



LAND | FOR SALE

E OF SEC RUSSELL RD & MARSH RD

CASA GRANDE, AZ 85193

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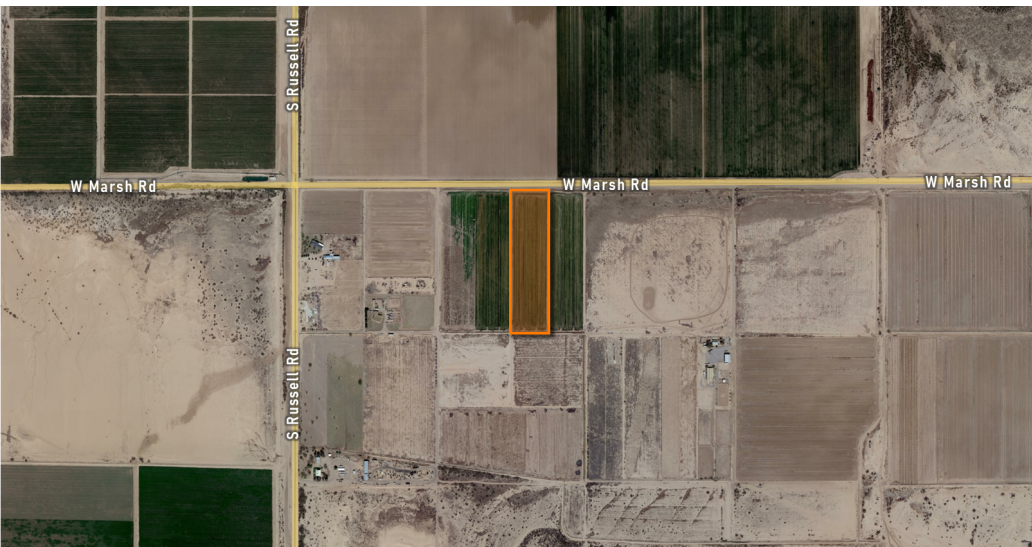
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PROPERTY DESCRIPTION

Great opportunity for an investment or 1031-exchange located in the fast-growing Casa Grande submarket. The property is 9.96 acres zoned AG with newly paved frontage along Marsh Rd. Subject property resides just south of Hwy 8.

PROPERTY HIGHLIGHTS

- Casa Grande is approximately center of Phoenix and Tucson with a population of 65,000
- Casa Grande projected annual growth rate of 2.5 -3%
- Current major employers include Lucid Motors, TSC Distribution Center, Hexcel, Price Industries, Abbott Nutrition, Bull Moose Tube, Frito Lay, Daisy Brand, Walmart Distribution Center, and ACO Polymer

OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	9.96 Acres
APN:	500-11-052A
Zoning:	AG
Municipality:	Pinal County

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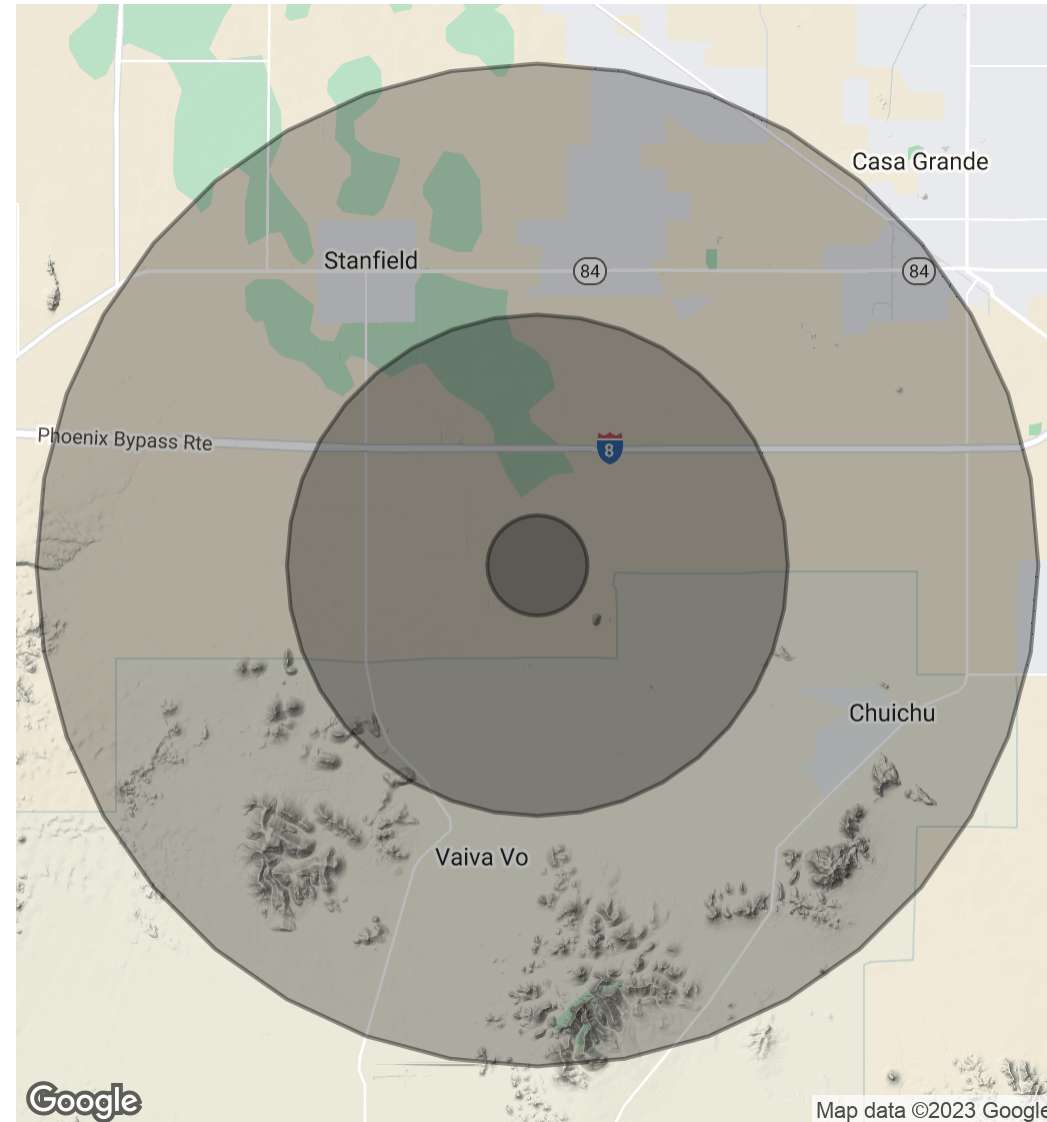
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8	1,051	5,212
Average Age	39.1	33.9	34.0
Average Age (Male)	45.1	35.1	36.8
Average Age (Female)	27.8	32.6	32.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3	350	1,796
# of Persons per HH	2.7	3.0	2.9
Average HH Income	\$52,964	\$48,569	\$63,334
Average House Value	\$316,359	\$125,731	\$119,850

* Demographic data derived from 2020 ACS - US Census



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