



## Hard Corner Development Opportunity | Casa Grande, AZ

SWC of Peart and Kortsen Roads in Casa Grande, AZ

[www.willislandco.com](http://www.willislandco.com)

Exclusively Presented By

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**WILLIS LAND**  
COMPANY

# LAND DESCRIPTION

**Location:**

SWC of Peart and Kortsen Roads in Casa Grande, AZ.  
**(Directly North of the City Recreational Center)**

**Size:**

+/- 21.21 Acres

**APN:**

505-01-670P

**Zoning:**

B-2 General Business Zone  
(Low Intensity Retail and Service Outlets)

**Comments:**

Located in the heart of Casa Grande and only 2 Miles Southwest of Interstate—10 Full Diamond interchange and 2 Miles West of the future Korsten and I-10 Interchange (Expected Before 2026)  
Casa Grande is one of the fastest growing communities in the Phoenix Metro Area. They are currently 52,000+ residents with an average household income of over \$55,000.

**WATER**

Arizona Water Company

**SEWER**

City of Casa Grande

**GAS**

Southwest Gas

**ELECTRICITY**

APS

**TELEPHONE**

Century Link

**PRICE:**

**SUBMIT OFFER**

All Information contained herein is from sources deemed reliable but not guaranteed. Buyer should be satisfied as to the accuracy of all data. Offer subject to prior sale, price change or withdrawal.

## Why Casa Grande?

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The City of Casa Grande is the southern-most city in the Phoenix Metropolitan area and is conveniently located midway between Phoenix and Tucson, approximately one hour from each city. The I-8, I-10, and Union Pacific Railroad run through the city of Casa Grande, and the I-8/I-10 interchange is located just south of the downtown corridor providing convenient access to three major freight routes. Over the past two years, Casa Grande has generated significant media attention at the national and international levels with development announcements by:

[Lucid Motors](#) (electric vehicle manufacturer representing over \$300 million investment)

**Estimated Number of Jobs: 5,000-6,000 (3-5 yrs)**

[Kohler Co.](#) (a 1,000,000 SF manufacturing facility for kitchen and bath products)

**Estimated Number of Jobs: 400+**

[Chang Chun](#) (Taiwan-based chemical manufacturer)

**Estimated Number of Jobs: 200+**

**Single Family Home Permits YTD: 687**

**Multi-Family Units Under Construction: 1,436**

Casa Grande's population has doubled since the year 2000, making it the largest city and tax base in Pinal County. Coupled with its rapidly growing economy and industrial sector, there has never been a better time to invest in Casa Grande!

Site Aerial



# CG Industry Aerial



# Street View



**Traffic >>**

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
W Kortsen Rd	Colorado St W	6,750	0	0.06 mi
E Kortsen Rd	W Kortsen Rd W	6,236	0	0.06 mi
North Peart Road	E Kortsen Rd S	10,654	0	0.11 mi
N Peart Rd	E Kortsen Rd S	8,449	0	0.11 mi
North Peart Road	W Kortsen Rd N	12,141	0	0.14 mi
North Peart Road	E Kortsen Rd N	12,344	0	0.14 mi
N Peart Rd	E Kortsen Rd N	10,244	0	0.14 mi
E Kortsen Rd	N Peart Rd W	5,522	0	0.17 mi
West Kortsen Road	N Hilarry Ln SW	6,184	0	0.26 mi
North Peart Road	E O'Neil Dr S	12,299	0	0.50 mi

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# Phoenix Metro Location Map

