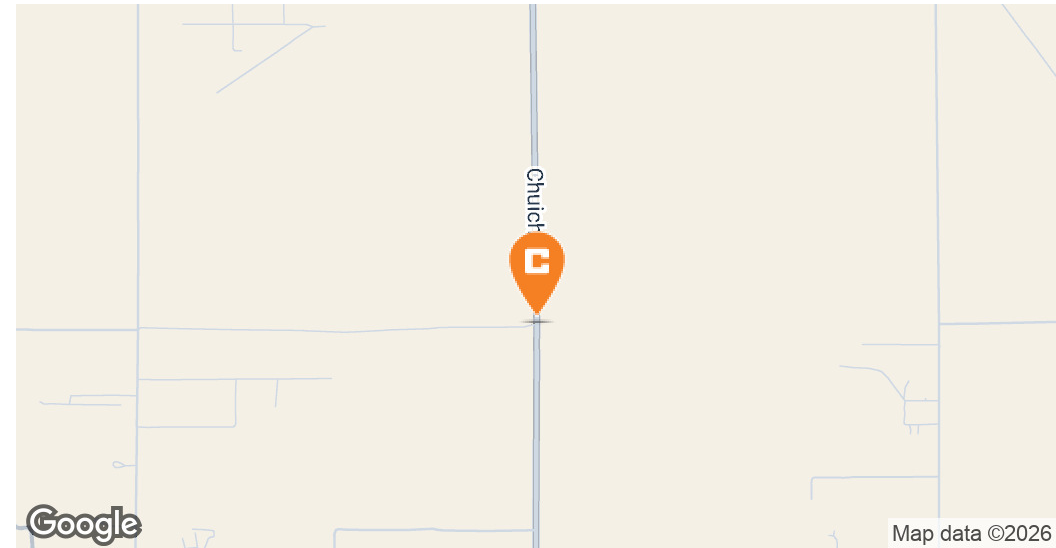
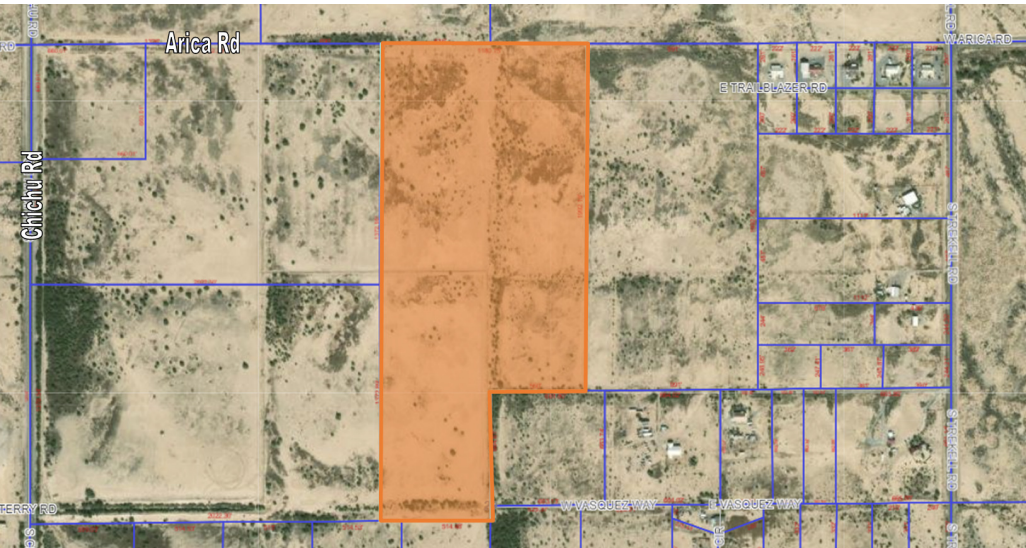


# E OF SEC CHUICHU AND ARICA

CASA GRANDE, AZ 85193

LAND | FOR SALE



## PROPERTY DESCRIPTION

Desert acreage located just East of the SEC of Chuichu Rd and Arica Rd in the rapidly growing Casa Grande corridor. Casa Grande has new residential and industrial development, and this location sits minutes from I-8 and I-10, providing connectivity to Phoenix, Tucson and the future alignment of the proposed Interstate 11. The property also lies within an Arizona Opportunity Zone and in a FEMA Flood Zone X, providing both favorable tax advantages and minimal flood-risk considerations.

## OFFERING SUMMARY

Sale Price:	\$1,072,510
Price Per Acre:	\$16,490
Lot Size:	+/- 65.04
APN:	511-76-002K
Current Zoning:	UR-Urban Ranch
General Plan:	Rural

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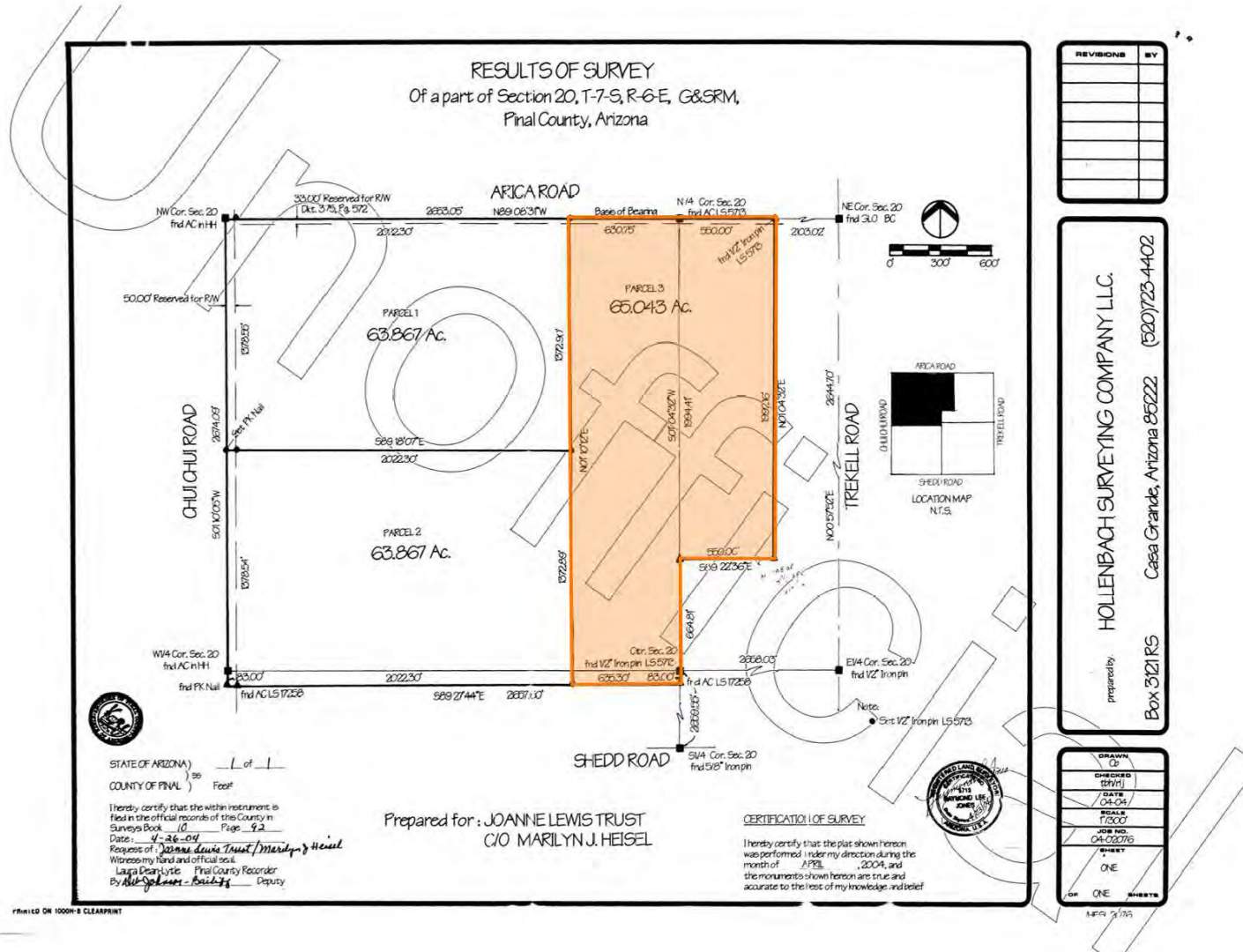
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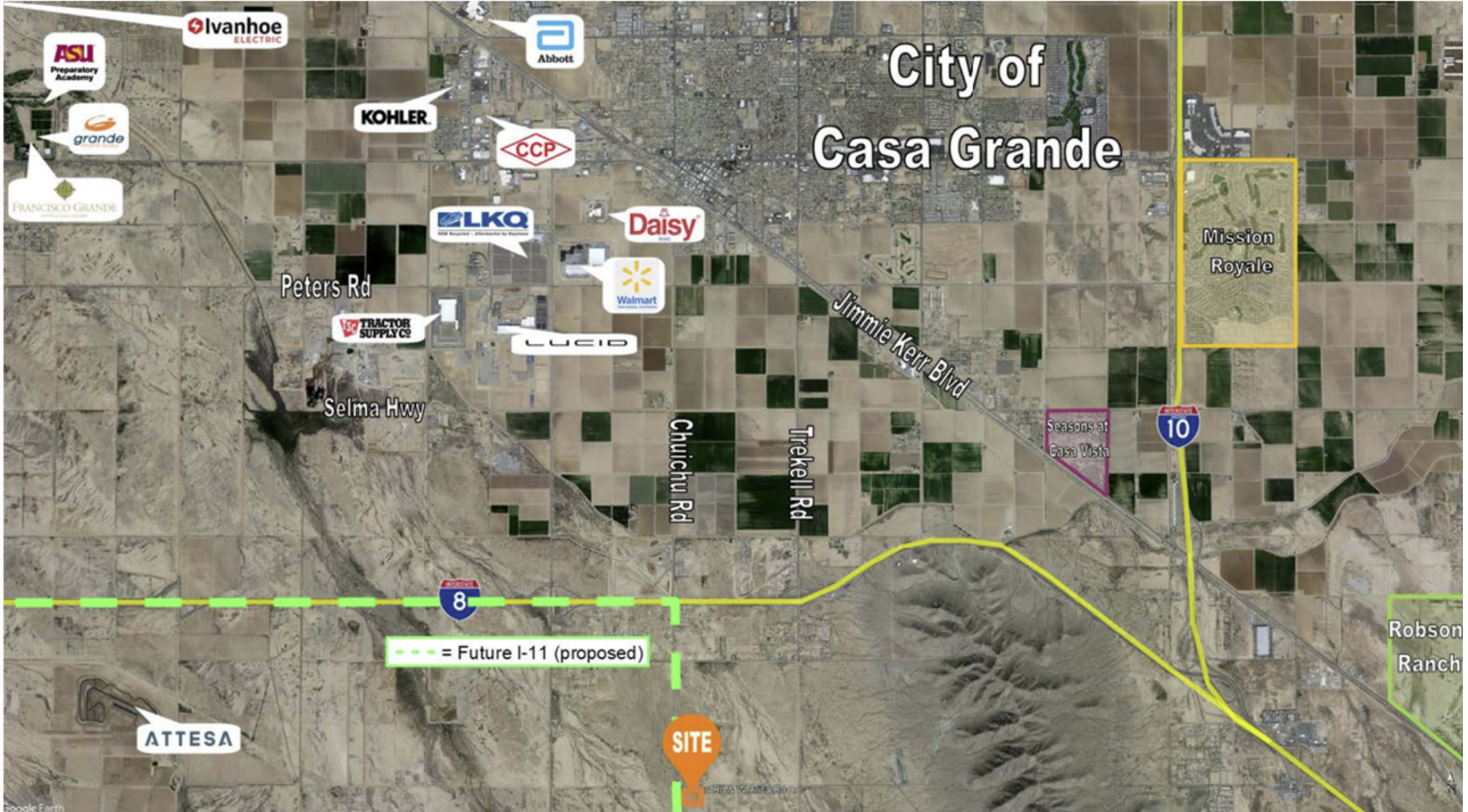
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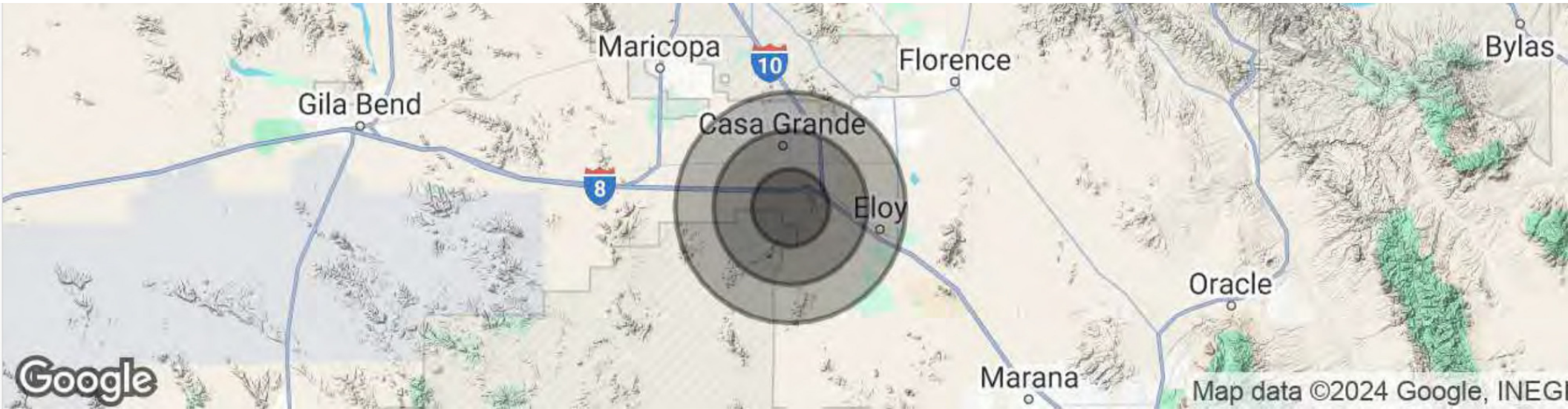
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# E OF SEC CHUICHU AND ARICA

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## POPULATION

	5 MILES	10 MILES	15 MILES
Total population	5,195	73,159	104,346
Median age	38.7	38.8	38.5
Median age (Male)	40.1	36.8	36.7
Median age (Female)	36.5	40.8	39.5

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total households	2,044	30,416	38,490
# of persons per HH	2.5	2.4	2.7
Average HH income	\$69,337	\$65,020	\$64,498
Average house value	\$670,597	\$163,413	\$170,368

\* Demographic data derived from 2020 ACS - US Census

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