

FOR SALE - Casa Grande Land for Sale

**8.37 Acres, with flexible B-2 zoning,
Hard corner land in the Path of Progress**

N/NEC Trekell Rd & Rodeo Rd

Sale Price: \$1,350,000

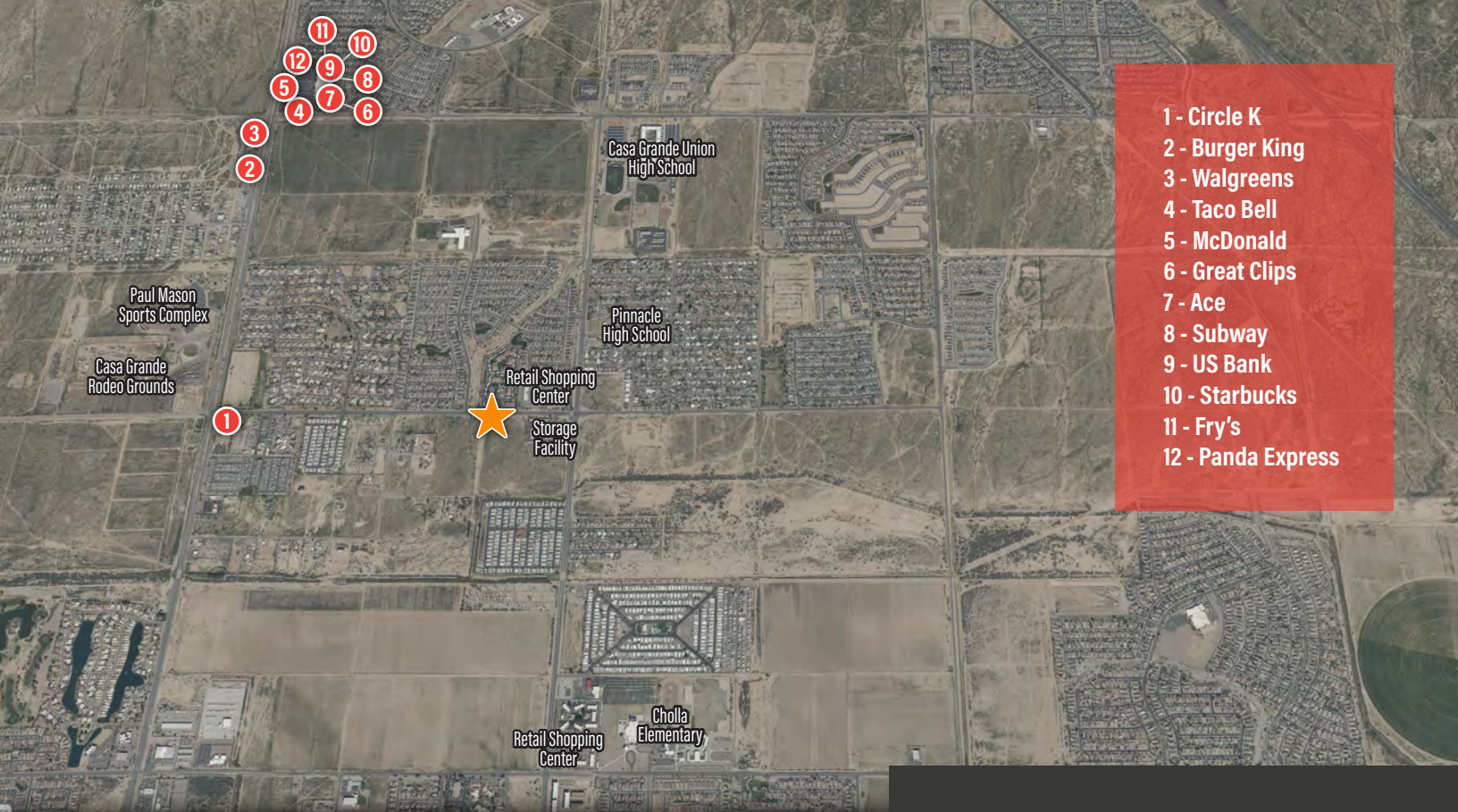
Zoned: B-2 APN: 504-07-010C

For more information, contact:

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www.DavisCREAZ.com



- 1 - Circle K
- 2 - Burger King
- 3 - Walgreens
- 4 - Taco Bell
- 5 - McDonald
- 6 - Great Clips
- 7 - Ace
- 8 - Subway
- 9 - US Bank
- 10 - Starbucks
- 11 - Fry's
- 12 - Panda Express

For Sale:

Great opportunity to take advantage of the rapid growth rate Casa Grande has to offer. Great corner lot zoned for Development.

- Zoned B-2 - Commercial Zoned Land
- +/- 8.37 Acres, 364,597.2 SF
- Priced to Sell!

Property Features/Highlights:

- Prime location in Casa Grande
- Located at Rodeo and Kadota
- +/- 6,000 VPD off Rodeo Rd. and +/-12,000 off Trekeil Rd.
- Prime Hard Corner Lot
- Located central to plethora of amenities
- Upcoming development surrounding site
- Strategically located near major highways

Casa Grande Overview:

- Direct access to interstate 10, 8, and 11
- Rail Service via main line of union pacific railroad
- Plethora of Incentives offered:
 - New Market tax credits
 - Foreign trade zone
 - Pinal County/City of Casa Grande Incentives
- Large Employment Base, including:
 - Lucid Motors (electric vehicle manufacturer)
 - Kohler Co. (+/-1,000,000 SF Manufacturing Facility)
 - Chang Chun (Taiwanese Chemical Manufacturer)
- Casa Grande has doubled in growth since the early 2000's, making it Pinal Counties largest city and tax base



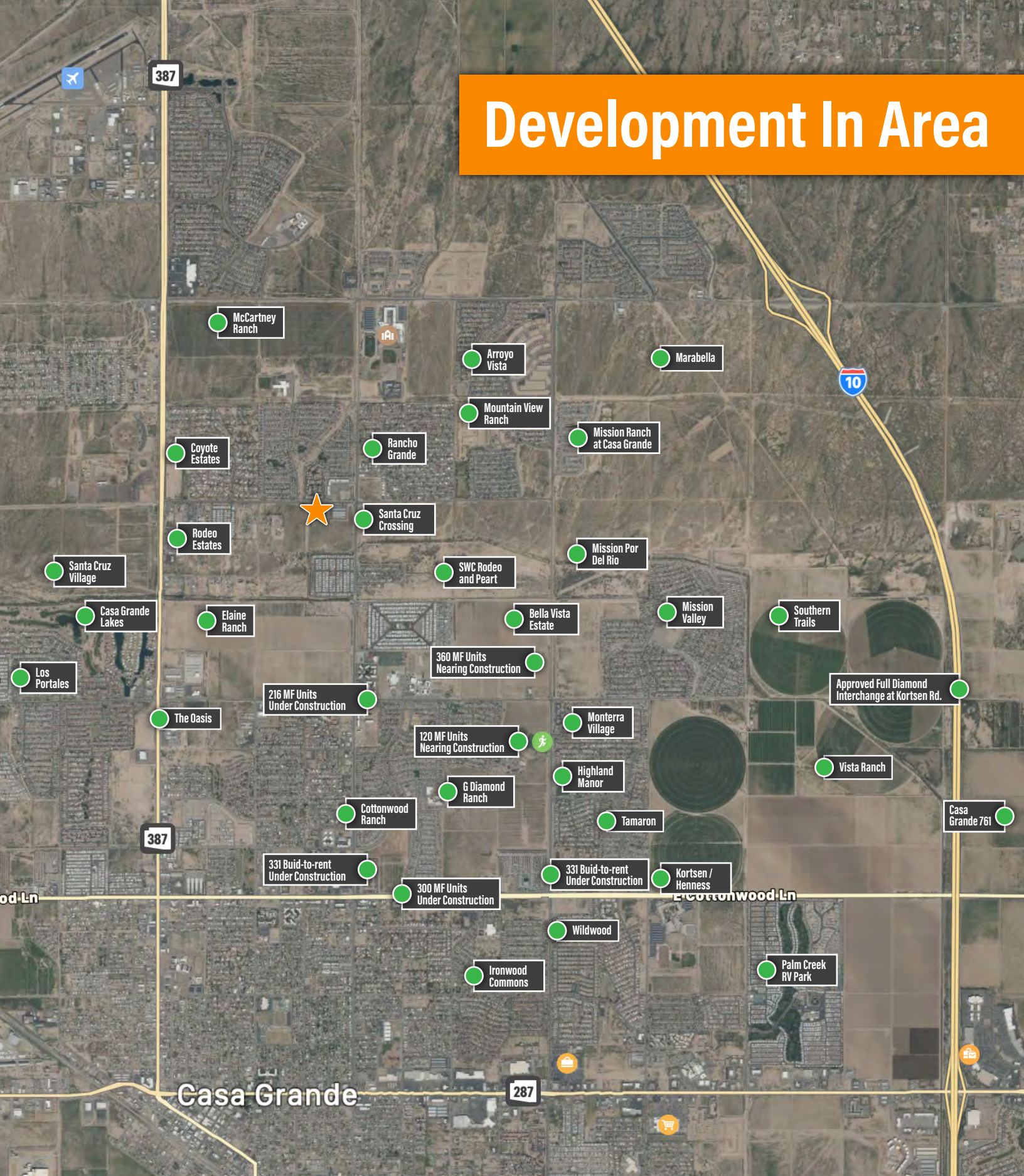
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Development In Area



AREA DETAILS

(within 3-miles)



53,214

Population



18,768

Households



7.6%

Population Growth
2020-2024



\$79,215

Average Household
Income



32,816

Daytime Employees
(within 15-minute Drive)



37.2

Median Age



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Davis Commercial AZ is committed to helping our clients realize their commercial real estate vision. Our dedication to clients is the center of everything we do. With more than 70 years of accumulated experience, Davis Commercial personalizes each transaction. We are experts in the varied Phoenix Metropolitan commercial real estate market. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Initial and repeat clients of Davis Commercial gain from our undivided support, attention, and effort.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ's prestigious Office Brokerage top-ten list and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos, and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

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