STATUS:	ACTIVE - FULL CONVEYANCE	
2018 ALLOTMENT:	436.44	BMP Enrollee:	N	RETIRED ACRES: 0.00
WATER DUTY ACRES:	110.49	IRRIGATION ACRES:	115.00	WATER DUTY: 3.95
IRRIGATION DISTRICT NAME:	SAN CARLOS	MAWA:	3.8	Mgt Plan 3

### NAME & ADDRESS

AUZA RANCHES LLC P O BOX 10008  CASA GRANDE AZ 85130	TYPE: OWNER
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VALLEY CONSULTING SERVICE ATTN: JIM JEPSEN P.O. BOX 2241 COOLIDGE AZ 85128	TYPE: REPORTING PARTY
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### PLACE OF USE

NW SE 15 T6.0S R5.0E  
E1/2 SE 15 T6.0S R5.0E

### BOOK/MAP/PARCEL

Book:	503	Map:	36	Parcel:	006G	Part:	
Book:	503	Map:	36	Parcel:	006H	Part:	
Book:	503	Map:	36	Parcel:	006J	Part:	
Book:	503	Map:	36	Parcel:	006K	Part:	
Book:	503	Map:	36	Parcel:	006F	Part:	

### WELL SERVING

Well#	55 - 622028	Location	SE NE SE 16 T6.0S R6.0E	Year	2018
Well#	55 - 622029	Location	SE NE SE 16 T6.0S R6.0E	Year	2018
Well#	55 - 622030	Location	SE SW SW 10 T6.0S R5.0E	Year	2018

### RIGHT TO FACILITY RELATIONSHIPS

\*\*\* NO DATA FOUND \*\*\*



## Arizona Department of Water Resources Groundwater Right/Facility Report

RIGHT #:	58-150085.0002	STATUS DATE:	6/16/2011			
AMA:	PINAL AMA	RIGHT/PERMIT/FACILITY TYPE:	IRRIGATION USE			
LAND OWNERSHIP :	PRIVATE OR COMPANY	FILE STATUS:	ACTIVE - FULL CONVEYANCE			
2018 ALLOTMENT:	1,054.48	BMP Enrollee:	N	RETIRED ACRES:	0.00	
WATER DUTY ACRES:	269.00	IRRIGATION ACRES	279.00	WATER DUTY	3.92	Mgt Plan 3
IRRIGATION DISTRICT NAME:	SAN CARLOS		MAWA:	3.78		

### NAME & ADDRESS

AUZA RANCHES LLC P O BOX 10008  CASA GRANDE    AZ    85130	TYPE: OWNER
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VALLEY CONSULTING SERVICE ATTN: JIM JEPSEN P.O. BOX 2241 COOLIDGE    AZ    85128	TYPE: REPORTING PARTY
---	-----------------------

### PLACE OF USE

S1/2 10 T6.0S R5.0E  
 NE 15 T6.0S R5.0E

### BOOK/MAP/PARCEL

Book:	503	Map:	31	Parcel:	006B	Part:	
Book:	503	Map:	36	Parcel:	001	Part:	
Book:	503	Map:	36	Parcel:	005	Part:	
Book:	503	Map:	31	Parcel:	5	Part:	
Book:	503	Map:	31	Parcel:	8	Part:	

### WELL SERVING

Well#	55 - 622029	Location	SE NE SE 16 T6.0S R6.0E	Year	2018
Well#	55 - 622030	Location	SE SW SW 10 T6.0S R5.0E	Year	2018
Well#	55 - 622028	Location	SE NE SE 16 T6.0S R6.0E	Year	2018

### RIGHT TO FACILITY RELATIONSHIPS

\*\*\* NO DATA FOUND \*\*\*



## Arizona Department of Water Resources Groundwater Right/Facility Report

RIGHT #:	58-111837.0004	STATUS DATE:	7/6/2011	
AMA:	PINAL AMA	RIGHT/PERMIT/FACILITY TYPE:	IRRIGATION USE	
LAND OWNERSHIP:	PRIVATE OR COMPANY	FILE STATUS:	ACTIVE - FULL CONVEYANCE	
2018 ALLOTMENT:	759.77	BMP Enrollee:	N	RETIRED ACRES: 0.00
WATER DUTY ACRES:	161.31	IRRIGATION ACRES:	195.00	WATER DUTY: 4.71
IRRIGATION DISTRICT NAME:	SAN CARLOS	MAWA:	3.9	Mgt Plan 3

### NAME & ADDRESS

AUZA RANCHES LLC P O BOX 10008  CASA GRANDE AZ 85130	TYPE: OWNER
---	-------------

VALLEY CONSULTING SERVICE ATTN: JIM JEPSEN P.O. BOX 2241 COOLIDGE AZ 85128	TYPE: REPORTING PARTY
---	-----------------------

### PLACE OF USE

NW 15 T6.0S R5.0E  
 SW NE 15 T6.0S R5.0E

### BOOK/MAP/PARCEL

Book:	503	Map:	36	Parcel:	002	Part:	
Book:	503	Map:	36	Parcel:	003	Part:	

### WELL SERVING

Well#	Location	Year
55 - 622028	SE NE SE 16 T6.0S R6.0E	2018
55 - 622029	SE NE SE 16 T6.0S R6.0E	2018
55 - 622030	SE SW SW 10 T6.0S R5.0E	2018

### RIGHT TO FACILITY RELATIONSHIPS

\*\*\* NO DATA FOUND \*\*\*

# PRELIMINARY CONSTRUCTION COST ESTIMATE



## Preliminary Construction Cost Estimate

PROJECT: Auza Ranches - Mass Grading

Original Budget Dated: 9/24/2025



Engineering  
& Design

Description	Quantity	Unit	Unit Price	Total
<b>GRADING COST</b>				<b>1,437,516.89</b>
<b>10% CONTINGENCY</b>				<b>143,751.69</b>
<b>GRADING COST W/PURCHASE IMPORT</b>				<b>2,339,968.58</b>
<b>GRADING COST W/HAUL IMPORT</b>				<b>1,672,218.58</b>
<b>Development Fees/Permits</b>				
Storm Water Permit	1	LS	3,400.00	3,400.00
CGP Permit	1	LS	510.00	510.00
Dust Control Permit	1	LS	4,120.00	4,120.00
Grading Permit	3.0%	% OF	1,323,773.68	39,713.21
<b>Subtotal Development Fees/Permits</b>				<b>47,743.21</b>
<b>Field Engineering</b>				
Material Testing-Onsite	1	LS	30,000.00	30,000.00
Construction Staking-Onsite	1	LS	30,000.00	30,000.00
Construction Staking Extras	20.0%	% OF	30,000.00	6,000.00
<b>Subtotal Field Engineering</b>				<b>66,000.00</b>
<b>Earthwork (Assuming Post Tension Slabs)</b>				
Construction Gravel Entrance	1.0	EA	4,500.00	4,500.00
Pre-Wet	26.3	ACRES	1,200.00	31,560.00
Mass Grading	21,000	CY	9.00	189,000.00
Rough Finish Grading	104,000	SY	1.25	130,000.00
Construction Water	8,000	MGALS	10.30	82,400.00
Place Import	33,725	CY	5.00	168,625.00
Channel Grading	20,887	CY	28.00	584,836.00
Mobilization	1	LS	50,000.00	50,000.00
SWPP / Dust Compliance	1	LS	12,000.00	12,000.00
Earthwork Sales Tax	5.655%	% OF	1,252,921.00	70,852.68
<b>Subtotal Earthwork</b>				<b>1,323,773.68</b>
<b>Solls Balance</b>				
Option 1: Puchase Import	2,810	LDS	270.00	758,700.00
Option 2: Haul Cut from Adjacent Parcels (2 Belly Trips/Hr)	1,700	LDS	53.50	90,950.00

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