

OFFERING MEMORANDUM



Casa Grande Estates Development Site

NEC of Faldale Road & West Hopi Drive, Casa Grande, AZ 85122

A ± 40.11-ACRE SINGLE-FAMILY PAPER LOT DEVELOPMENT SITE IN CASA GRANDE, ARIZONA

Villago Master
Planned Community

Gila Buttes Subdivision
D.R. Horton

Avalon Subdivision



W.HOPI DR

N.FALDALE RD



CASA GRANDE ESTATES DEVELOPMENT SITE PROJECT LEADS

HANNAH OLSON
AZ Broker #BR663399000

CONTACT BROKER

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EXECUTIVE SUMMARY



Executive Summary

Casa Grande Estates Development Site

Northmarq is pleased to present the **Casa Grande Estates Development Site**, 40.11-acre Single-Family Paper Lot development site in Casa Grande, Arizona. The site is well positioned within an active growth corridor benefiting from strong regional job expansion and continued migration from the Phoenix metro. Surrounding developments consist primarily of newer single-family subdivisions and supportive retail/industrial nodes, reinforcing the site's suitability for near term residential absorption. Given Casa Grande's relative affordability, expanding buyer base, and ongoing institutional investment in the area, the site presents a compelling investment opportunity in one of Phoenix's fastest growing submarkets.

	±40.11 AC Total Acreage		Single-Family Projected Site Use		PD Zoning
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02

INVESTMENT HIGHLIGHTS



Casa Grande Estates Development Site

Site Description

PROPERTY SUMMARY

ADDRESS	NEC of Faldale Road & West Hopi Drive Casa Grande, AZ 85122
OFFERING PRICE	To Be Determined By Market
TERMS	All Cash
ACREAGE	±40.11
PARCEL ID NUMBER	509-82-0060

PROPERTY SUMMARY

TAX RATE	10.8623
COUNTY	Pinal
SUBMARKET	Casa Grande
CURRENT USE	Undeveloped Land
PROJECTED SITE USE	Single-Family
ZONING	PD
SCHOOL DISTRICT	Casa Grande Elementary & Union High School District

AUTHORITY #	TAX AUTHORITY	PRM RATE	SEC RATE	RED RATE	SPEC RATE
2000	PINAL COUNTY	3.363			
5004	CASA GRANDE ESD #004	1.6361	1.2002	0.7803	
6102	CASA GRANDE UHS	1.7072	0.7018	0.7803	
8150	PINAL COUNTY JR COLLEGE	1.646	0.1151		
11900	FIRE DIST ASSISTANCE TAX		0.0519		
14613	CENTRAL AZ WATER CONSERVATION		0.14		
14900	PINAL COUNTY LIBRARY		0.089		
15625	PINAL COUNTY FLOOD		0.162		
24001	PINAL AMA GRD				1
30002	CNTRL AZ VLY INST TECH(CAVIT)		0.05		
8.3523	AREA CODE TOTALS:	8.3523	2.51	1.5606	1



Casa Grande, Arizona *Demographics*

5 Mile Radius



70,156

Population



4.9%

Unemployment Rate



28,768

Employment/Labor Force



\$66,354

Median Household Income



Casa Grande, Arizona *Market Statistics*



Casa Grande recorded one of the highest population growth rates among Arizona cities, ranking 2nd in the state.



Promenade at Casa Grande, a nearly one-million-square-foot regional shopping center with more than 70 national retailers.

WORKFORCE

3
TOP
INDUSTRIES



RETAIL TRADE



MANUFACTURING



HEALTH CARE & SOCIAL ASSISTANCE

03

LOCATION OVERVIEW



Pinal County, Arizona

Casa Grande

Casa Grande is a fast growing city in central Pinal County, Arizona, located along the I-10 corridor roughly midway between Phoenix and Tucson. The city has expanded rapidly since 2020, with current population estimates around 69,000–73,000 residents, up from 53,658 at the 2020 Census, and is one of Pinal County’s leading growth markets. Casa Grande functions as a major regional hub within the Phoenix–Tucson megaregion, benefiting from direct interstate access and proximity to large employment centers in both metros.

Economically, Casa Grande’s base is anchored by manufacturing and logistics, highlighted by the Lucid Motors AMP-1 electric vehicle plant, now the county’s largest private employer and a major long term driver of industrial investment and job creation in the area. Additional employment strength comes from retail and health services serving the growing population, reinforcing demand for attainable housing. Casa Grande is also known for the Casa Grande Ruins National Monument, a nationally significant archaeological site and cultural landmark that draws steady tourism to the market.



04

MAJOR
EMPLOYERS





Lucid Motors

Lucid Motors' Advanced Manufacturing Plant (AMP-1) in Casa Grande is one of the region's most significant new industrial investments and a cornerstone of Arizona's emerging EV corridor. Originally opened in 2021 as a dedicated greenfield EV factory, Lucid completed a major Phase 2 expansion in 2024 that roughly quadrupled the site's size to about 3.85–4.0 million square feet, adding new assembly, body, paint, logistics, and powertrain capacity. The expansion positions Casa Grande to be the long-term production hub not only for the Lucid Air sedan but also for the upcoming Lucid Gravity SUV and future models, reinforcing the city's manufacturing base and supporting continued supplier and workforce growth in Pinal County.



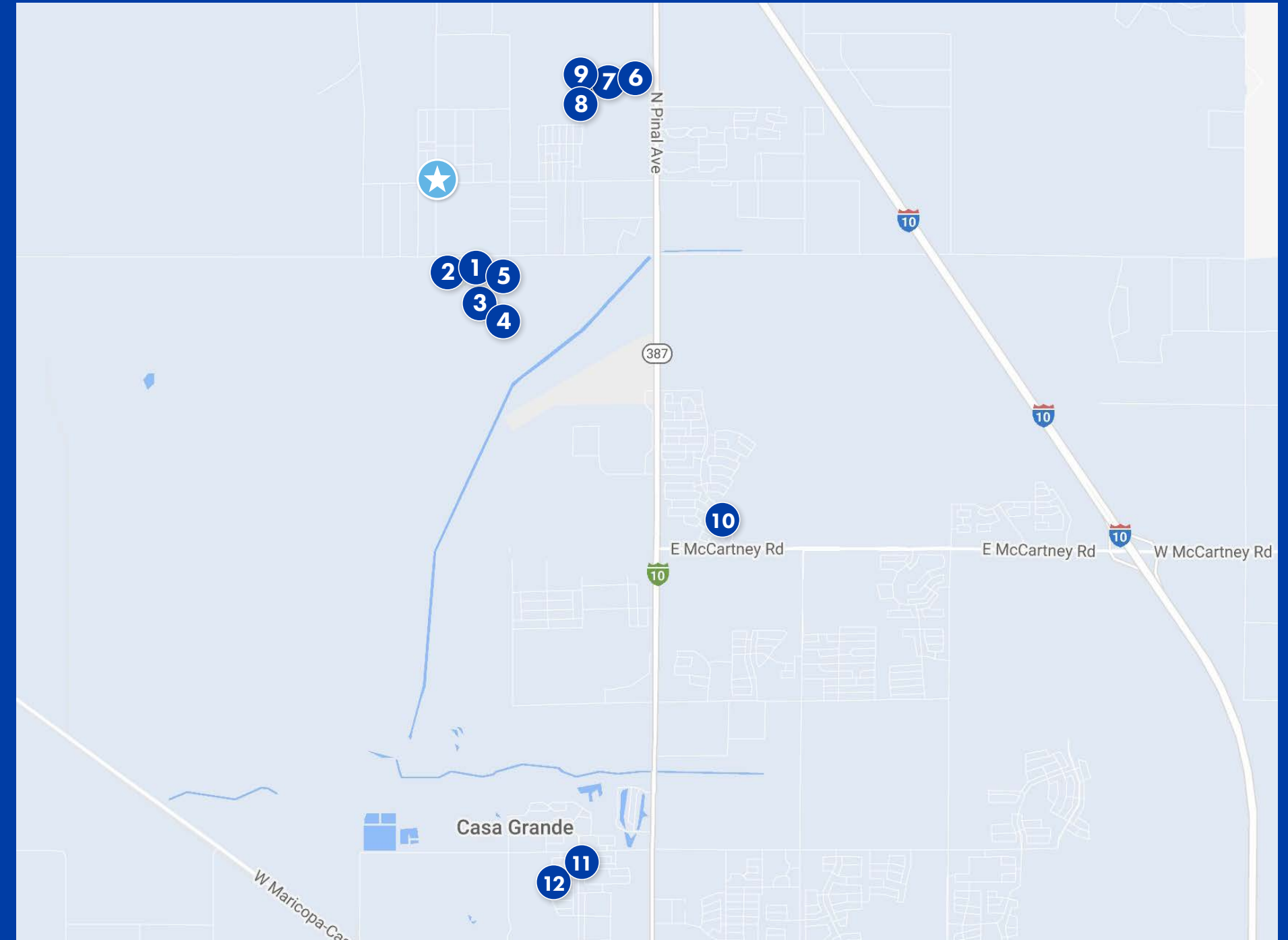
05

SALES COMPARABLES



Single-Family Home Sales Comps

PROPERTY	YEAR BUILT	SIZE (SF)	SUBMARKET	SALES PRICE	PRICE/SF	LOT SIZE (AC)	FRONT FOOT
1 1088 W Sand Canyon Ct	2021	1998	Casa Grande	\$375,000	\$187.69	0.13	N/A
2 1139 W Sand Canyon Ct	2023	1729	Casa Grande	\$450,000	\$260.27	0.13	N/A
3 1071 W Castle Ct	2021	2111	Casa Grande	\$410,000	\$194.22	0.17	N/A
4 1033 W Beacon Dr	2021	1728	Casa Grande	\$375,000	\$217.01	0.18	N/A
5 1042 W Avalon Canyon Dr	2021	1866	Casa Grande	\$369,500	\$198.02	0.15	N/A
6 530 W Pintail Dr	2020	2516	Casa Grande	\$379,990	\$151.03	0.18	65.3
7 619 W Pintail D	2024	1832	Casa Grande	\$398,900	\$217.74	0.16	N/A
8 4039 N Ghost Hollow Way	2025	2139	Casa Grande	\$398,000	\$186.07	0.16	N/A
9 4051 N Ghost Hollow Way	2025	1560	Casa Grande	\$368,900	\$236.47	0.16	N/A
10 346 E Tahiti Dr	2022	1578	Casa Grande	\$340,000	\$215.46	0.14	53.7
11 1960 N Loretta Pl	2022	1612	Casa Grande	\$345,000	\$214.02	0.12	47.2
12 801 W Racine Dr	2021	1803	Casa Grande	\$399,900	\$221.80	0.16	60.1
PROPERTY AVERAGES	2022	1873		\$384,183	\$208.32	0.15	56.6





Northmarq

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EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of **Casa Grande Estates Development Site**.

OFFERING STRUCTURE

Casa Grande Estates Development Site is going to market with an unlisted purchase price and the Property shall be subject to bid or offer.

ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development plans

COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner at the property should not be directly contacted.

The Landowner reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. **ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

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