



LAND FOR SALE - SURPRISE AZ (All or Part)

30.81 total acres

(comprised of two contiguous properties of 7.07 acres and 23.74 acres)

Northeast Quadrant of I-10 and I-8 (Southwest Corner of Hanna Rd & Sunland Gin Rd, Casa Grande, AZ 85387)

Sale Price:

7.07 acres: \$5.00/sq. ft. (\$1,539,846)

23.74 acres: \$4.50/sq. ft. (\$4,653,515)

31 acres of commercially zoned property at the confluence of I-10 and I-8 in Casa Grande offers unparalleled logistical advantages, linking companies directly to Phoenix, Tucson, and Southern California. Situated in the booming Arizona Innovation and Technology Corridor, this location provides massive cost savings and access to extensive regional tax and infrastructure incentives.

APN: 7.07 acres: 511-33-003C and 511-33-003D

23.74 acres: 511-33-008D, 511-33-002C and 511-33-002B

Zoning: 7.07 acres: B-4/CR - B-4 (Community Services) zoning is designed for land-intensive commercial, retail, and manufacturing operations. CR (Component Residential) is an overlay that allows mixed-use development or a residential housing component to be built within or alongside the commercial zone.

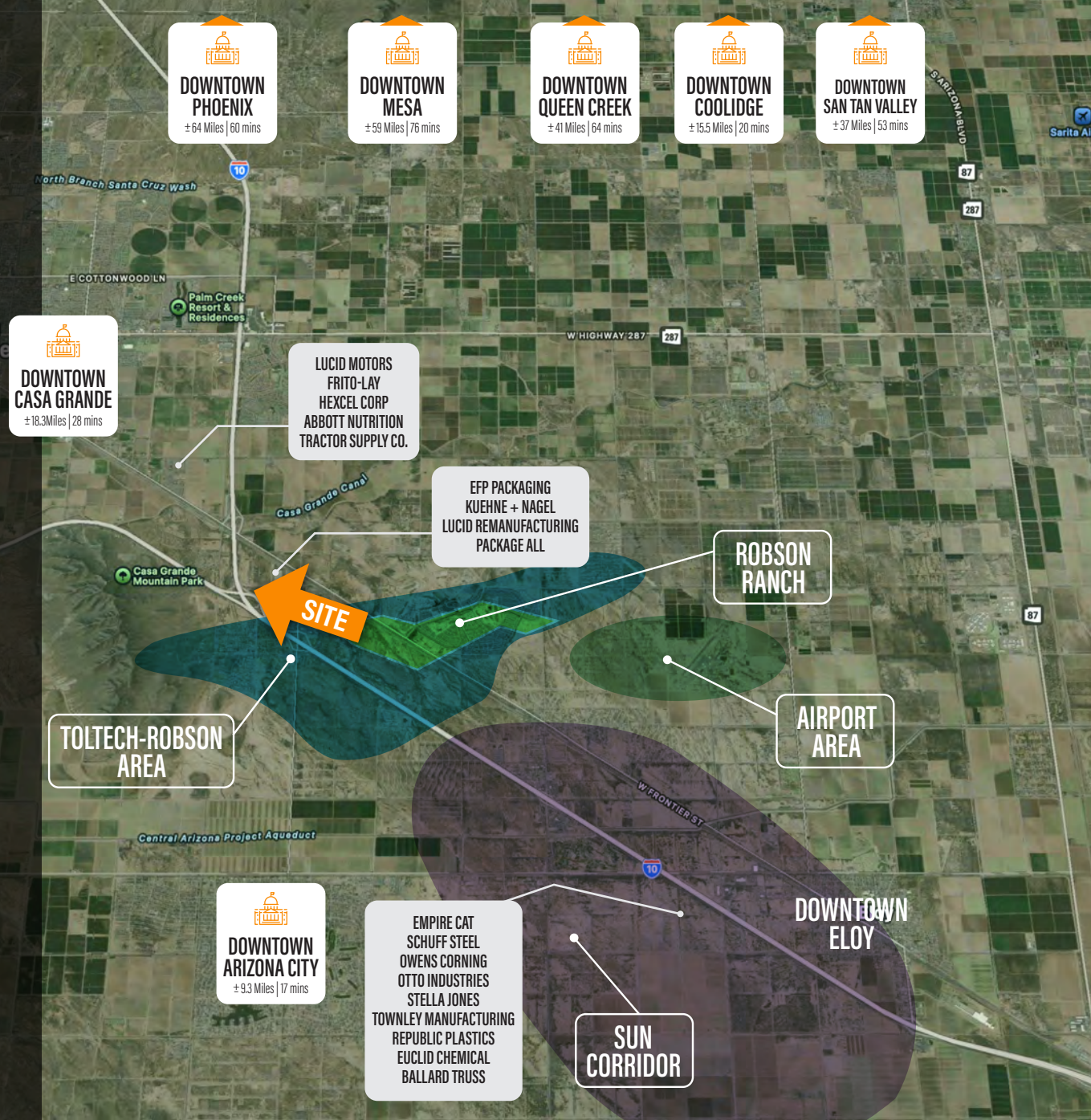
23.74 acres: I-1/CR - I-1 (Garden and Light Industrial) is designed for light manufacturing, warehousing, and limited accessory retail. Uses must not be detrimental to adjacent properties (e.g., no excessive noise, smoke, or vibrations). CR (Component Residential) is an overlay rather than a standalone district. It is to allow mixed-use developments that integrate residential spaces alongside commercial or industrial uses.

Property Highlights:

- **Power:** Casa Grande Electrical District 2 (ED2)
- **Water/Sewer:** Arizona Water Company
- **Unrivaled Logistical Connectivity:** 5-minute convenient access to both Interstate 10 and Interstate 8, offering easy drives to San Diego (5 hours), Los Angeles (6.5 hours), and major Mexico Ports of Entry like Nogales (2 hours). Located near the Union Pacific Railroad mainline and within an hour of three international airports: Phoenix Sky Harbor, Phoenix-Mesa Gateway, and Tucson International.
- **Cost Savings and Financial Incentives:** This property is 45% to 60% cheaper compared to similar commercial acreage in the Phoenix metro area, drastically reducing upfront capital needs. This tract is in a federally designated Opportunity Zone number 0402100900, offering massive capital gains tax incentives for long-term investments.

Community Overview:

- Pinal County 2026 estimated population is 563,034
- Casa Grande & Eloy, Arizona area 2026 estimated population is 93,934
- **Robust Local Labor:** The Casa Grande and Eloy area has regional access to a support skilled workforce labor pool, supported by state workforce programs like Arizona@Work and customized training programs from Central Arizona College. The City of Casa Grande has a business-friendly atmosphere offering proactive, expedited development reviews, connecting developers directly with key decision-makers.
- **The Arizona Innovation and Technology Corridor:** Located in central Pinal County, this area is strategically situated along Interstate 10 between the Phoenix and Tucson metropolitan areas utilizing major transportation arteries including Interstate 10, Interstate 8, and the Union Pacific Railroad. The city of Casa Grande is the central anchor of the corridor, providing a prime location for industrial, commercial, and manufacturing plants due to its proximity to both urban talent pools and affordable land.





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Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

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