



±1,014.7 GROSS ACRES
Master Planned Area Development

NWC & SWC I-10 & I-8 | CASA GRANDE, AZ

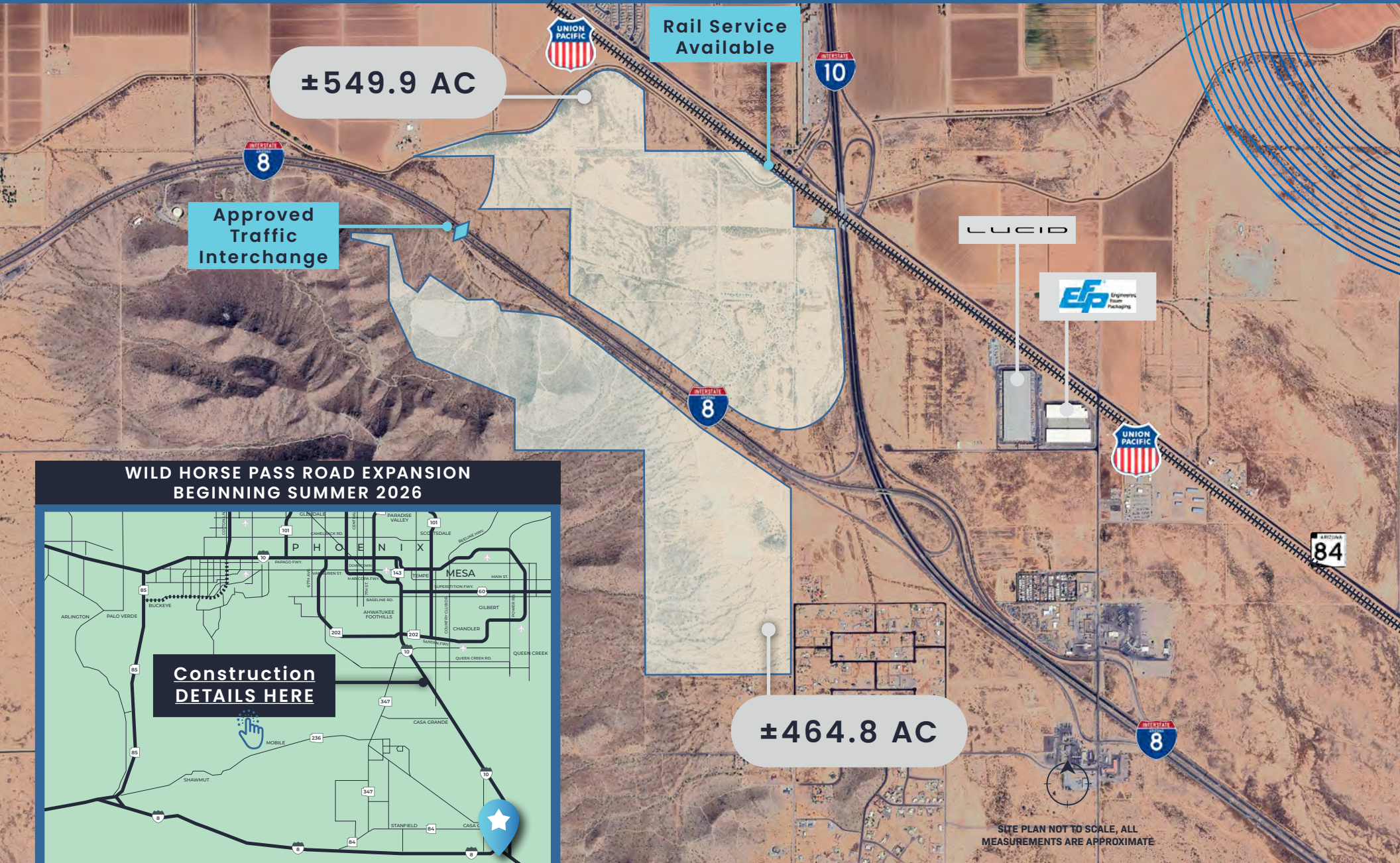
CBRE

MIXED-USE COMMERCE PARK | ±1,014.7 AC



LOCATION:	NWC & SWC I-10 & I-8 Casa Grande, AZ	GAS:	Southwest Gas
ACREAGE:	Gross- ±1,014.7 Acres Less- ±110.1 Acres (Future ROW) Net- ±904.6 Acres	ACCESS:	Traffic Interchange approved by FHWA/ADOT which includes associated future ROW dedications for a total of ±110.1 AC.
ZONING:	MPC/PAD, City of Casa Grande	WATER RESOURCES:	Onsite Well (capped): 1,800 GPM when in production. Possible to reactivate for construction water. Long-term surface water available from multiple sources for project water.
WATER:	Arizona Water Company	ELECTRIC	Arizona Public Service (Proposed Dedicated Substation Onsite)
PHONE/INTERNET	Cox Communications/Century Link (Fiber Optics)	COMMENTS	The City has expressed support for Community Facilities District or Revitalization District infrastructure funding.

MIXED-USE COMMERCE PARK | ±1,014.7 AC



CENTER POINT

of the Southwest

NWC & SWC I-10 & I-8 | CASA GRANDE, AZ

DEMOGRAPHICS WITHIN A 10 MILE RADIUS



90,415 Population



101,564 5 Year Projected Population



1,923 Businesses



\$76,343 Median Household Income



41.5 Median Age



22% Some College



20% Bachelor's or Higher

Source: ESRI, 2020



CONTACTS:

PAT FEENEY, JR.

Executive Vice President, SIOR
+1 602 538 3257
pat.feeney@cbre.com

SERENA WEDLICH

Senior Vice President, SIOR
+1 602 405 9100
serena.wedlich@cbre.com

DAN CALIHAN

Executive Vice President, SIOR
+1 602 617 1547
dan.calihan@cbre.com

TYLER VOWELS

Senior Associate
+1 231 384 1079
tyler.vowels@cbre.com

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