

OFFERING MEMORANDUM

# Casa Grande 93

NWC of N Colorado St & E Cottonwood Ln, Casa Grande, AZ 85122

A ± 93.91-ACRE RESIDENTIAL DEVELOPMENT SITE IN CASA GRANDE, ARIZONA





CASA GRANDE 93 PROJECT LEADS

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CONTACT BROKER

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# EXECUTIVE SUMMARY



# Executive Summary

## Casa Grande 93

Northmarq is pleased to present the **Casa Grande 93**, a ±93.91-acre residential development opportunity located at the northwest corner of N Colorado Street and E Cottonwood Lane in Casa Grande, Arizona. The site is positioned within a rapidly growing corridor benefiting from strong job growth, population in-migration from the Phoenix metro, and access to nearby elementary, middle, and high schools, enhancing its appeal to families and end users.

Surrounding development includes newer single-family communities supported by nearby retail and industrial activity, positioning the site for near-term residential absorption. With relative affordability and increasing institutional investment, Casa Grande 93 represents a compelling opportunity in one of Arizona’s fastest-growing submarkets.

	<b>±93.91 AC</b> <i>Total Acreage</i>		<b>Paper Lots / Residential</b> <i>Projected Site Use</i>		<b>PD</b> <i>Zoning</i>		<b>Pinal</b> <i>County</i>
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# 02

# INVESTMENT HIGHLIGHTS



# Casa Grande 93

## Site Description

### PROPERTY SUMMARY

ADDRESS	NWC of N Colorado St & E Cottonwood Ln , Casa Grande, AZ 85122
OFFERING PRICE	To Be Determined By Market
TERMS	All Cash
ACREAGE	± 93.91 AC
PARCEL ID NUMBER	505-01-704C 505-001-6870

### PROPERTY SUMMARY

TAX RATE	12.242%
COUNTY	Pinal
SUBMARKET	Casa Grande
CURRENT USE	Raw Land
PROJECTED SITE USE	Paper Lots / Residential Development Site
ZONING	PD
SCHOOL DISTRICT	Casa Grande Elementary & Union High School District

AUTHORITY #	TAX AUTHORITY	PRM RATE	SEC RATE
2000	PINAL COUNTY	3.3630%	
4151	CITY OF CASA GRANDE	0.9643%	0.4154%
5004	CASA GRANDE ESD #004	1.6361%	1.2002%
6102	CASA GRANDE UHS	1.7072%	0.7018%
8150	PINAL COUNTY JR COLLEGE	1.6460%	0.1151%
11900	FIRE DIST ASSISTANCE TAX		0.0519%
14613	CENTRAL AZ WATER CONSERVATION		0.1400%
14900	PINAL COUNTY LIBRARY		0.0890%
15625	PINAL COUNTY FLOOD		0.1620%
30002	CENTRAL AZ VALLEY INST TECH (CAVIT)		0.0500%
<b>AREA CODE TOTALS:</b>		<b>9.3166%</b>	<b>2.9254%</b>



# 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.**

## WORKFORCE



# 03

# LOCATION OVERVIEW



# 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



# Major Employers

#	EMPLOYER	DRIVE TIME
1	Lucid Motors	19 Minutes
2	Walmart Stores and Distribution	18 Minutes (Nearest Distribution Center)
3	Abbot Nutrition	17 Minutes
4	Hexcel Corporation	17 Minutes
5	Daisy Brand	17 Minutes



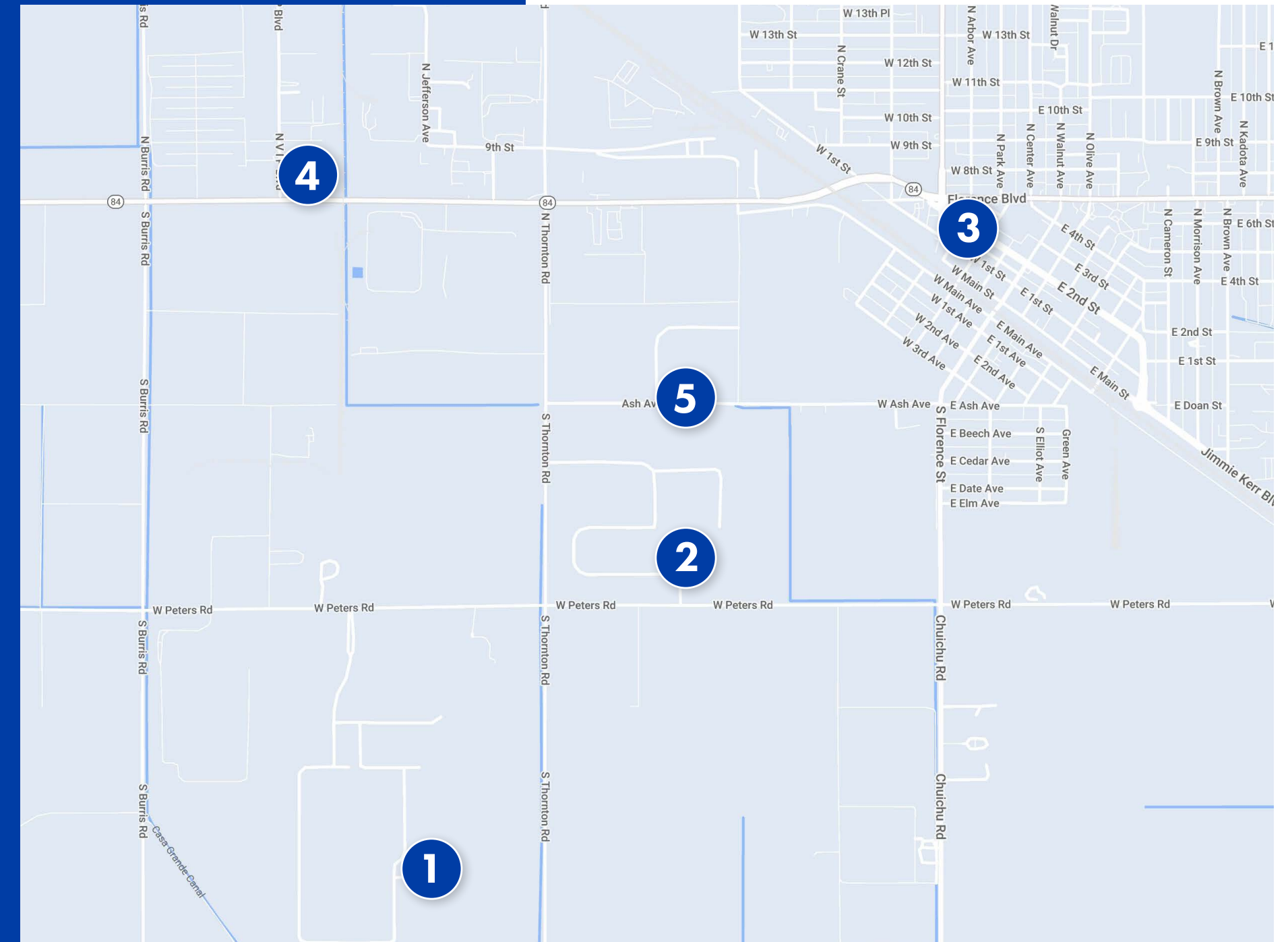
Lucid Motors | 19 Minutes



Walmart Stores and Distribution | 18 Minutes



Abbot Nutrition | 17 Minutes





# 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.





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### EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of **Casa Grande 93**.

### OFFERING STRUCTURE

**Casa Grande 93** 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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