

±26.55 INDUSTRIAL ACRES FOR SALE

CASA GRANDE, PINAL COUNTY, ARIZONA



CONTACT FOR MORE INFORMATION

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ORGANIZATION

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EXECUTIVE SUMMARY



LOCATION	The Property is located at the SEC Hwy 84 & Burris Road in Casa Grande, Pinal County, Arizona.
SIZE	±26.55 Acres
PRICE	Submit All Offers
PARCEL	503-48-003X
TAXES	\$2,412.32 (2025)
ZONING	I-1 (Industrial), City of Casa Grande
UTILITIES	Water - Arizona Water Company Sewer - City of Casa Grande Power - Arizona Public Service

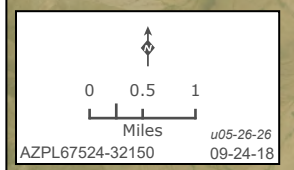
OVERVIEW	<ul style="list-style-type: none"> • Eligible for new market tax credits. • Included in the Arizona Commerce Authority Opportunity Zone. Click here for more information. • Please click here to view the Water Rights.
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DRIVE TIME			
	CITY	DRIVE TIME	DISTANCE
	Phoenix	50 Minutes	50 Miles
	Tucson	1 Hour	70 Miles
	San Diego	5 Hours	340 Miles
	Los Angeles	6 Hours 10 Minutes	420 Miles
	Las Vegas	5 Hours 30 Minutes	350 Miles
	Denver	13 Hours	900 Miles
	Albuquerque	7 Hours	420 Miles
	San Bernadino	5 Hours 20 Minutes	370 Miles



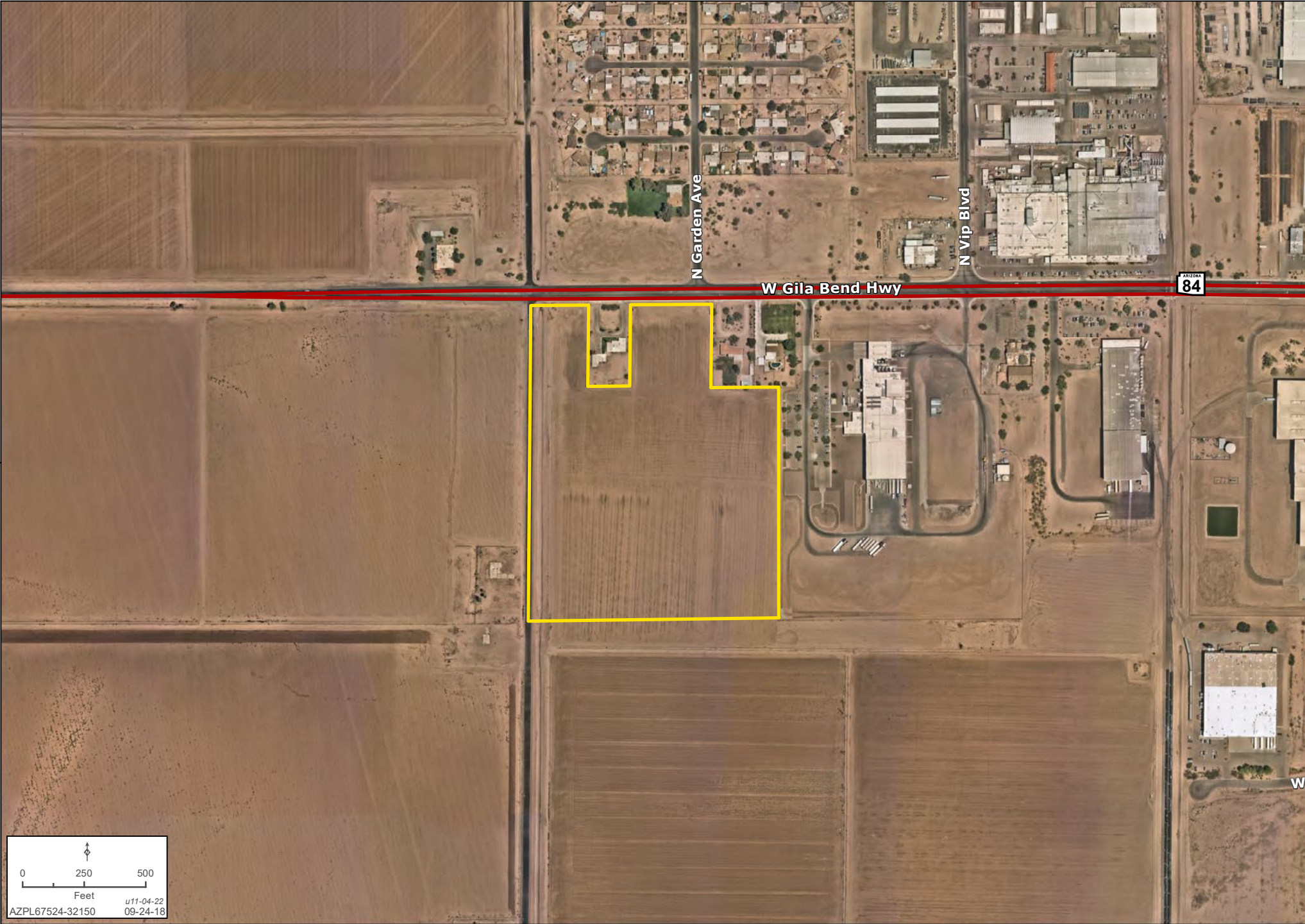
CORPORATE NEIGHBORS

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DETAIL MAP

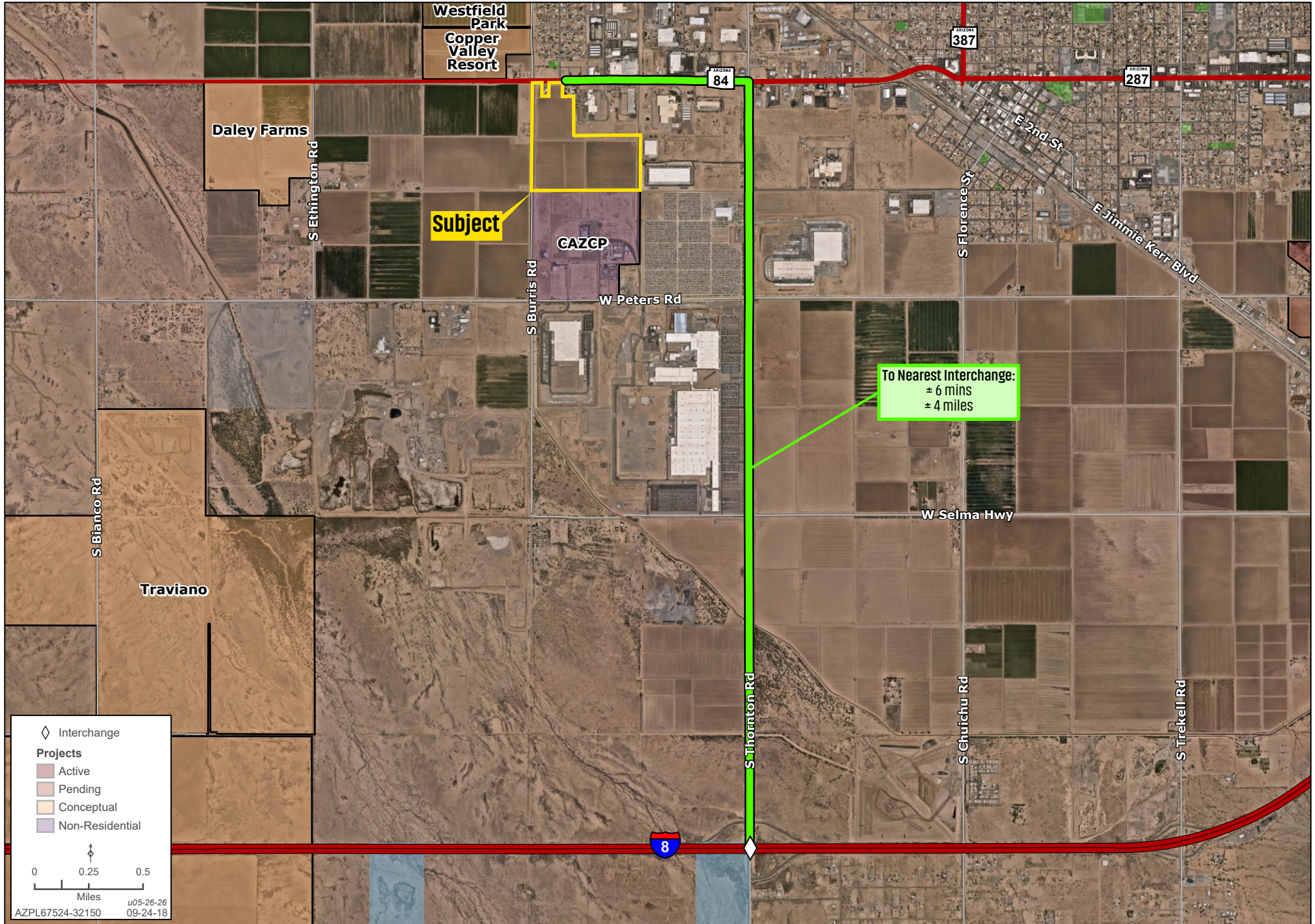
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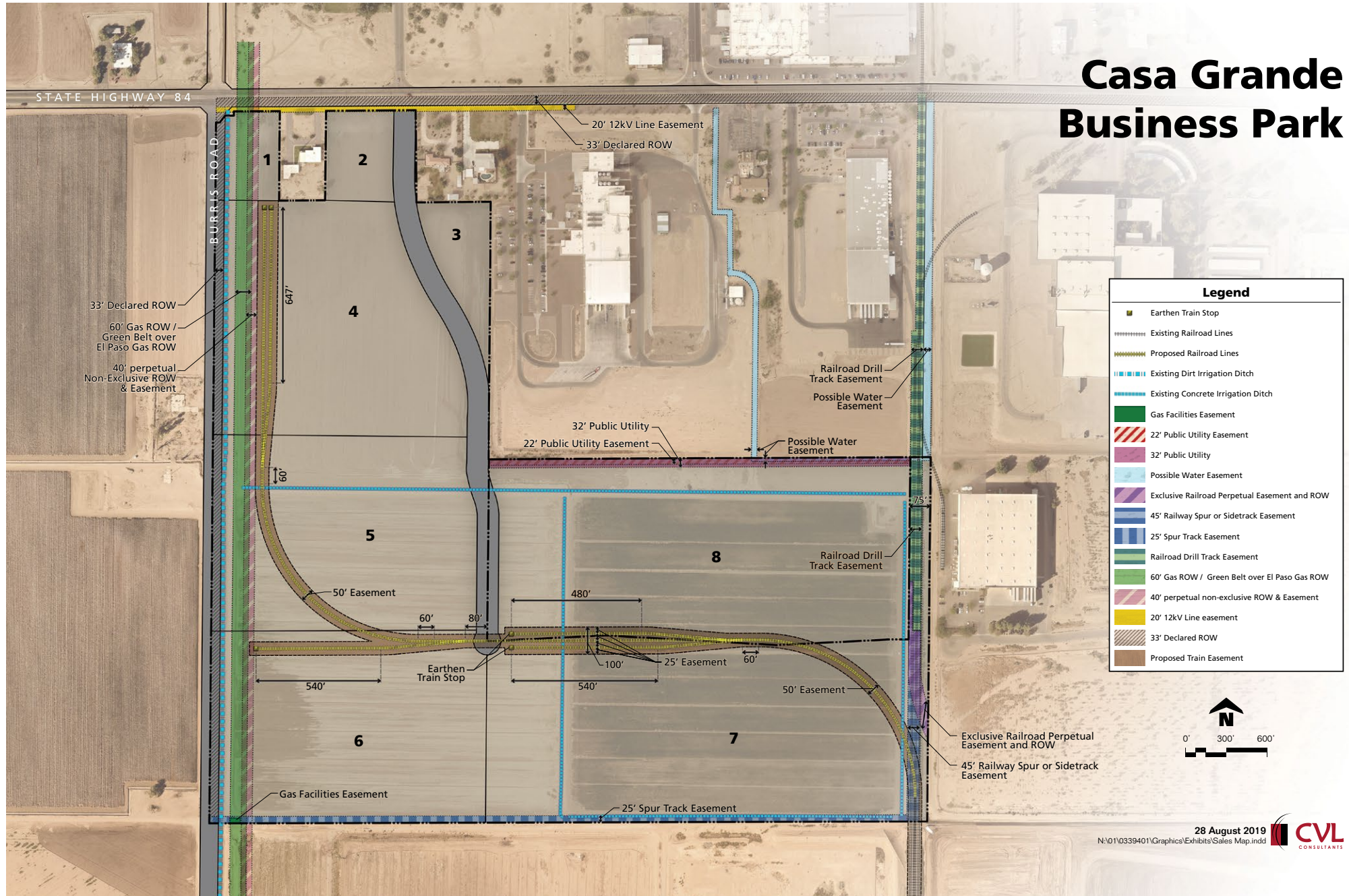
0 250 500
Feet
u11-04-22
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DISTANCE TO NEAREST INTERCHANGE

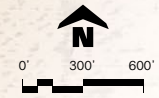
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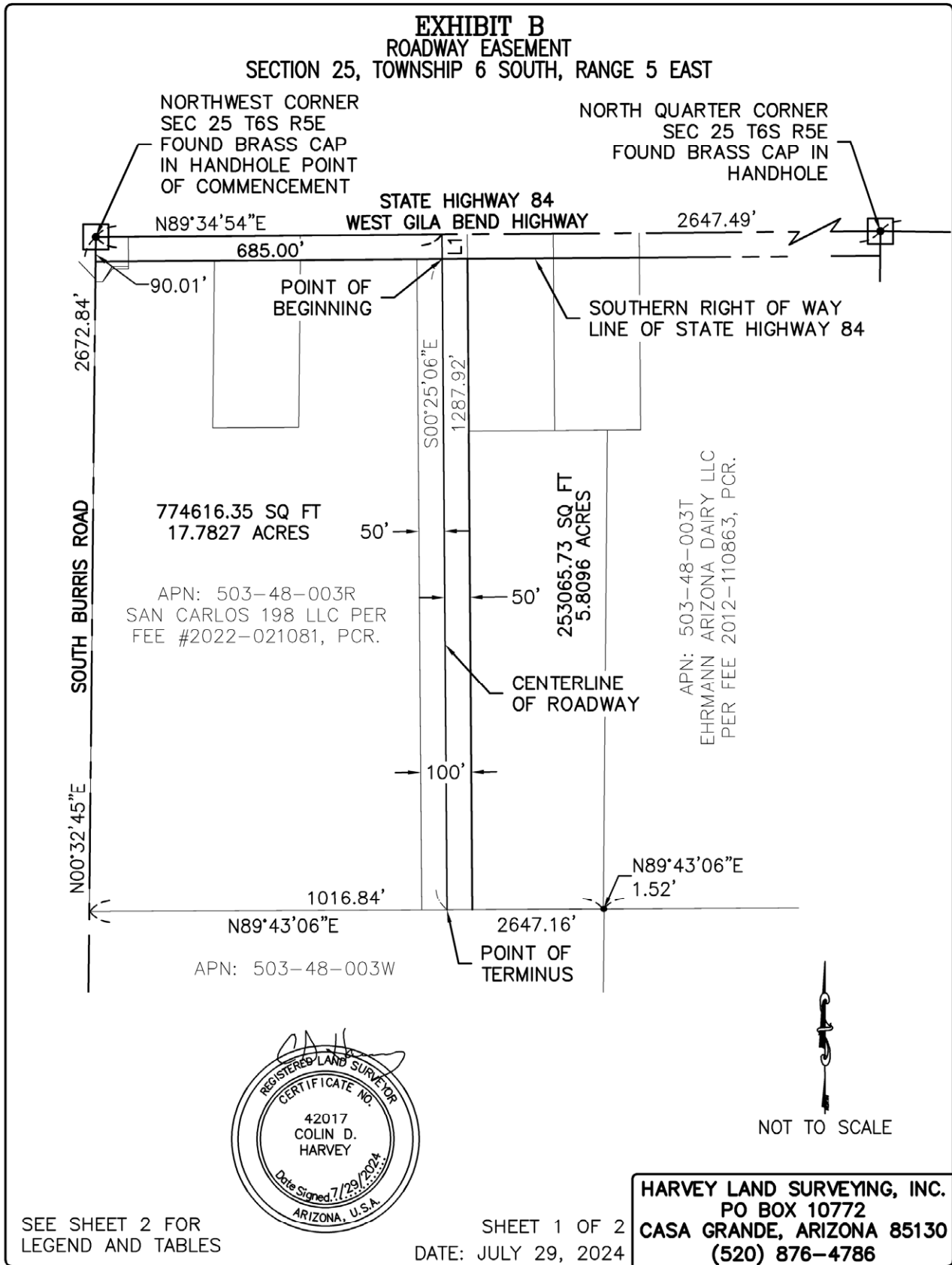
Casa Grande Business Park



Legend	
	Earthen Train Stop
	Existing Railroad Lines
	Proposed Railroad Lines
	Existing Dirt Irrigation Ditch
	Existing Concrete Irrigation Ditch
	Gas Facilities Easement
	22' Public Utility Easement
	32' Public Utility
	Possible Water Easement
	Exclusive Railroad Perpetual Easement and ROW
	45' Railway Spur or Sidetrack Easement
	25' Spur Track Easement
	Railroad Drill Track Easement
	60' Gas ROW / Green Belt over El Paso Gas ROW
	40' perpetual non-exclusive ROW & Easement
	20' 12kV Line easement
	33' Declared ROW
	Proposed Train Easement



FUTURE ROADWAY ON SITE



SEE SHEET 2 FOR
LEGEND AND TABLES

SHEET 1 OF 2
DATE: JULY 29, 2024



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