



CONTACT FOR MORE INFORMATION

Kirk P. McCarville, CCIM
kmccarville@landadvisors.com
520.251.0348

Trey Davis
tdavis@landadvisors.com
602.363.3901

 Land Advisors[®]
ORGANIZATION

520.251.0348 | LandAdvisors.com

EXECUTIVE SUMMARY



LOCATION	This property is located at the northeast corner of the southeast corner of Bianco Road and Kortsen Road in Casa Grande, Arizona.
SIZE	±470.75 Acres
PRICE	Submit
ZONING	I-2, City of Casa Grande
PARCELS	503-31-005E, 503-31-006B, 503-31-008A, 503-36-001B, 503-36-002A, 503-36-003A, 503-36-006J, 503-36-006K Please click here to view the Overall Parcel Exhibit
UTILITIES	Water - Arizona Water Company 12 inch water main in Kortsen Road alignment 36 inch water main one mile east in Burn's Road Alignment Electric - San Carlos Electric Gas - Southwest Gas
IRRIGATION	San Carlos Irrigation District Please click here to view the water rights

COMMENTS

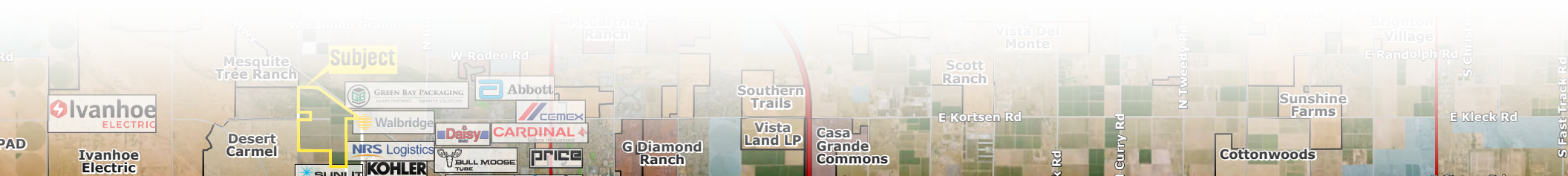
- Large contiguous San Carlos Farm adjacent to city limits
- Located between the City of Casa Grande and the City of Maricopa with almost 1 mile of frontage on Highway 238
- Infrastructure solutions readily available
- Click here for more information on the [Pinal County Market](#)

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

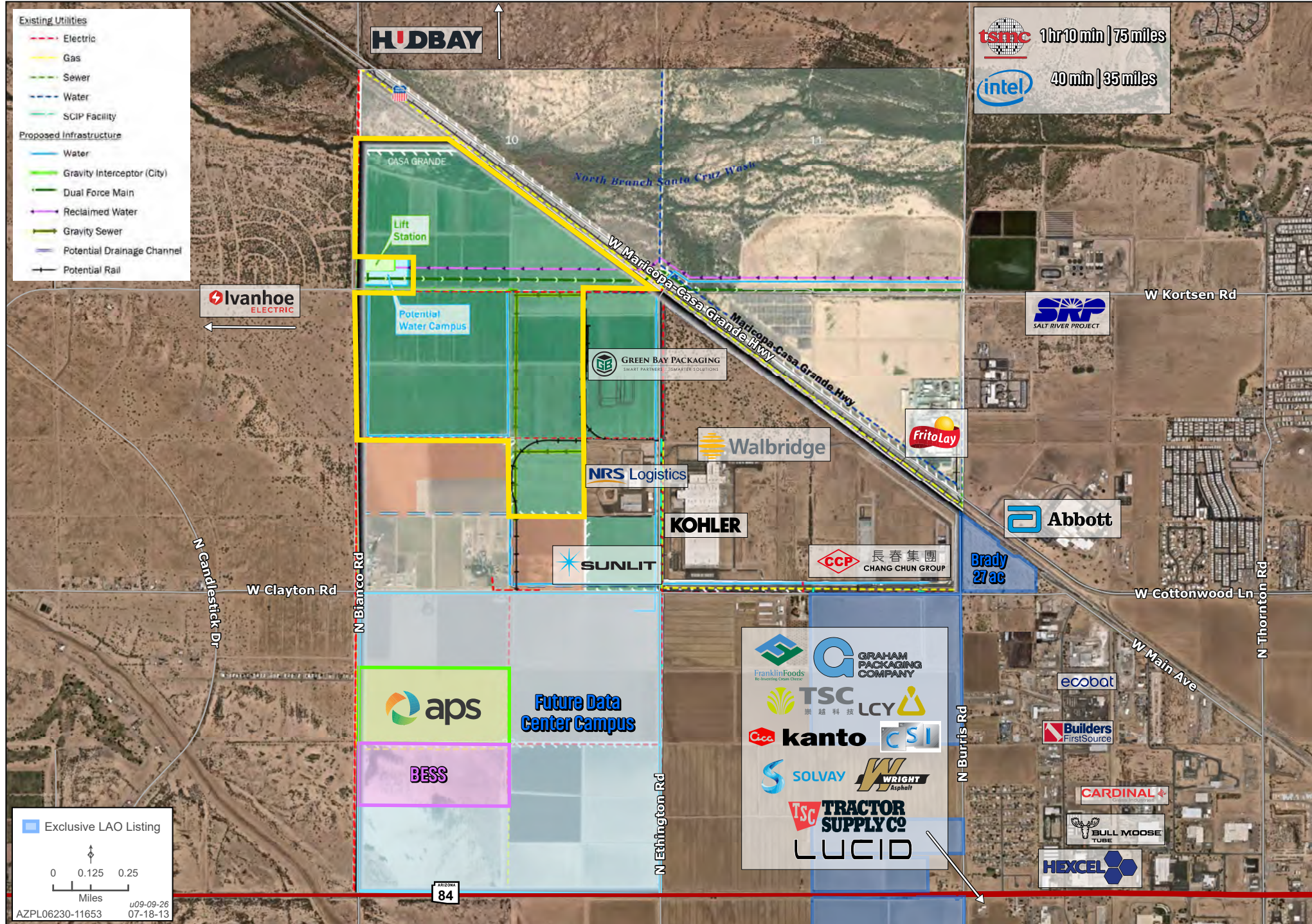


Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com

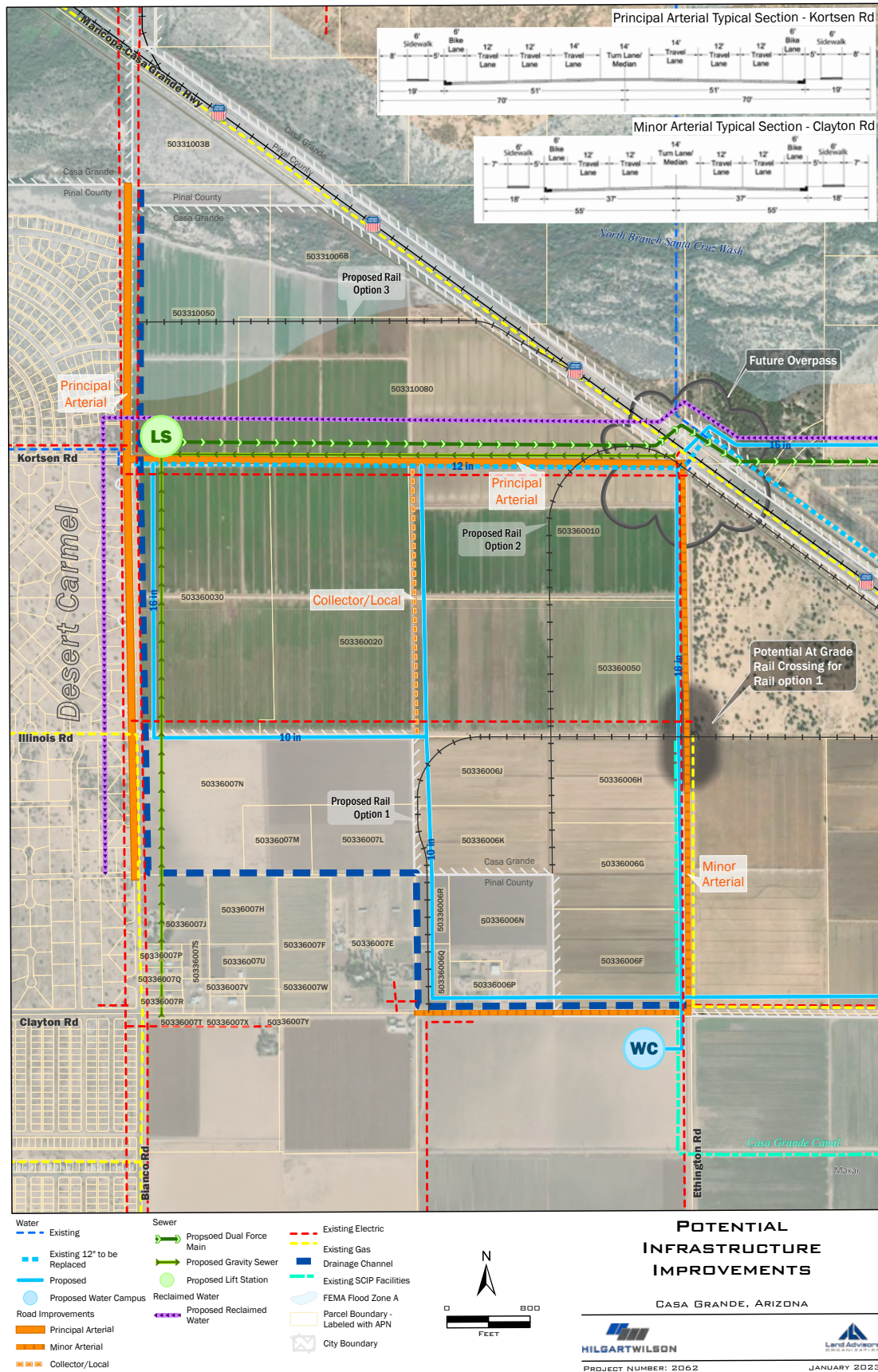


Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com





MASTER UTILITY MAP



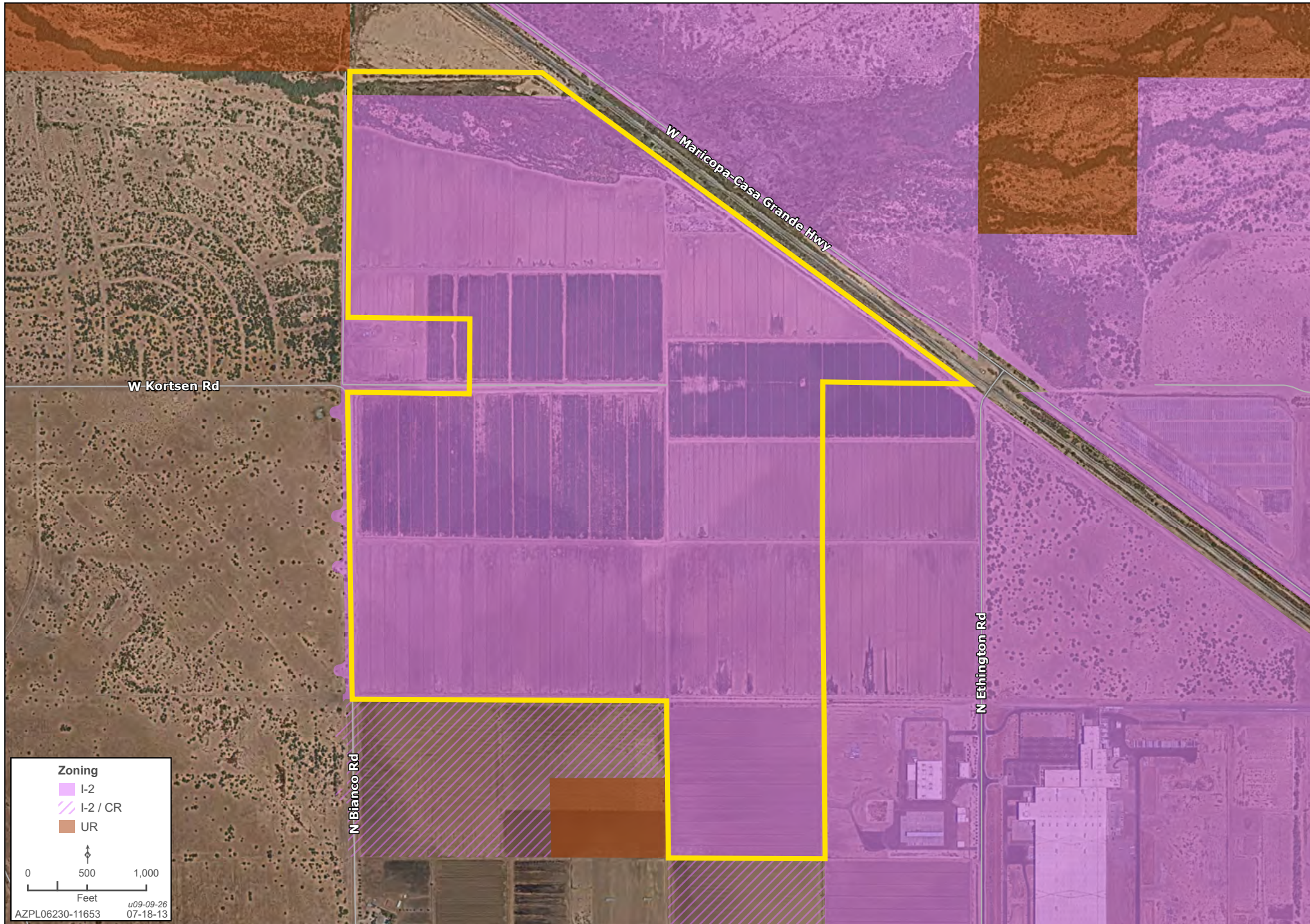
DETAIL

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



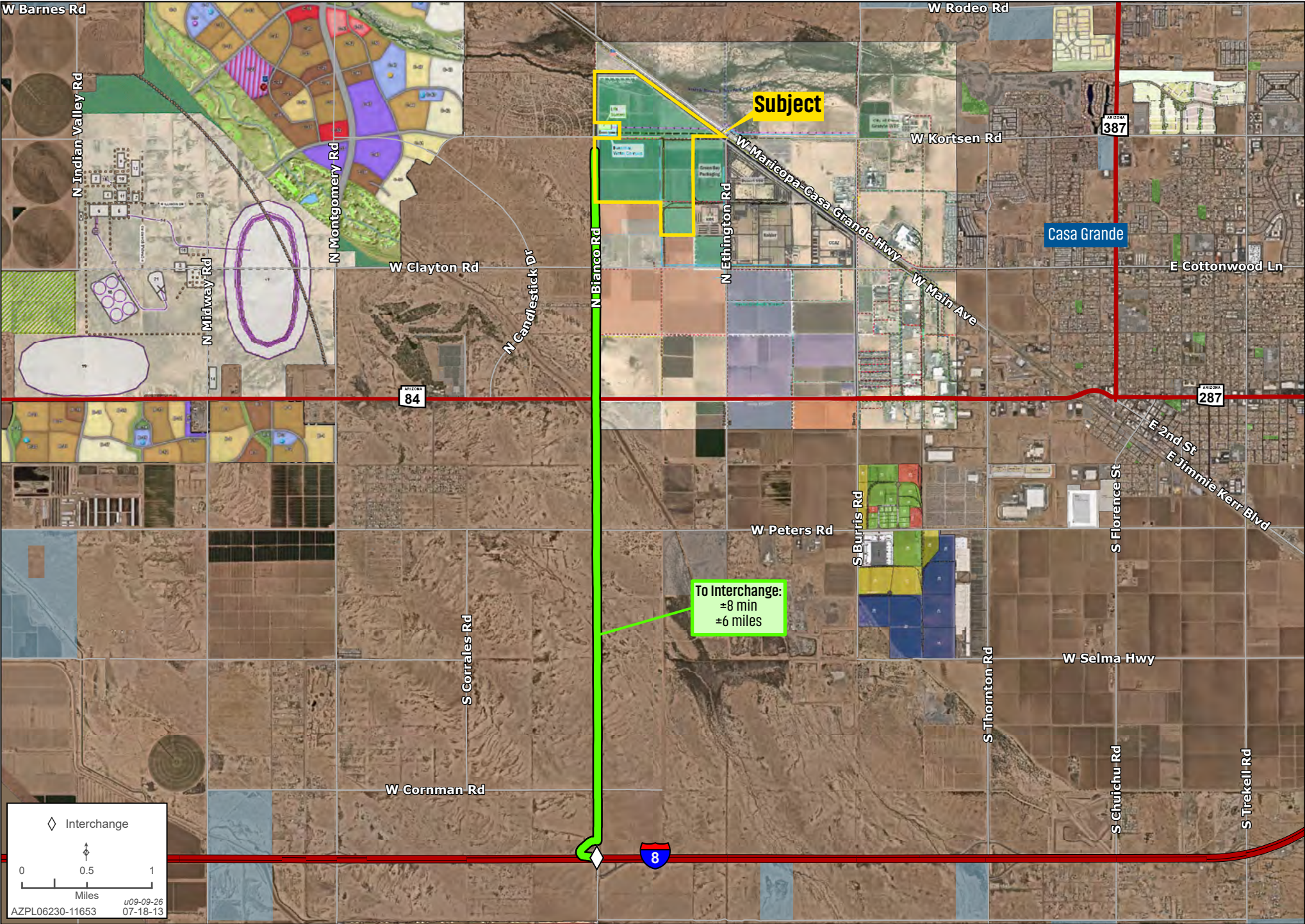
ZONING

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



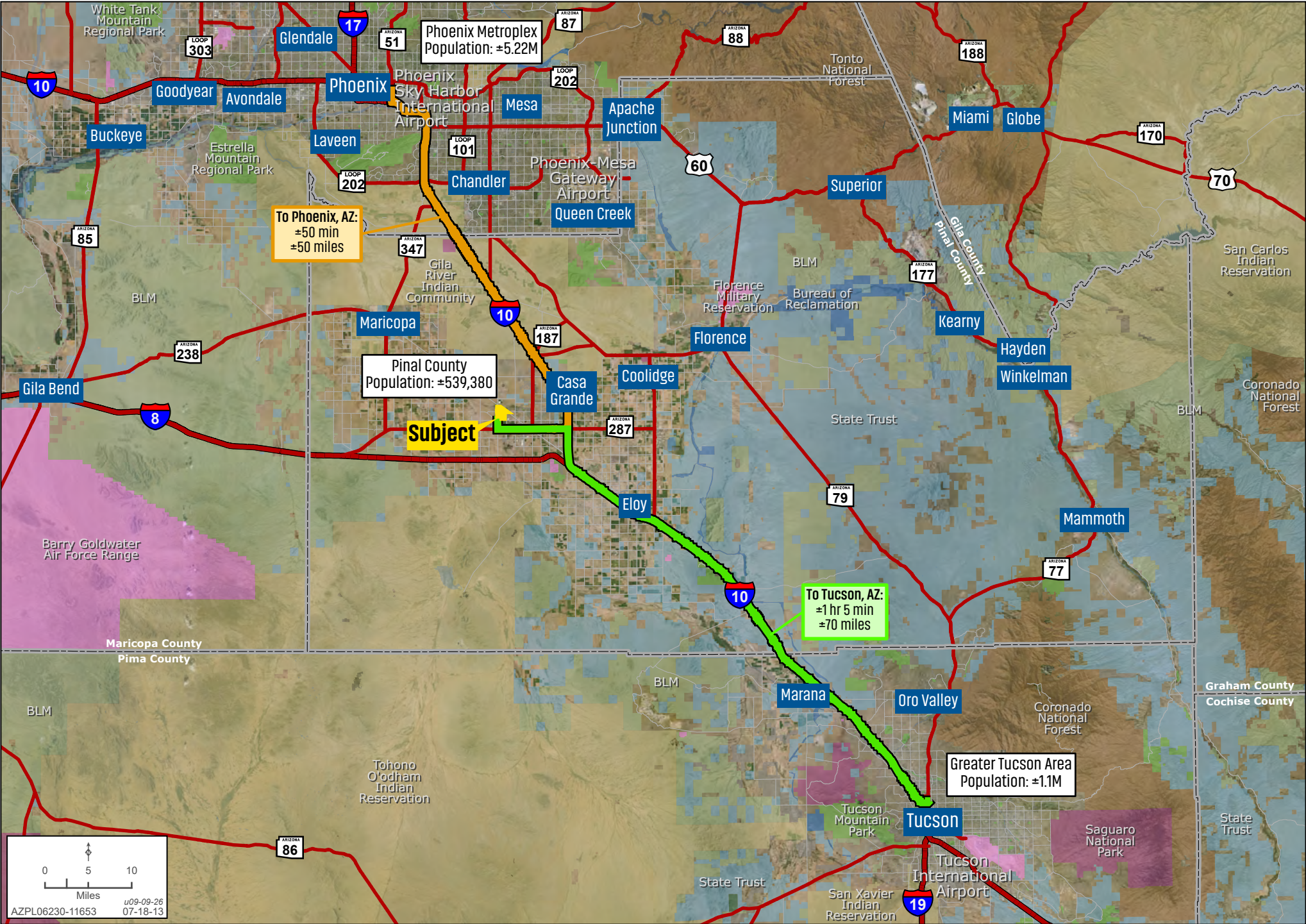
DISTANCE TO INTERCHANGE

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



DISTANCES TO PHOENIX AND TUCSON

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



PINAL COUNTY HIGHLIGHTS

CLICK THE LINKS BELOW FOR MORE INFORMATION



New Jobs

Coming to
Pinal County



Casa Grande

Incentive
Package



Pinal County

Incentive
Package



Casa Grande

Users



Bios



About

Land Advisors
Organization

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. AZPL06230 - 09.09.2026.



LandAdvisors.com