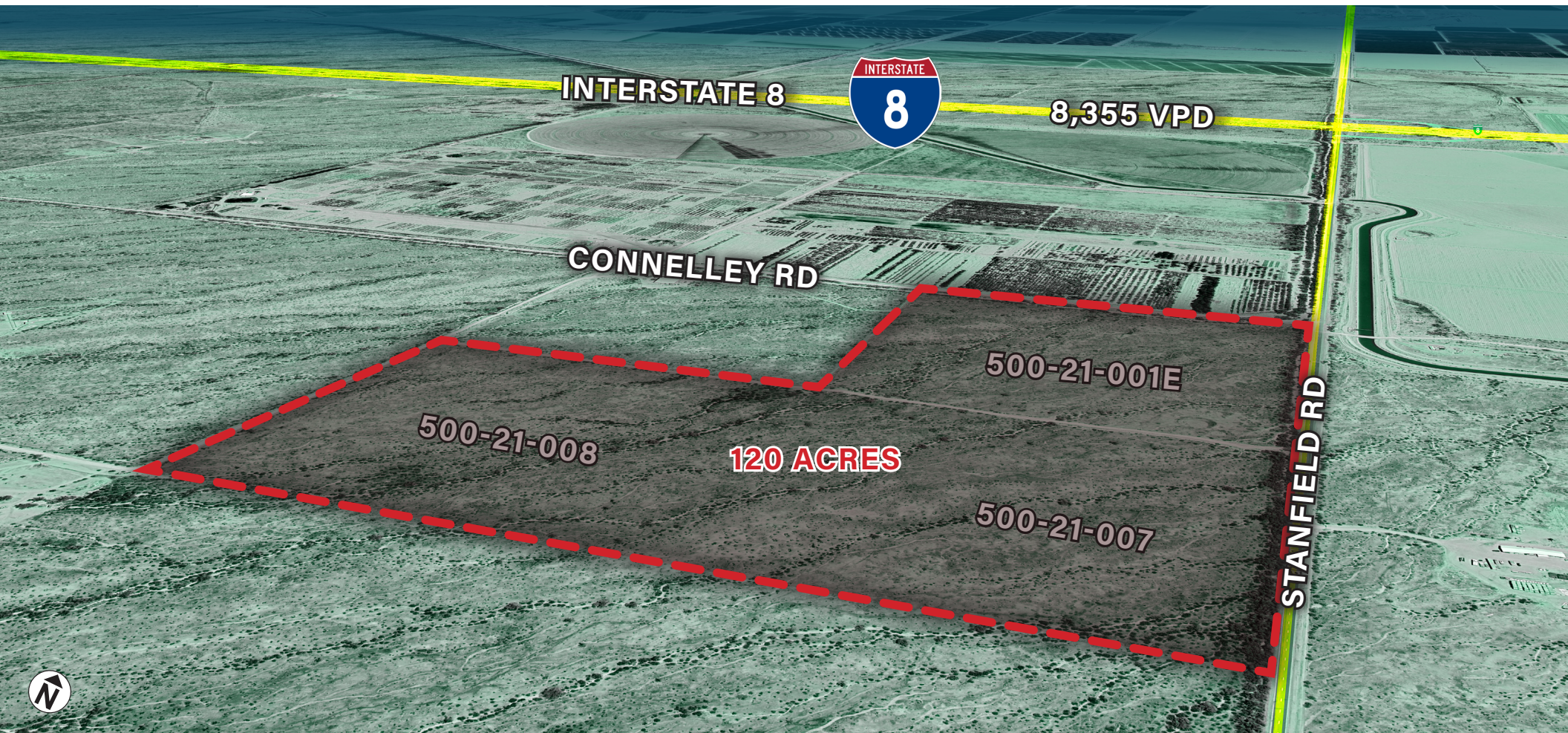


120 Acres Near I-8 Freeway

INVESTMENT LAND FOR SALE

S-SWC of Stanfield Rd & Connelley Rd (Pinal County)

EXCELLENT
INVESTMENT
PROPERTY IN PATH
OF GROWTH AND
DEVELOPMENT. MULTI-
USE POSSIBILITIES



FOR MORE INFORMATION:

TRENT RUSTAN

D 480.966.5155

M 602.550.0709

TRUSTAN@CPIAZ.COM



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 04 10 26



EAST ENTRY OF SITE (LOOKING WEST)



STANFIELD OVERPASS (LOOKING SOUTH)



NEC OF STANFIELD & CONNELLEY (LOOKING SOUTHWEST)

Investment Land Available For Sale

Property Highlights

Parcel Size	±120 Acres
Parcel	500-21-001E, 007, & 008
Location	SWC of Stanfield Rd & Connelley Rd
Zoning	GR (General Rural) LINK To Pinal Co Zoning Ordinance
Potential Uses (Subject to Rezoning)	Light Industrial & Commercial (Including Data Center Suitability)
Investment	Master planned community Light Industrial/IOS/HQ Agri Business Solar
Topograph	Flat rectangular land with multiple access points and significant employment growth nearby
Access	Easy access to I-8 Freeway Interchange with nearby connection to Interstate 10 & AZ-84 Highway
Area	Directly in the path of the exponential growth and development of Casa Grande and Maricopa
FEMA	Out of Flood Plain
Utilities/Power	ED#3 Electric along Stanfield Rd

MARICOPA

PLANNED AREA OF DEVELOPMENT

Frontier East Solar
159.6 ACRES

47 miles to Phoenix, AZ

CASA GRANDE CITY LIMITS

PROPOSED I-11 PATH

ARIZONA 347

NISSAN GROUP OF NORTH AMERICA

Ivanhoe ELECTRIC

ARIZONA SONORAN

SHREVEPORT ENERGY CENTER

FUTURE 11

INTERSTATE 10

Shamrock Farms
So Pure. So Fresh. So Shamrock.

SANTACRUZ RANCH

Ivanhoe Electric Santa Cruz Hi-Tech Copper Project

Village Marketplace

60 miles to Gila Bend, AZ

CG Commodities

KOHLER

Abbott

Banner Health

CASA GRANDE

Sky Village Dino Park

ARIZONA 84

STANFIELD RD

Francisco Grande Hotel and Golf Resort

Walmart
Save money. Live better.

PROMENADE
CASA GRANDE

347 miles to San Diego, CA

KINZE (AFFILIATE)

PROJECT bella
Seguro Energy

Table Top Solar
640 Acres

TSC TRACTOR SUPPLY CO

LUCID

Planned Industrial

INTERSTATE 8

Whitfill Nursery Stanfield

S MONTGOMERY RD

S BIANCO RD

ATTESA

S THORNTON RD

68 miles to Tucson, AZ

Silver Reef Solar Project
800 Acres

SITE
±120 ACRES

Griffin Energy Solar Plant
2,685 Acres

Arizona Polo Club
Sponsored by 1989

FUTURE 11









Current Renewable Energy Plants (Pinal County)

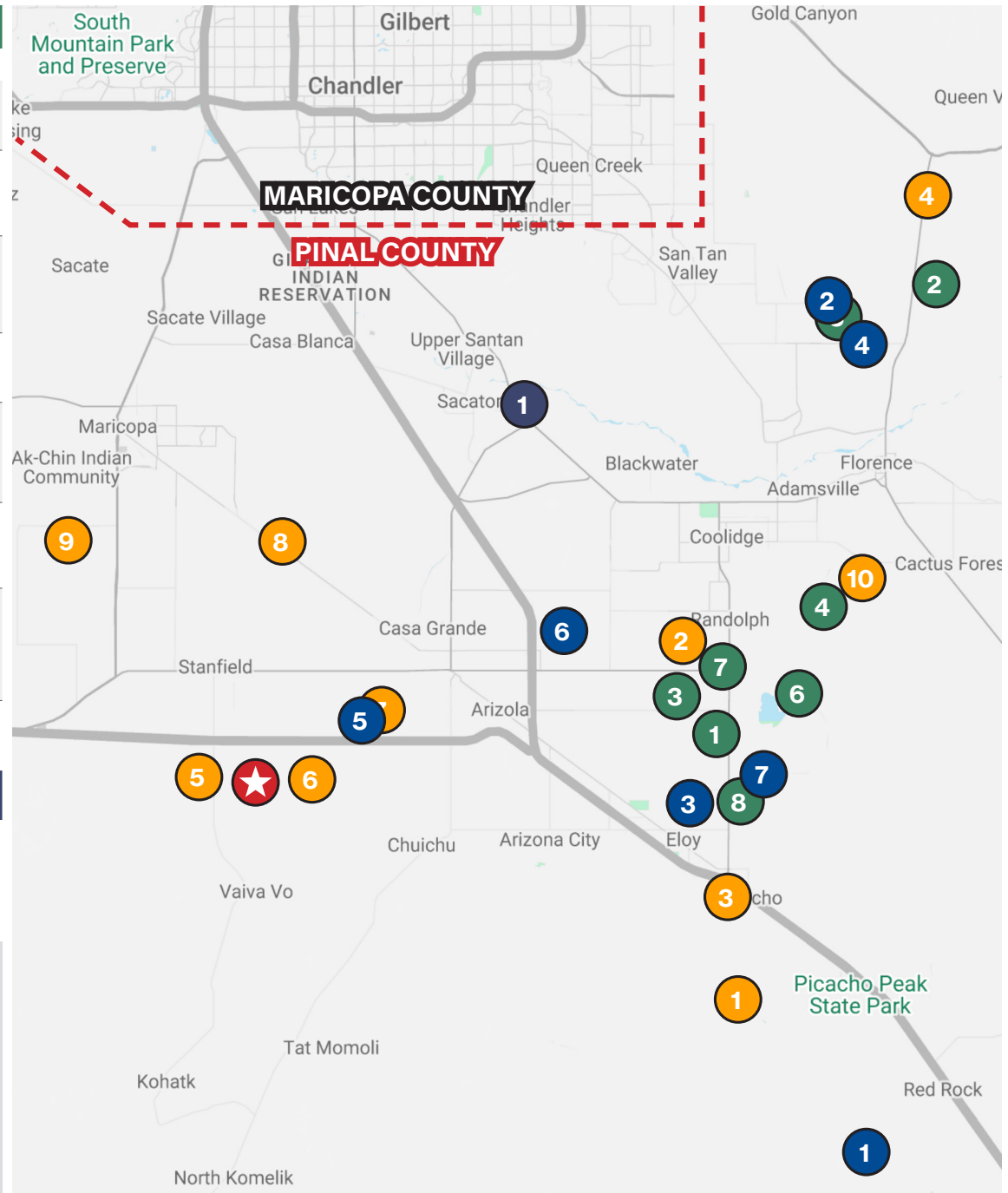
Project Name	Description
1 East Line Solar	Developed by sPower (now part of AES), this is an operational 100-megawatt (MW) solar photovoltaic (PV) facility.
2 Box Canyon Solar Project	An operational 300-megawatt (MW) utility-scale solar project developed by BrightNight. Now in commercial operation, it supplies power to the Southwest Public Power Agency (SPPA).
3 Eleven Mile Solar Center	SRP's largest co-located solar and battery project, developed by Ørsted. It combines a 300-megawatt (MW) solar facility with a 300-MW / 1,200-MWh battery energy storage system (BESS).
4 Brittlebush Solar Park	An operational 200-megawatt (MW) solar park developed by EDP Renewables North America (EDPR).
5 Copper Crossing Energy and Research Center	An operational 20 MW solar PV plant originally developed by Avangrid. The site is now being expanded by SRP with an additional 55 MW of solar and two long-duration battery storage pilot projects.
6 Saint Solar	An operational 100 MW solar PV facility owned by a subsidiary of NextEra Energy Resources. SRP is partnering with NextEra to add a 100 MW, four-hour battery storage system to the site.
7 Pinal Central Solar	An operational solar-plus-storage project by NextEra Energy Resources. It pairs a 20 MW solar PV plant with a 10 MW / 40 MWh battery system on about 345 acres, delivering power to Tucson Electric Power (TEP).
8 West Line Solar	An operational 100 MW solar PV facility on approximately 740 acres, developed by sPower (now AES).

Current Data Centers (Pinal County)

1 Gila River Indian Community (GRIC) Data Center	An operational enterprise-level data center built to serve the IT and administrative needs of the Gila River Indian Community government, which spans both Pinal and Maricopa counties.
--	---

LEGEND

-  **SITE**
-  Current Data Centers (Pinal County)
-  Planned Renewable Energy Plants (Pinal County)
-  Current Renewable Energy Plants (Pinal County)
-  Planned Data Centers (Pinal County)
-  County Border



I-11 & Intermountain West Corridor Area Map

At the Crossroads of Future Commerce

The Interstate 11 corridor represents the future of logistics and transportation in the Southwest. This planned freeway is a critical component of the larger Intermountain West Corridor, a vision to seamlessly connect the economies of Mexico, the United States, and Canada. I-11 will establish Pinal County as a crucial nexus for trade and distribution by forging a direct, high-capacity link between Nogales, Tucson, and Phoenix. This transformative infrastructure project is set to unlock unprecedented potential for industrial development, and positioned at the convergence of I-10 and the future I-11, this site offers a premier strategic advantage for businesses aiming to capitalize on the region's coming economic boom.



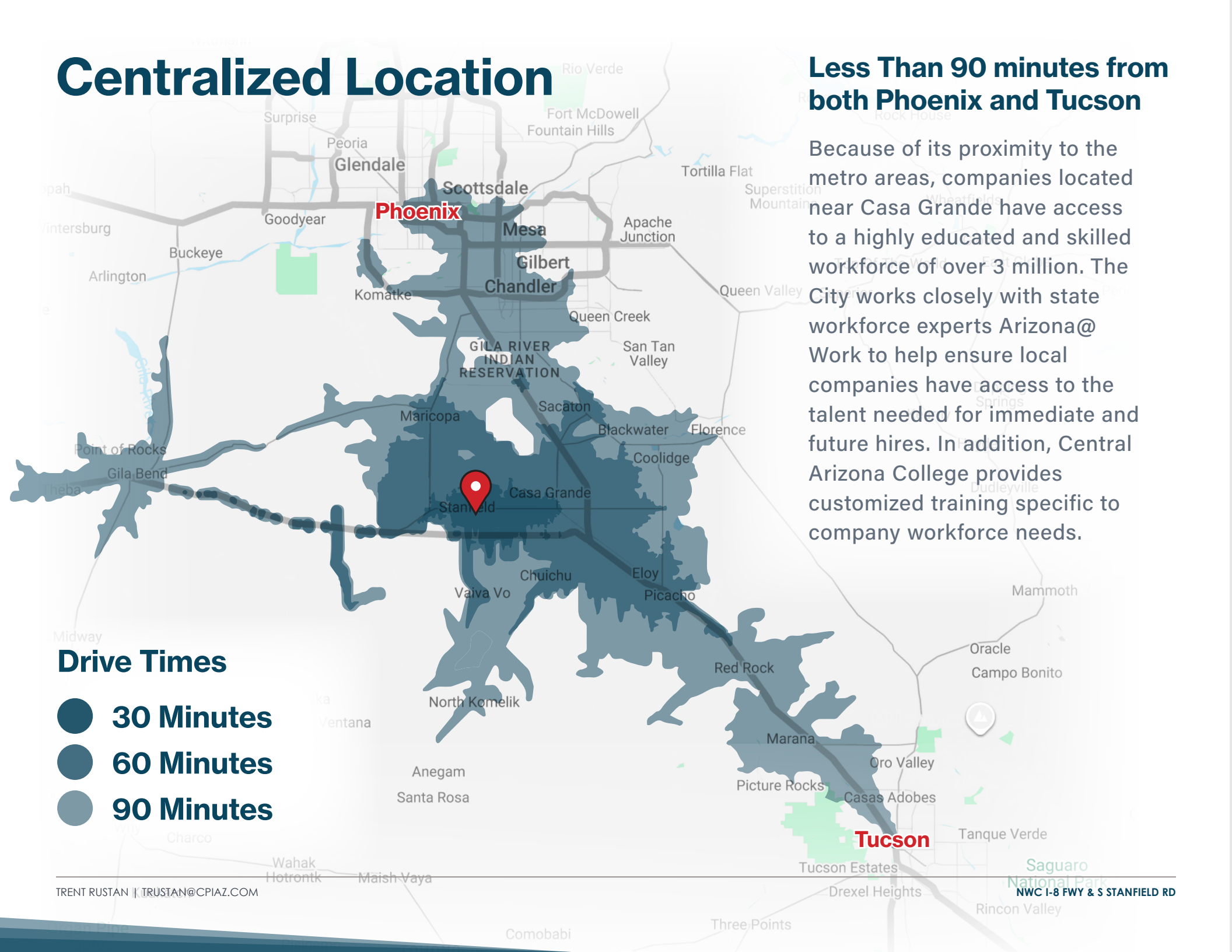
Centralized Location

Less Than 90 minutes from both Phoenix and Tucson

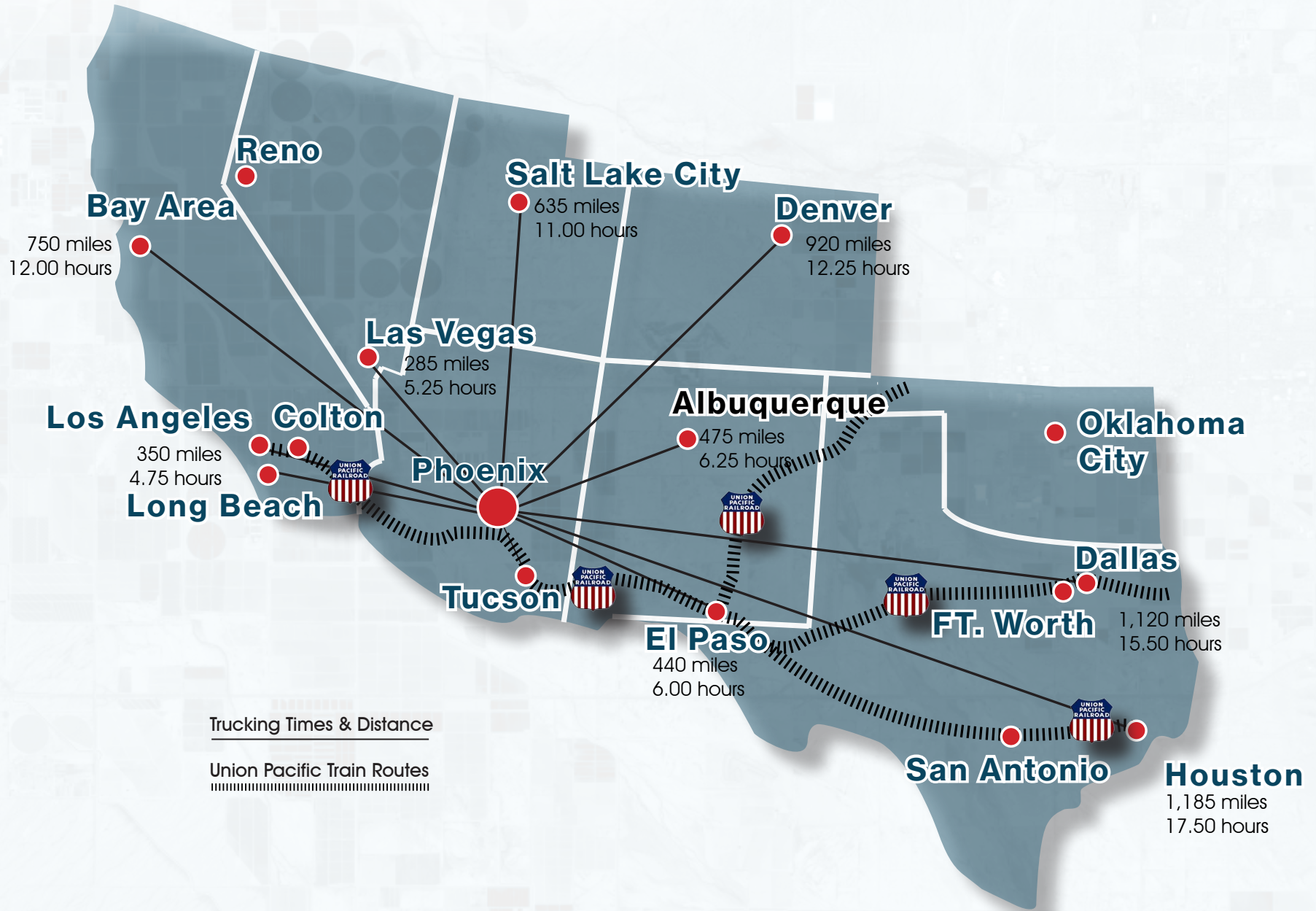
Because of its proximity to the metro areas, companies located near Casa Grande have access to a highly educated and skilled workforce of over 3 million. The City works closely with state workforce experts Arizona@Work to help ensure local companies have access to the talent needed for immediate and future hires. In addition, Central Arizona College provides customized training specific to company workforce needs.

Drive Times

- 30 Minutes
- 60 Minutes
- 90 Minutes



Multi-Model Access to Key Western Markets



The Place to Build

Casa Grande, Arizona

Located in the Heart of the Arizona Innovation and Technology Corridor, Casa Grande serves as the manufacturing, logistics, health care, retail and commercial hub for Pinal County, conveniently located between the state's major metropolitan areas of Phoenix and Tucson. Casa Grande is less than 30 minutes from Phoenix and 45 minutes from Tucson, making our City ideal for servicing both markets that boast a population of 5.5 million people.

Connectivity plays a big role in why companies choose Casa Grande. It is the only community in the state directly served by two major interstates (I-8 and I-10), the main line of the Union Pacific Railroad, and is within 1 hour of 3 international airports. The City is also situated less than 8 hours from the Port of Long Beach, 3 hours from the Port of Entry in San Luis, and 2 hours from the Port of Entry in Nogales. This provides easy access to markets in California, the rest of the Southwest, and Mexico. There is simply no better-connected community in the state.

Our Industrial Corridor is home to numerous manufacturing and logistics companies that can take advantage of incentives associated with federally recognized Opportunity and Foreign Trade Zones and New Market Tax Credits. The City employs an effective development team approach to all new projects/companies. Our team provides direct access to decision-makers who review and approve business plans and permits. We pro actively communicate with your representatives to expedite all review processes.

Casa Grande also enjoys a low cost of living, 25% to 50% lower than metro areas. It provides a high quality of life featuring clean air, beautiful night skies, and over 300 days of sunshine to support an abundance of outdoor recreational opportunities. It is less congested, allowing you to drive anywhere in the community within 15 minutes. There are great educational options and a robust healthcare system, anchored by Banner Casa Grande Medical Center and Sunday Life Family Health Center, and includes over 25 specialties.

Casa Grande offers strategic company benefits, workforce solutions, and high quality of living. This is why Lucid Motors and so many other advanced manufacturing and logistics companies have chosen to call Casa Grande "home." They have all come to the same conclusion - Casa Grande makes sense!

casagrandeaz.gov

Nearby Developments



FrameTec Invests \$150M, Bringing 400 Jobs and Housing Solutions to Casa Grande

www.frametec.com

FrameTec has invested \$150 million into a 254,000-square-foot manufacturing facility in Casa Grande, Arizona. Located on 30 acres at Thornton Road and Ash Avenue, the project will create over 400 jobs, with operations beginning in 2026.

Using advanced automation, the facility will produce framing components for up to 7,000 homes annually, supporting Arizona's housing demand. Casa Grande officials have welcomed the investment, recognizing its impact on local economic growth and development.

ATTESA

Motorsports, Manufacturing, and More

www.attesa.com

Attesa is a fully entitled, master-planned, mixed-use real estate development strategically located in central Arizona, the fastest growing region in the country. At nearly 2,350 acres, it will be home to an advanced technology, transportation design, and motorsports entertainment center unique in all the world. With a private air strip, convention center, hotels, retail district and residential and industrial parks, Attesa will be an international destination where people can work, live, and play.



Kohler's 1 Million SF Casa Grande Plant Opens, Boosting Western US Distribution

KOHLER, Wis. - May 15, 2024 - Kohler Co.

Kohler Co. has opened its new one-million-square-foot manufacturing facility in Casa Grande, Arizona, marking a major industrial real estate investment. Situated on 216 acres, the site includes production, warehouse, and office space, with room for future expansion. Its strategic location enhances logistics and distribution across the western U.S. The facility underscores Casa Grande's growing role as a hub for advanced manufacturing and industrial development, attracting major corporate investment to the region.



Lucid's Purpose Built Advanced Manufacturing Plant Expands as the Company Prepares for Lucid Gravity and Future Vehicles

LucidMotors.com - January 24, 2024

Lucid Group is expanding its Arizona manufacturing plant by 3 million square feet with an approximately \$1 billion investment to support production of the Lucid Gravity SUV. The upgrade enhances efficiency with new assembly lines, a powertrain facility, and an advanced stamping operation. Lucid's growth strengthens Arizona's role in EV manufacturing and workforce development while advancing its high-quality electric vehicle production.

[Click here to learn more about Lucid in Casa Grande, AZ.](#)



The Intersection of Two Cities' Exponential Growth...

Pinal County is at the Epicenter of America's Population Growth

The U.S. Census Bureau released its findings on the fastest-growing communities in the nation based on the data it collected in 2021. It found that among cities and towns with a population of 50,000 or more, **Casa Grande** grew at the seventh-fastest rate between 2020 and 2021, and its neighbor **Maricopa** was just behind in the eighth position.

Casa Grande's growth rate was measured at 6.2%, with its new population at 57,699, while **Maricopa** grew at a rate of 6.1% for a new population of 62,720.

Maricopa Monitor - July 9, 2022

Industrial Construction in Pinal County

All-Time Annual Avg. Square Feet

267,392

Delivered Square Feet Past 8 Qtrs

1,085,903

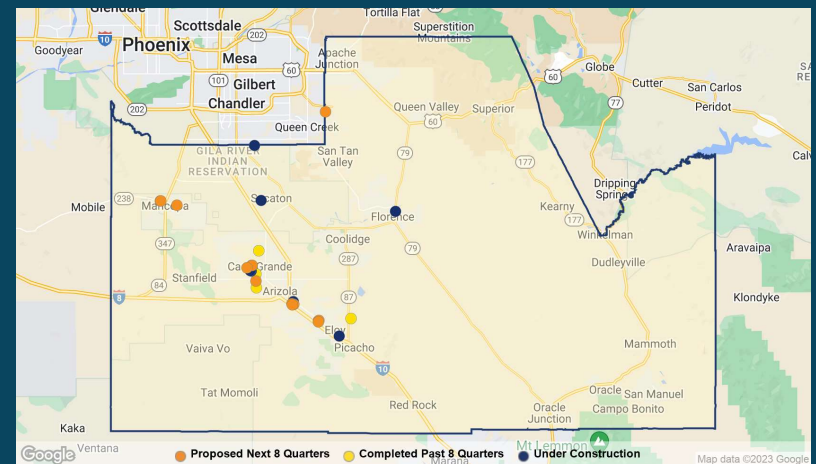
Delivered Square Feet Next 8 Qtrs

2,230,235

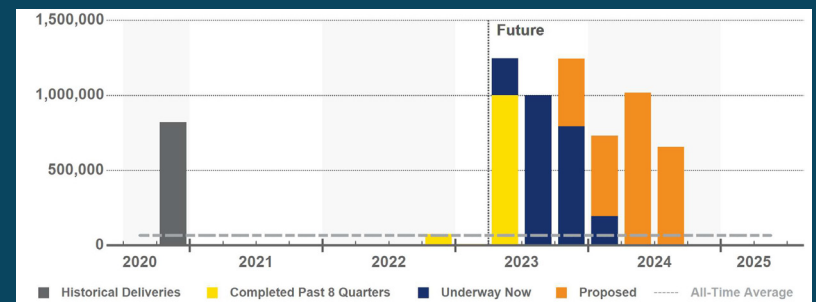
Proposed Square Feet Next 8 Qtrs

2,659,646

Past 8 Quarters Deliveries, Under Construction, & Proposed



Past & Future Deliveries in Square Feet





120 Acres Near I-8 Freeway INVESTMENT LAND FOR SALE

SWC of Stanfield Rd & Connelley Rd

CONTACT AGENTS FOR DETAILS & PRICING

TRENT RUSTAN

D 480.966.5155

M 602.550.0709

TRUSTAN@CPIAZ.COM