



±6.00 COMMERCIAL ACRES ON I-10 FOR SALE

S/SWC I-10 & FLORENCE BLVD | CASA GRANDE, ARIZONA

CONTACT FOR MORE INFORMATION

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 ORGANIZATION

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EXECUTIVE SUMMARY



LOCATION	The Property is located south of the southwest corner of I-10 & Florence Blvd in Casa Grande, Arizona.
SIZE	±6.00 Acres
PRICE	\$1,995,000 (\$7.63 PSF)
ZONING	PAD Commercial, City of Casa Grande Click here to view the Casa Grande Mercado PAD
PARCEL	505-26-0120
TRAFFIC COUNTS	I-10 - 62,267 N/S (Source: ADOT 2023) Florence Blvd - 26,958 (Source: ADOT 2023)
UTILITIES	Site is considered shovel ready. All utilities will be installed to site. Power – Arizona Public Service (APS) Water – Arizona Water Company Gas – Southwest Gas Corporation

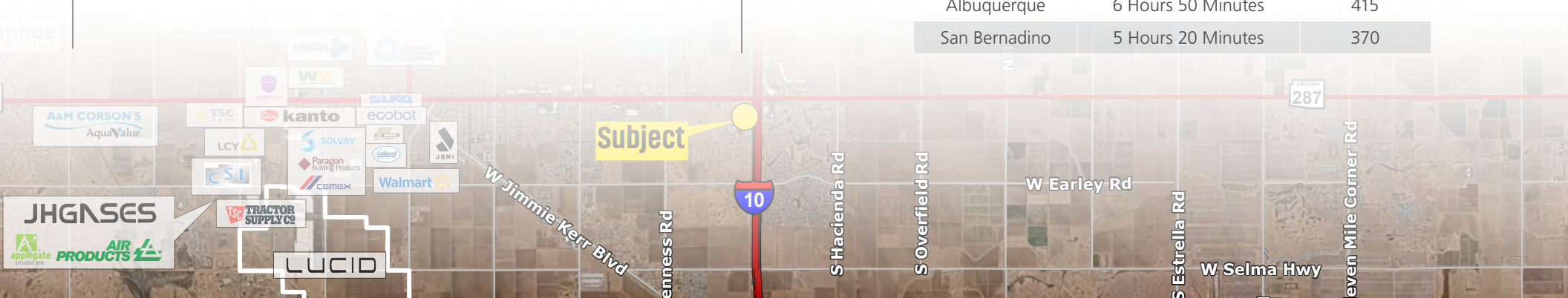
- IDEAL USES**
- Indoor or Outdoor Storage
 - Maintenance facilities
 - Small scale truck or alike rental
 - Small scale power sports dealer
 - Business wanting a monument sign facing ±63k VPD

ECONOMIC GROWTH ±27k New Jobs planned in Pinal County
[Click here to view the planned major employment](#)

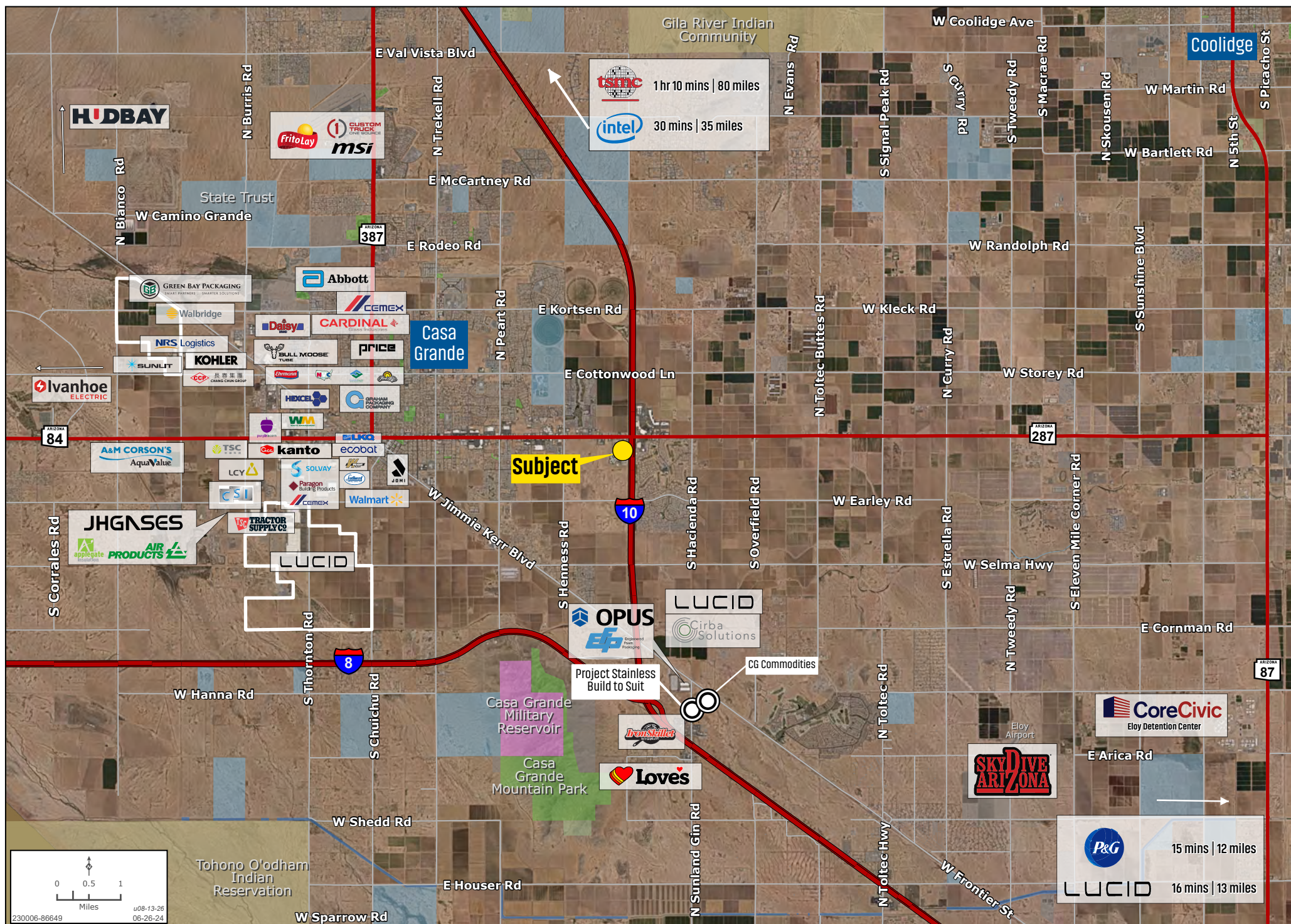
NEARBY MULTIFAMILY Nearly 3.5k Apartments in the Area
[Click here to view the apartments within 5 miles](#)

DRIVE TIME

CITY	DRIVE TIME	MILES
Phoenix	45 Minutes	50
Tucson	55 Minutes	65
San Diego	5 Hours 10 Minutes	355
Los Angeles	6 Hours	420
Las Vegas	5 Hours 20 Minutes	350
Denver	12 Hours 50 Minutes	890
Albuquerque	6 Hours 50 Minutes	415
San Bernadino	5 Hours 20 Minutes	370



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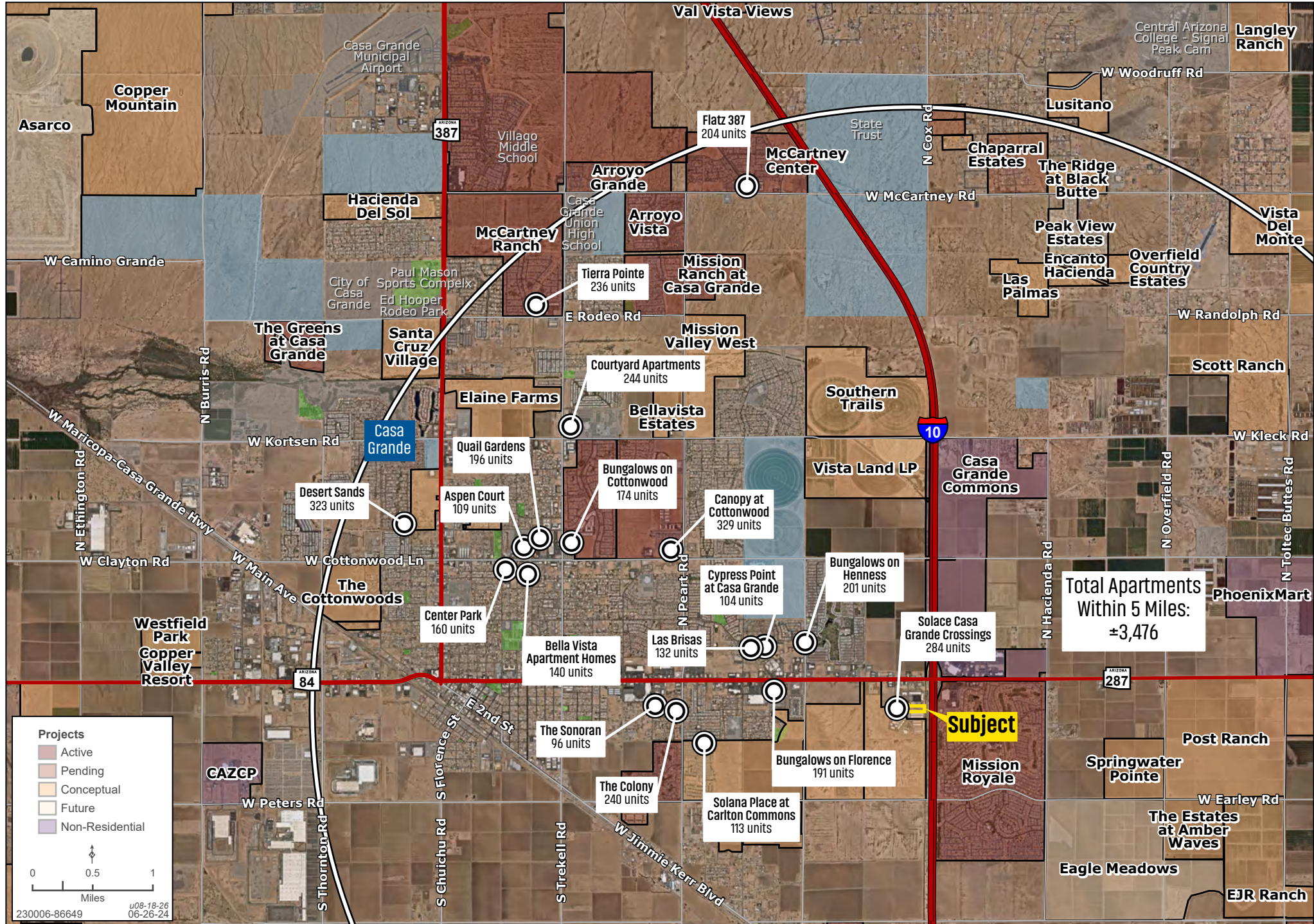
AMENITIES

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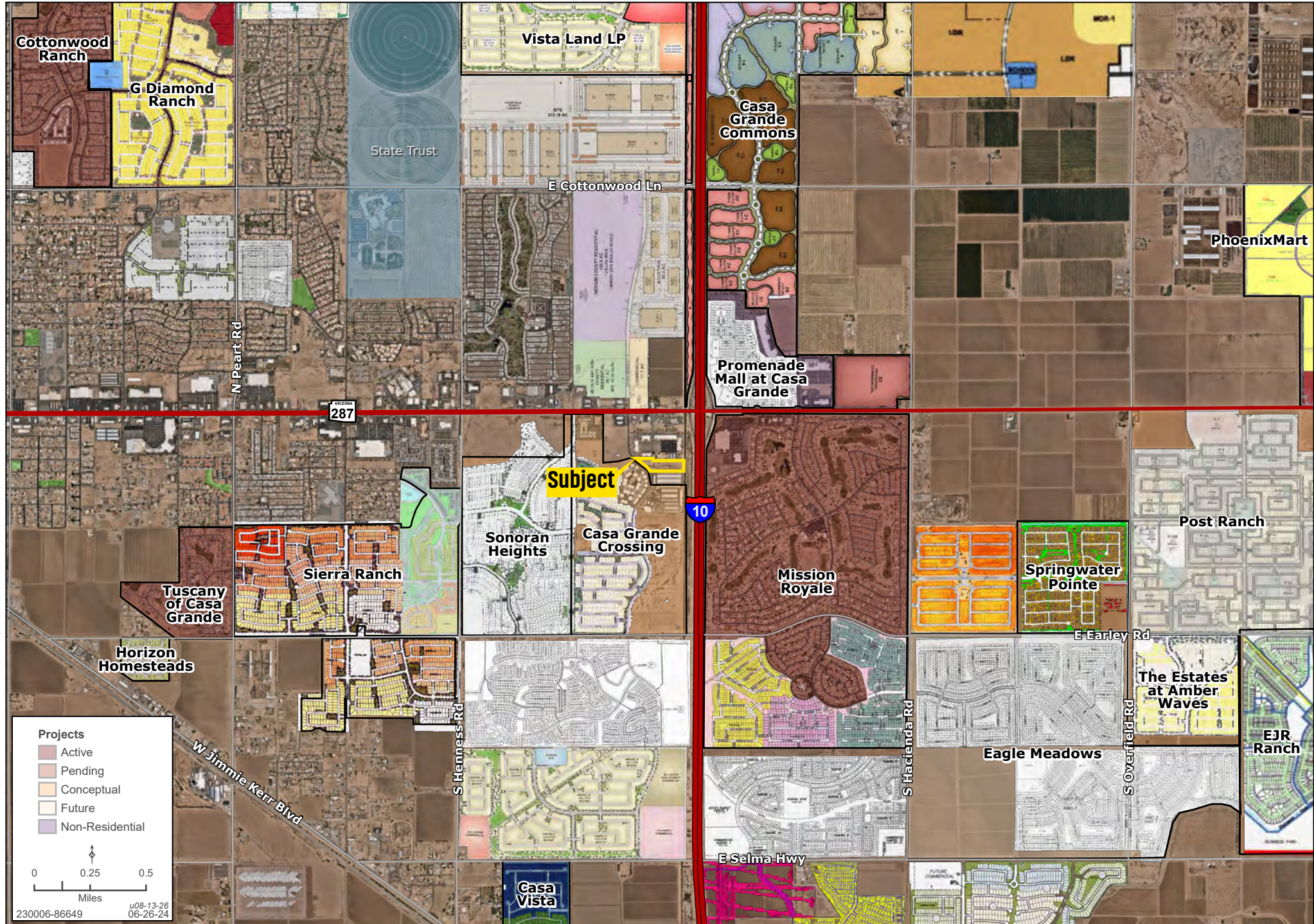
MULTIFAMILY

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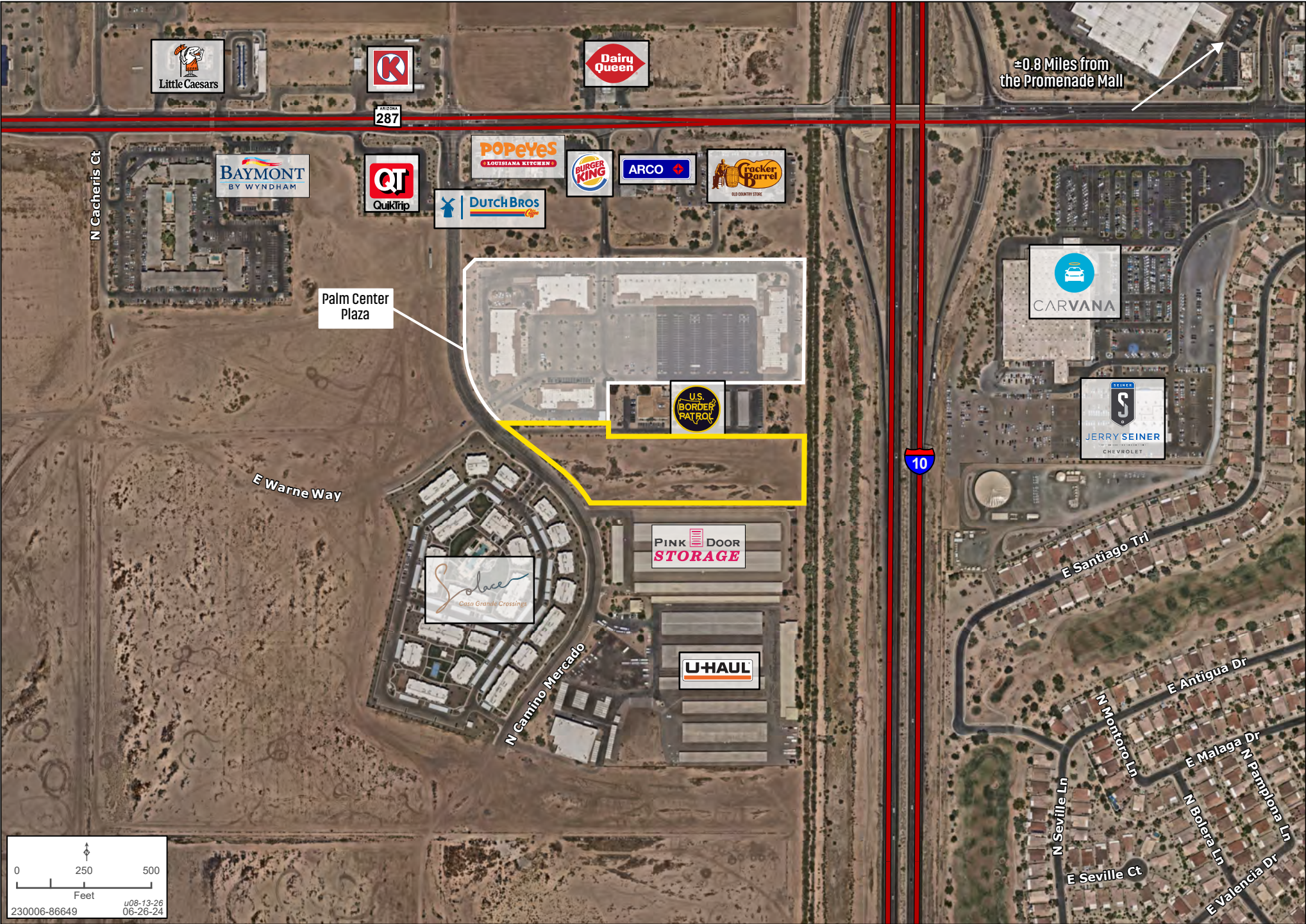
AREA

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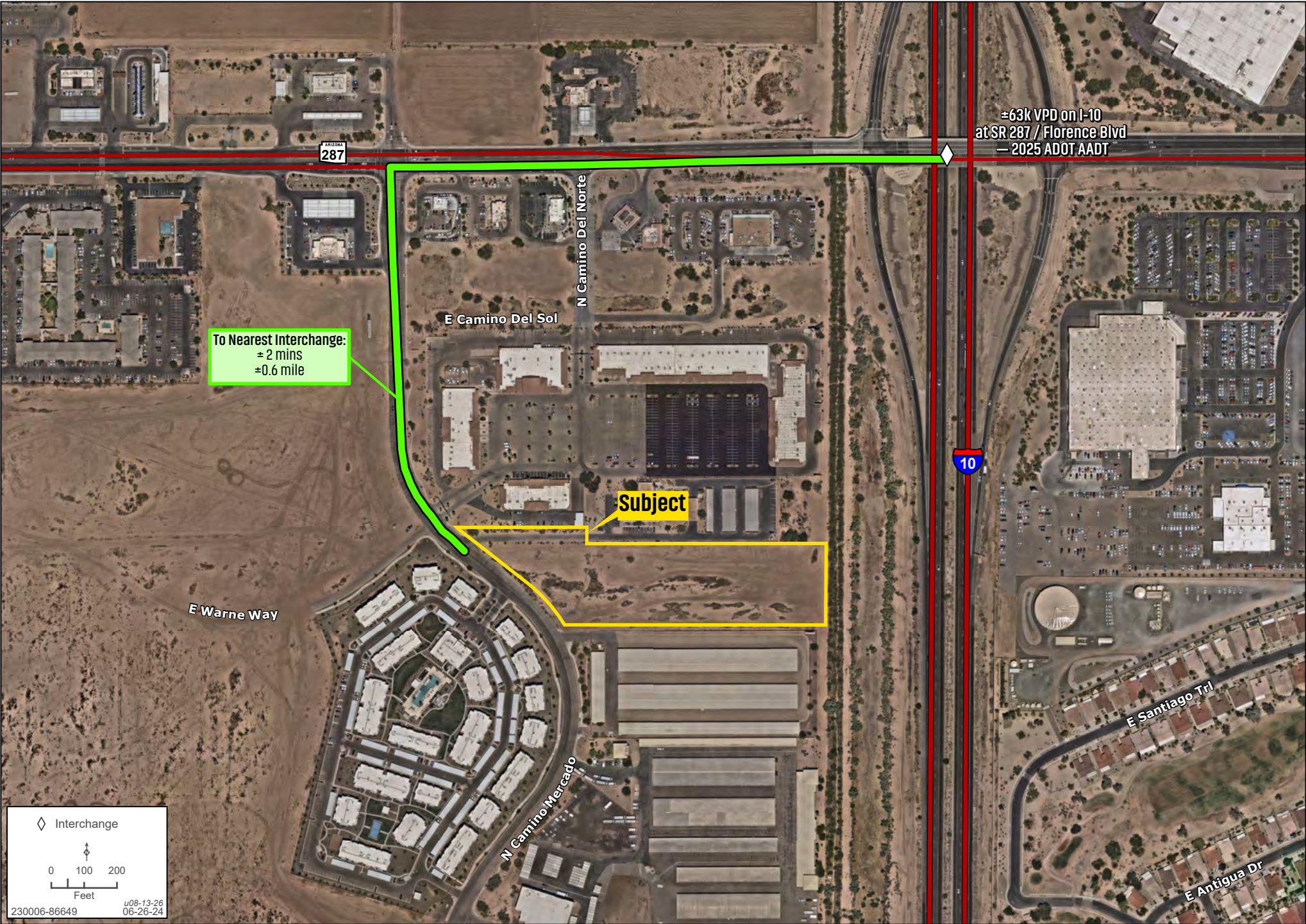
DETAIL

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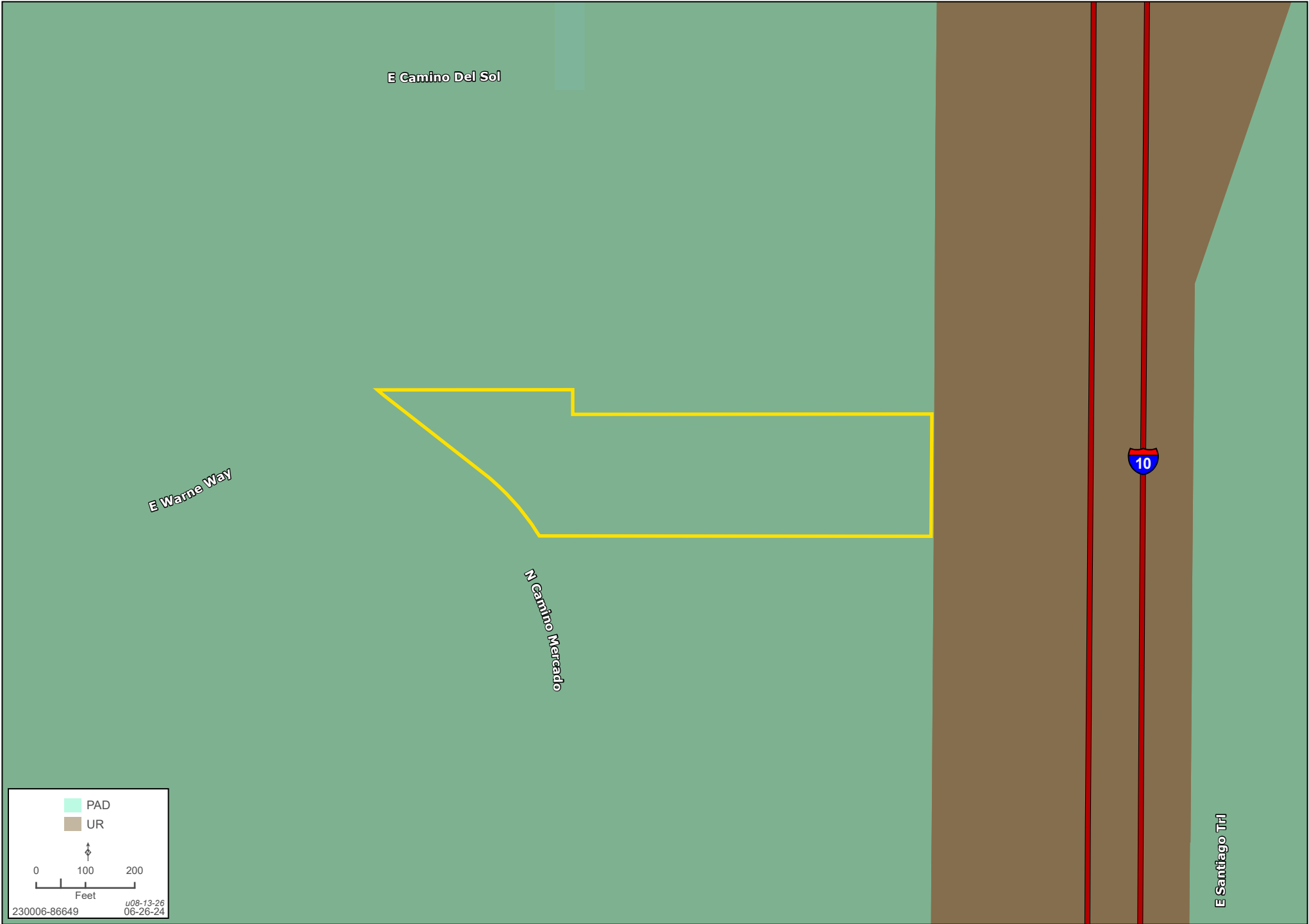
DISTANCE TO INTERCHANGE

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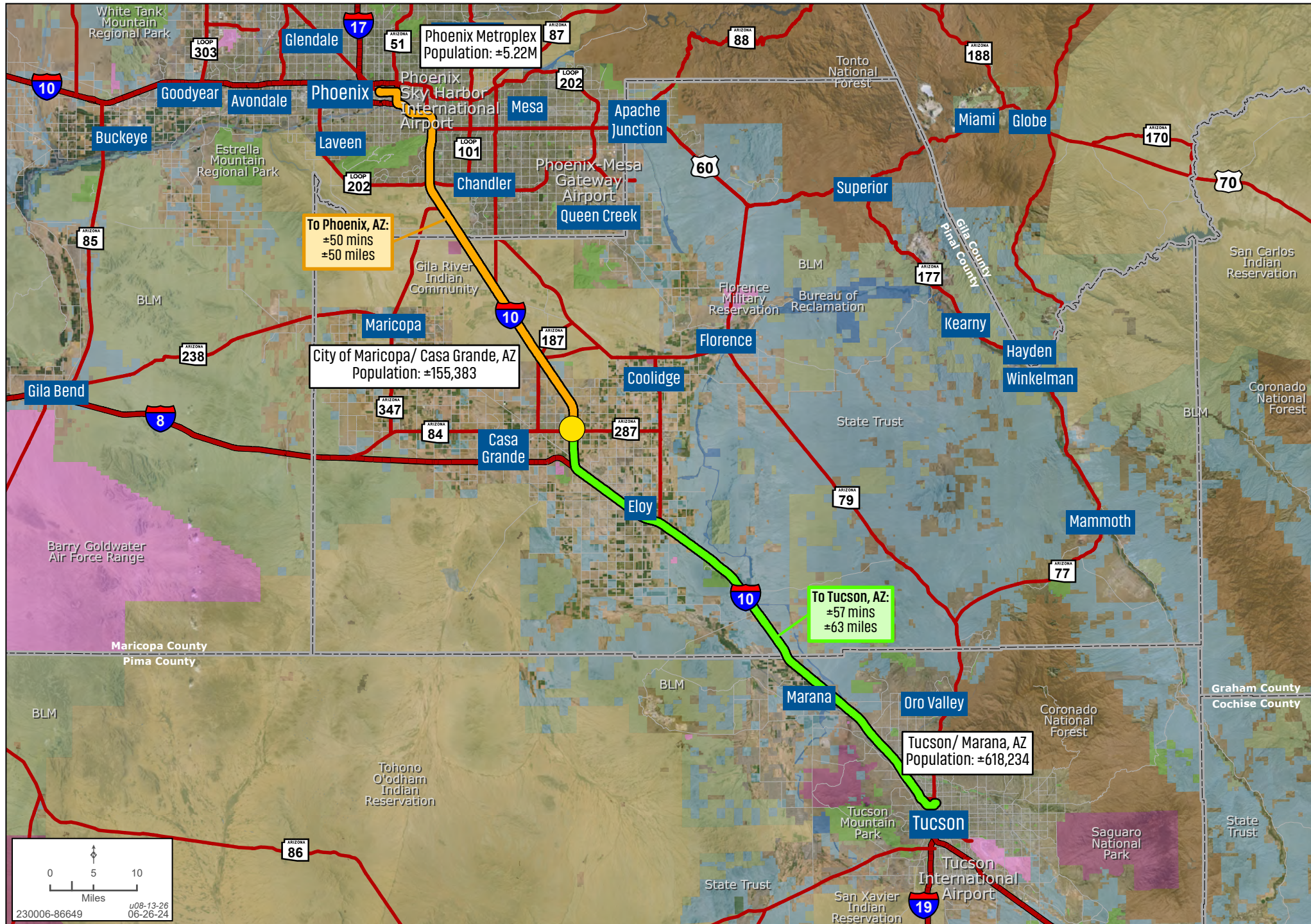
ZONING

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DISTANCES TO PHOENIX AND TUCSON

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