

# CASA GRANDE TECHNOLOGY HUB

SEC PETERS ROAD & THORNTON ROAD | CASA GRANDE, AZ

**LOCATION** The Property is located at the southeast corner of Peters Road & Thornton Road in Casa Grande, AZ

**SIZE** ±47.31 Acres

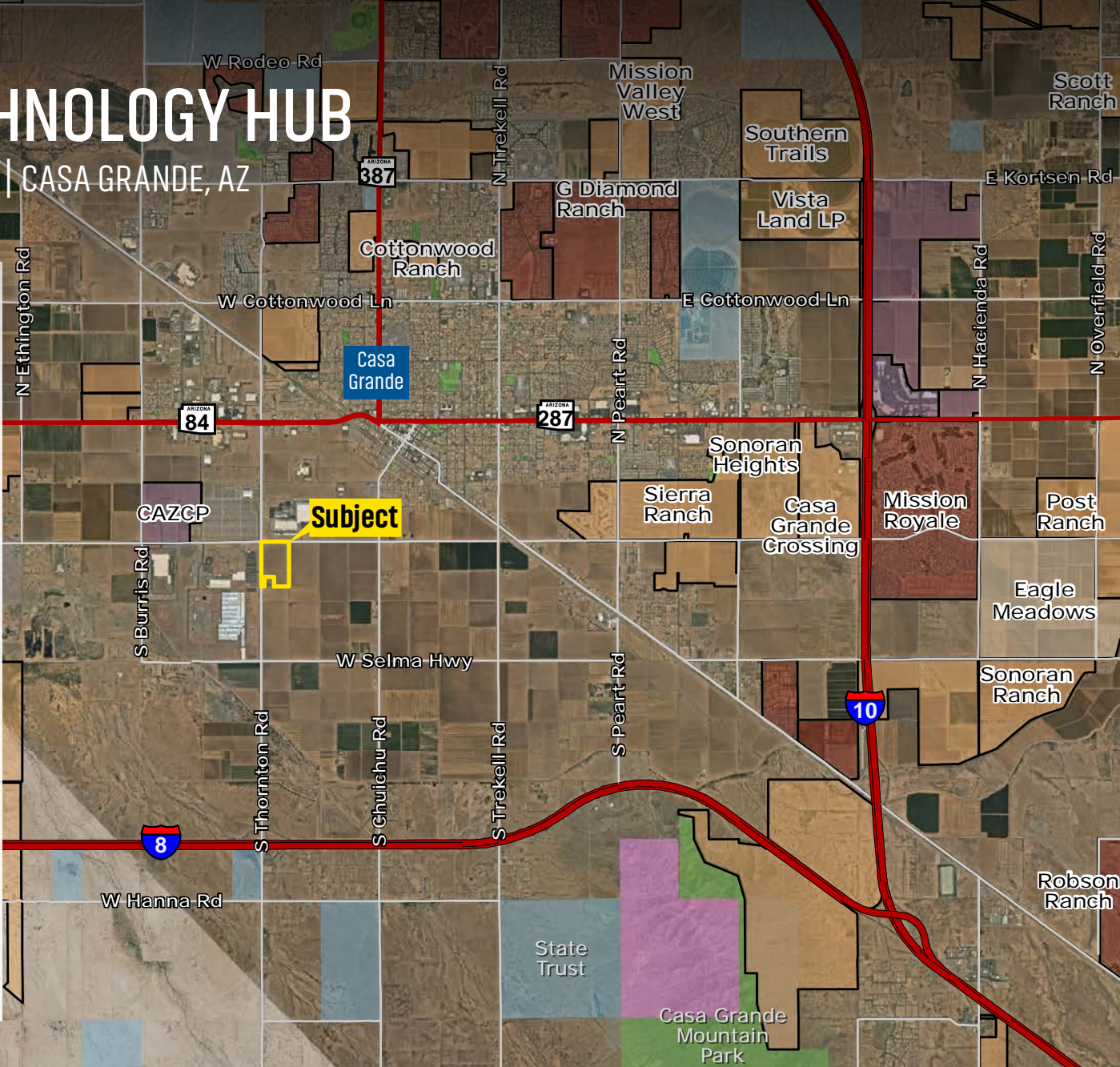
**PRICE** Call for Pricing

**PARCEL** 507-14-009

**ZONING** I-1, City of Casa Grande

**UTILITIES**  
Sewer - 36" sewer on Burris Road  
Water - 12" water main line  
Power - APS/San Carlos

- COMMENTS**
- Located in the industrial hub of Casa Grande
  - Property has access to major interstates, freeways, and railroad (I-10, I-8, Hwy 84, Hwy 387 & Union Pacific Railroad). [Click here to view Area Infrastructure.](#)
  - Eligible for new market tax credits
  - Included in the Arizona Commerce Authority Opportunity Zone. [Click here for more information.](#)



## CONTACT FOR MORE INFORMATION

Kirk P. McCarville, CCIM  
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520.251.0348

Trey Davis  
tdavis@landadvisors.com  
602.363.3901

 Land Advisors<sup>®</sup>  
ORGANIZATION

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# AERIAL MAP

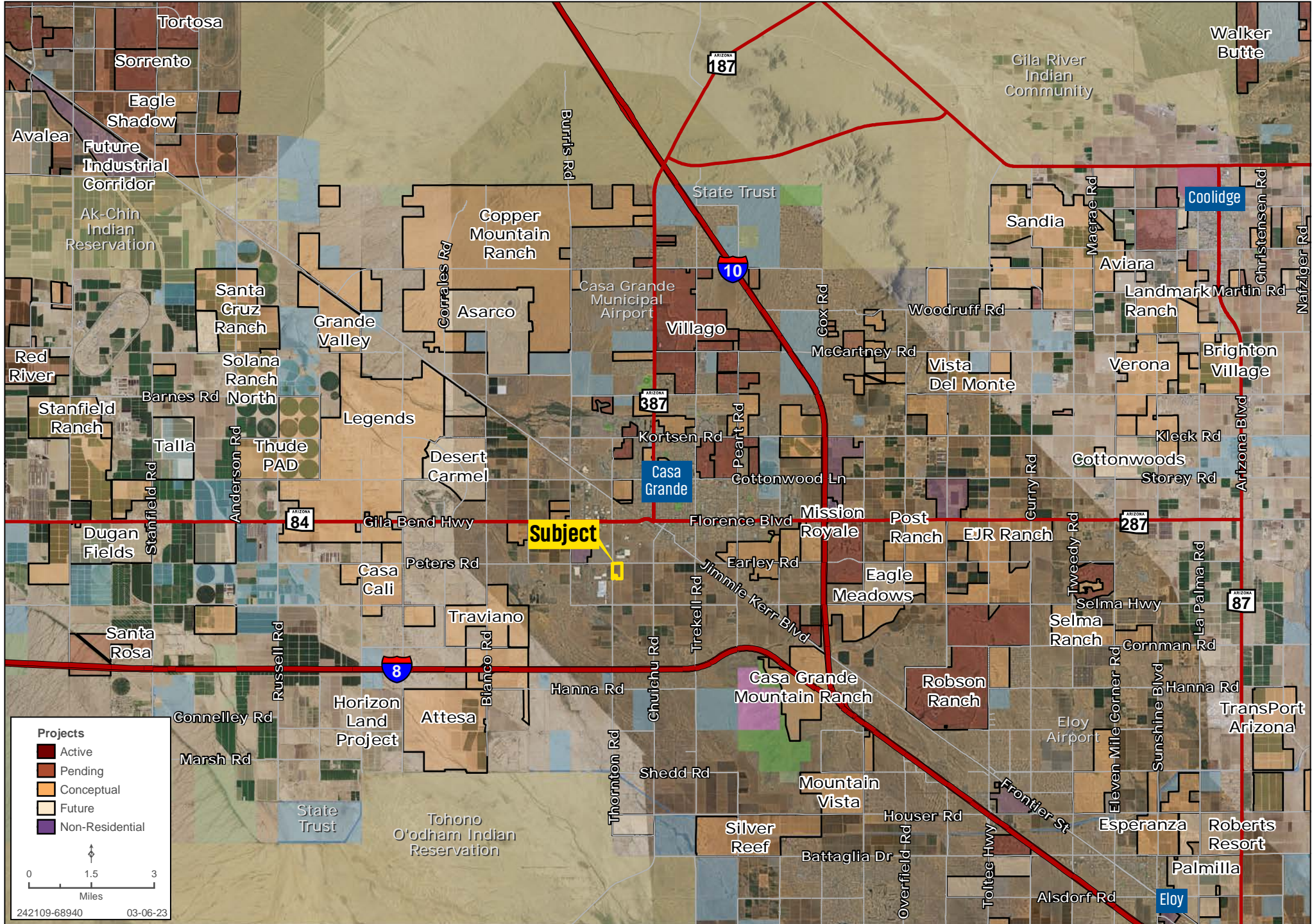
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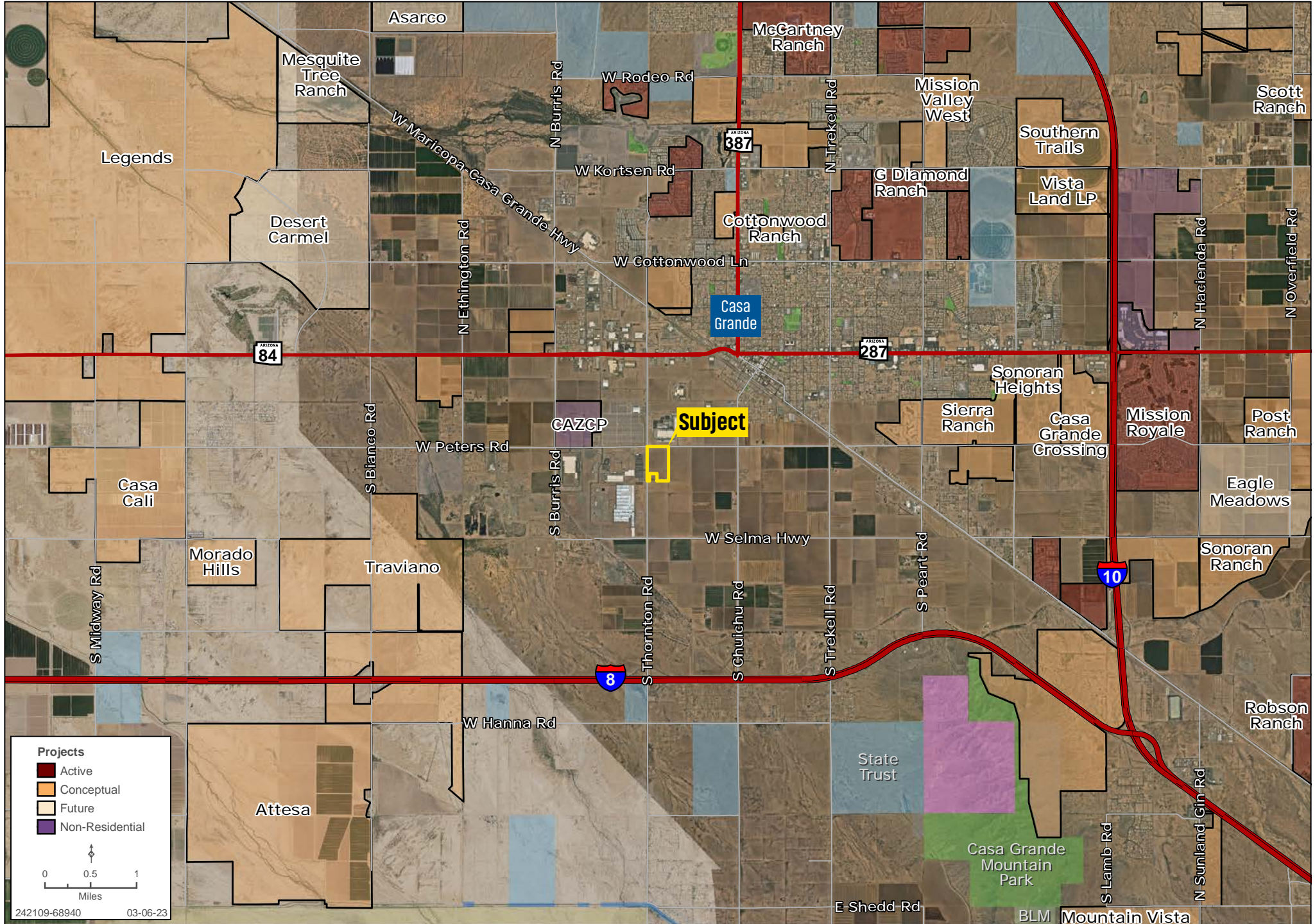
# REGIONAL MAP

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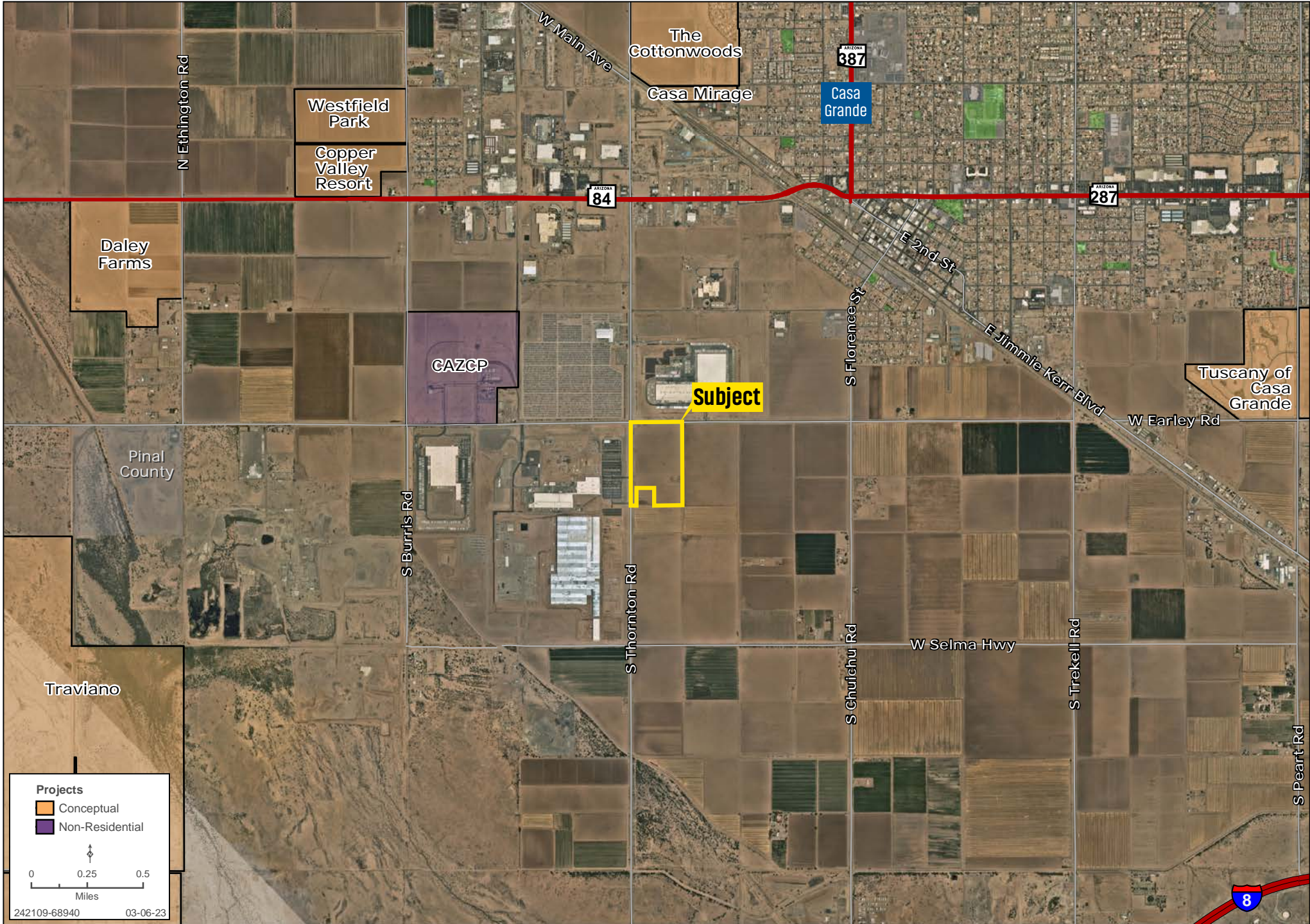
# DEVELOPMENT MAP

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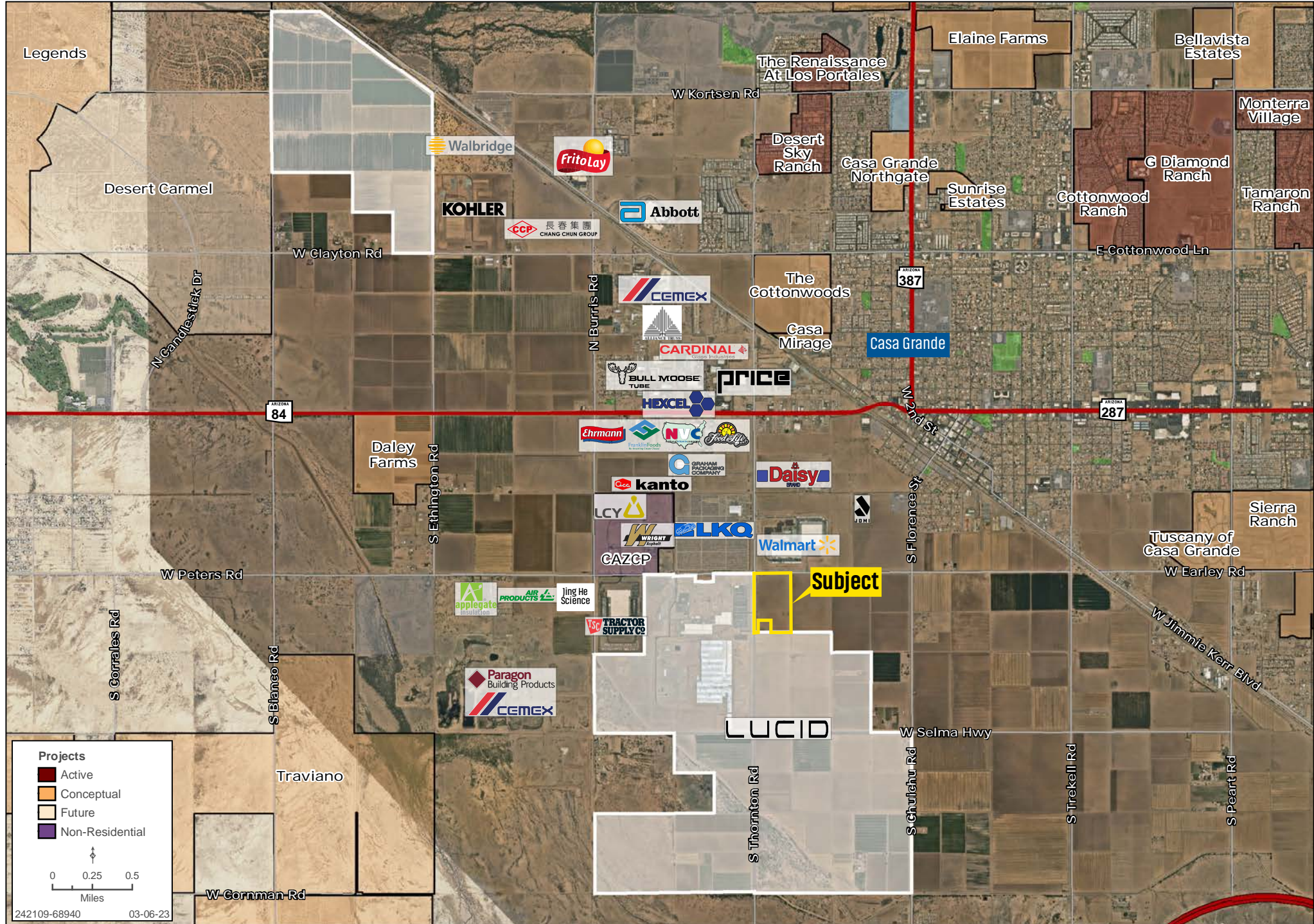
# AREA MAP

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# CORPORATE NEIGHBORS MAP

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**Projects**

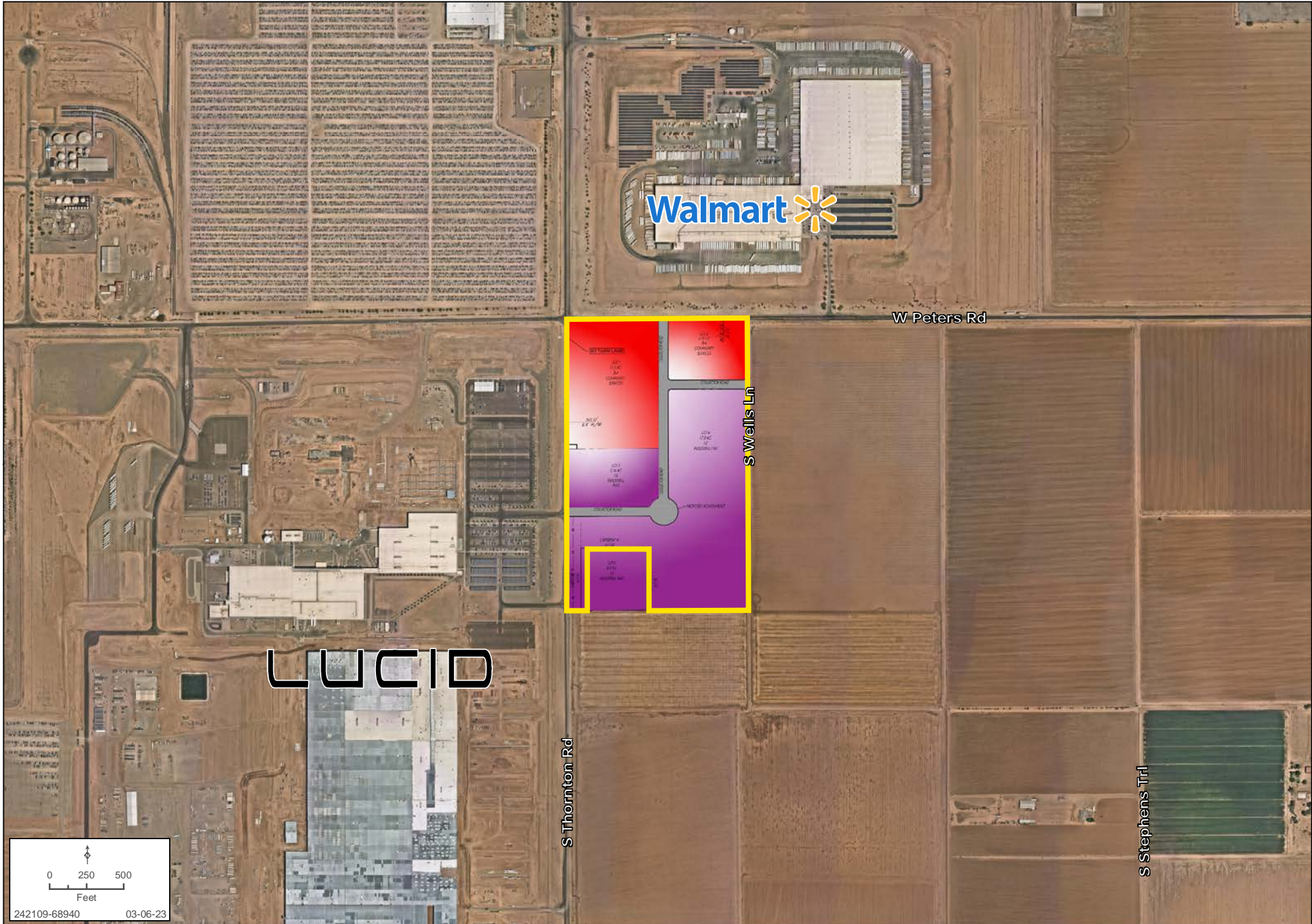
- Active
- Conceptual
- Future
- Non-Residential

0 0.25 0.5  
Miles

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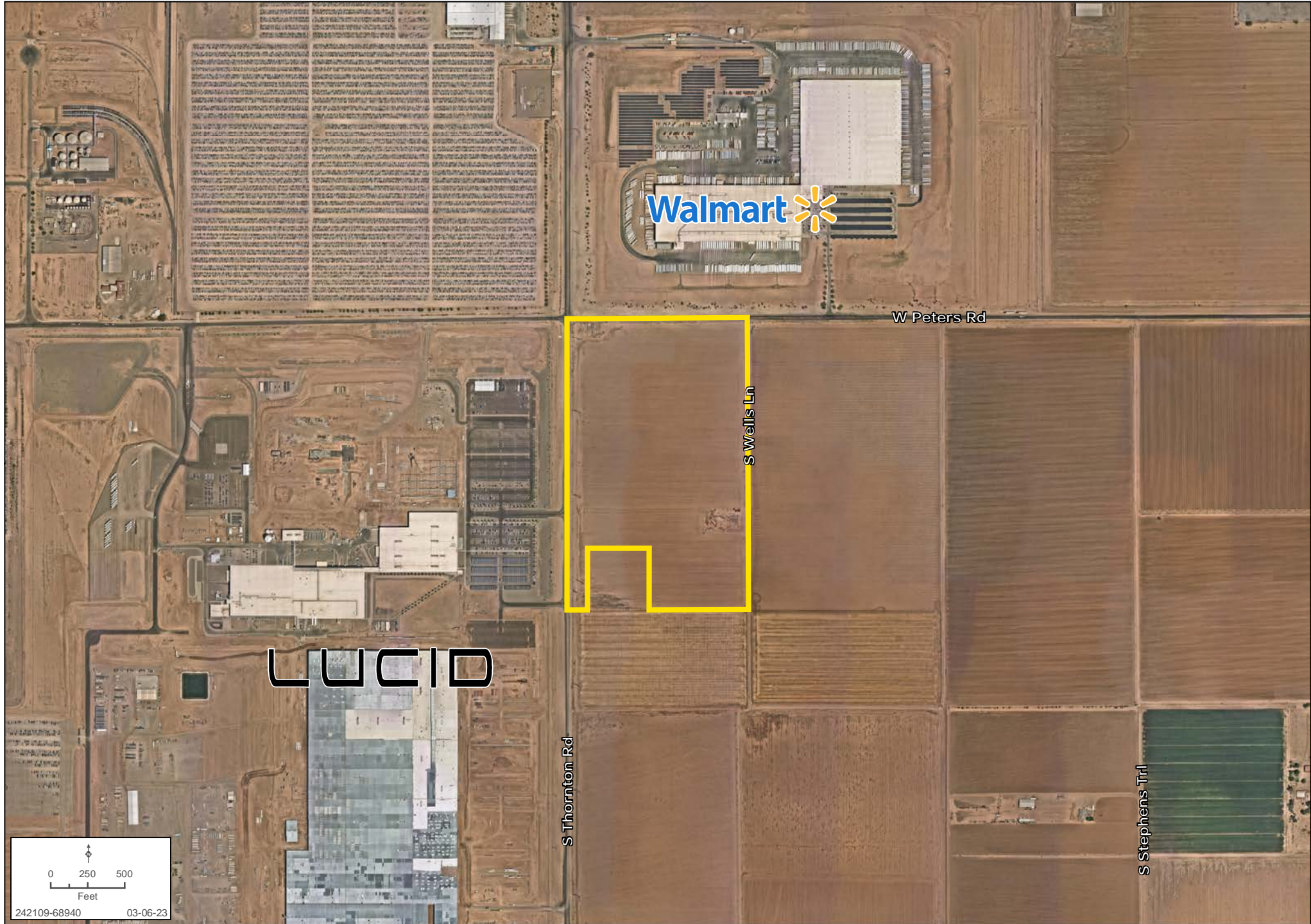
# CONCEPTUAL PAD ZONING MAP

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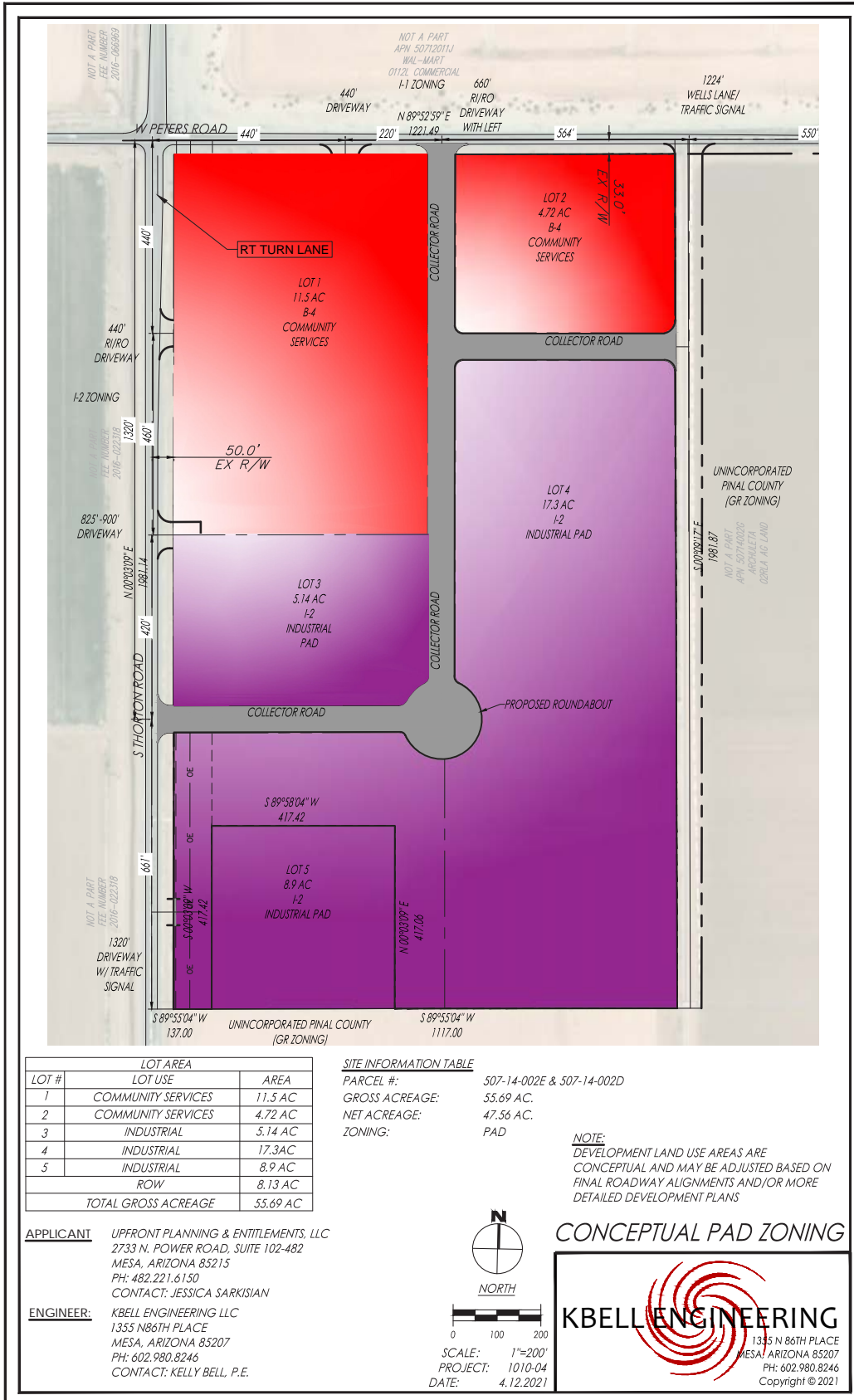


# DETAIL MAP

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# CONCEPTUAL PAD ZONING



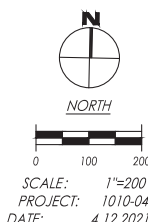
| LOT AREA            |                    |          |
|---------------------|--------------------|----------|
| LOT #               | LOT USE            | AREA     |
| 1                   | COMMUNITY SERVICES | 11.5 AC  |
| 2                   | COMMUNITY SERVICES | 4.72 AC  |
| 3                   | INDUSTRIAL         | 5.14 AC  |
| 4                   | INDUSTRIAL         | 17.3 AC  |
| 5                   | INDUSTRIAL         | 8.9 AC   |
| ROW                 |                    | 8.13 AC  |
| TOTAL GROSS ACREAGE |                    | 55.69 AC |

| SITE INFORMATION TABLE |                           |
|------------------------|---------------------------|
| PARCEL #:              | 507-14-002E & 507-14-002D |
| GROSS ACREAGE:         | 55.69 AC.                 |
| NET ACREAGE:           | 47.56 AC.                 |
| ZONING:                | PAD                       |

**NOTE:**  
DEVELOPMENT LAND USE AREAS ARE CONCEPTUAL AND MAY BE ADJUSTED BASED ON FINAL ROADWAY ALIGNMENTS AND/OR MORE DETAILED DEVELOPMENT PLANS

**APPLICANT:** UPFRONT PLANNING & ENTITLEMENTS, LLC  
2733 N. POWER ROAD, SUITE 102-482  
MESA, ARIZONA 85215  
PH: 482.221.6150  
CONTACT: JESSICA SARKISIAN

**ENGINEER:** KBELL ENGINEERING LLC  
1355 N 86TH PLACE  
MESA, ARIZONA 85207  
PH: 602.980.8246  
CONTACT: KELLY BELL, P.E.



**CONCEPTUAL PAD ZONING**

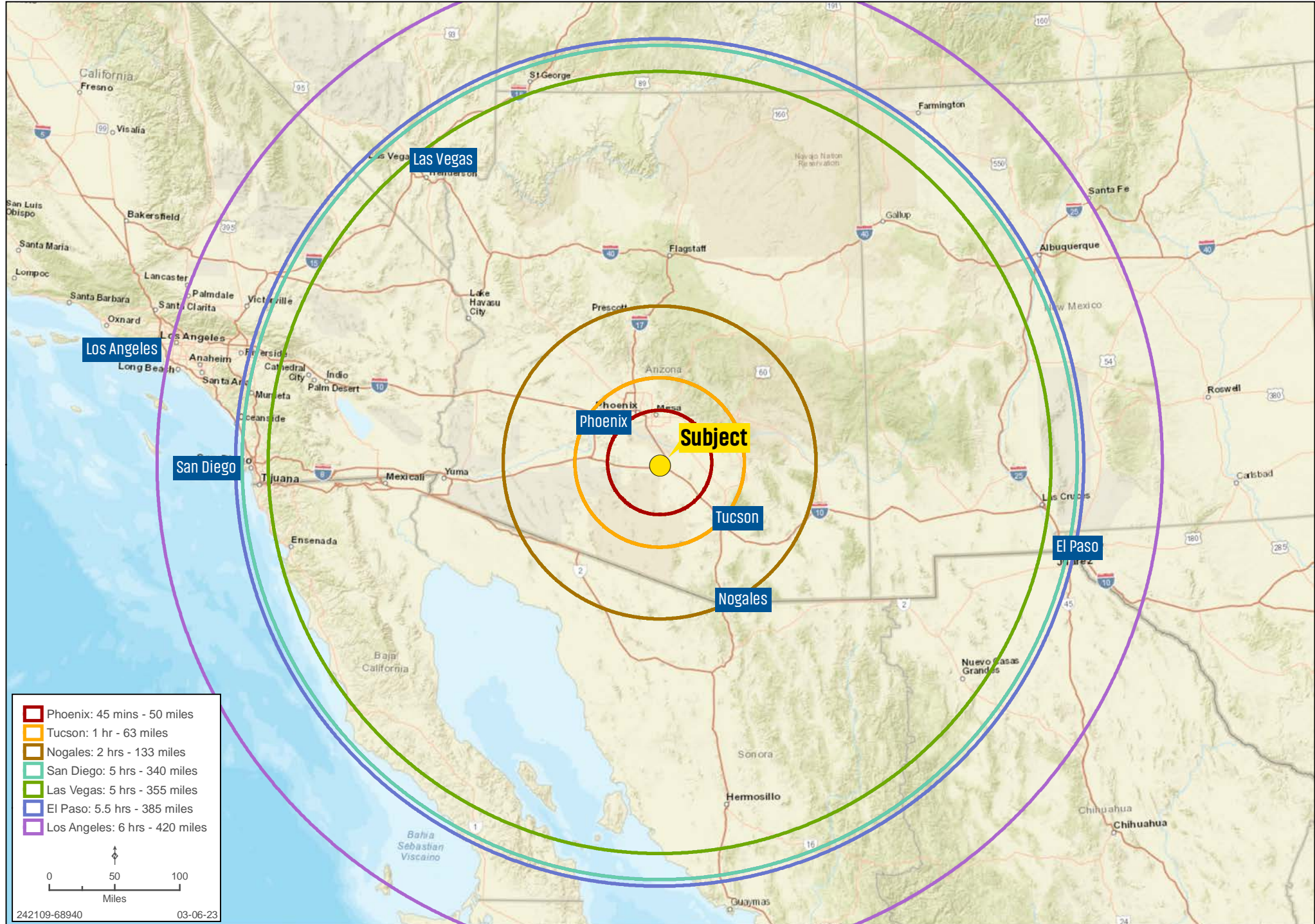
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1355 N 86TH PLACE  
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PH: 602.980.8246  
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# REGIONAL ACCESSIBILITY MAP

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