

FOR SALE - RARE OPPORTUNITY

# Commercial Business Zoned Land In Casa Grande

SEC Rodeo and Kadota

**Sale Price: \$1,300,000**

Zoned: B-2 +/- 8.34 AC



**Andrea Davis, CCIM**

480.225.0838  
Andrea@DavisCREAZ.com

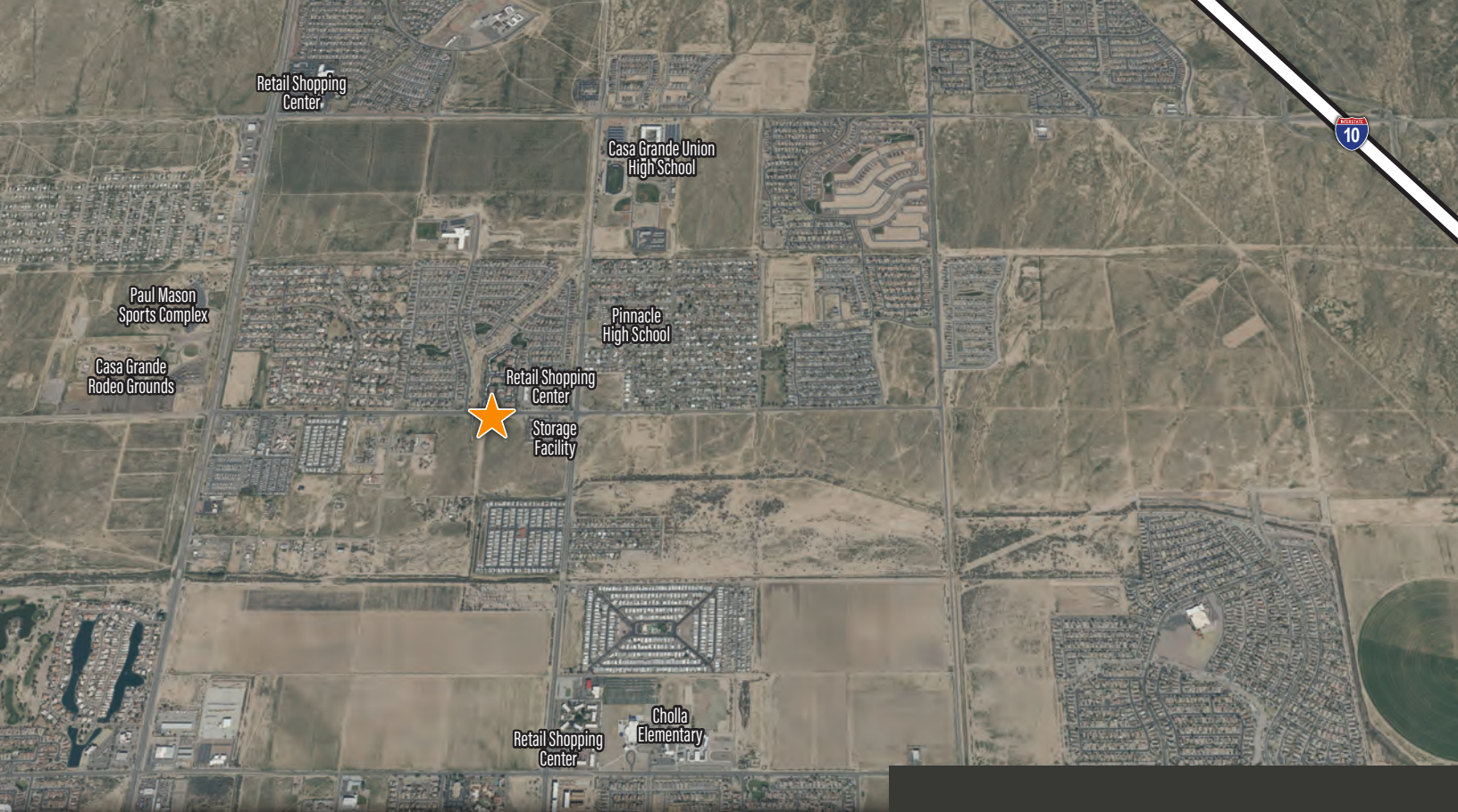


**Jakob Lasiewicki**

928.814.3577  
jakob@DavisCREAZ.com

**www.DavisCREAZ.com**





## For Sale:

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

- Zoned B-2 - Commercial Business Zoned Land ([Click Here for Zoning Specs](#))
- +/- 8.34 AC
- Available at a fraction of the cost to Metro-Area lands

## 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 Corner Lot
- Located central to plethora of amenities
- Upcoming development surrounding site
- Strategically located right off 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



**Andrea Davis, CCIM**

480.225.0838  
[Andrea@DavisCREAZ.com](mailto:Andrea@DavisCREAZ.com)  
[www.DavisCREAZ.com](http://www.DavisCREAZ.com)

**Jakob Lasiewicki**

(928) 814-3577  
[jakob@daviscreaz.com](mailto:jakob@daviscreaz.com)  
[www.DavisCREAZ.com](http://www.DavisCREAZ.com)

# AREA DETAILS

*(within 3-miles)*



**47,959**

Population



**16,935**

Households



**2.9%**

Population Growth  
2024-2029



**\$65,495**

Median Household  
Income



**32,816**

Daytime Employees  
(within 15-minute Drive)



**37.2**

Median Age





480.435.9777    [www.DavisCREAZ.com](http://www.DavisCREAZ.com)    8160 E. Butherus Dr., Suite 2, Scottsdale, AZ 85260

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.

*Sign up for news and updates at [www.daviscreeaz.com](http://www.daviscreeaz.com).*



**Dana McDonald** — 480.387.0106  
Business Development Officer / Residential & Commercial Services  
Stewart Title - Arizona  
[dana.mcdonald@stewart.com](mailto:dana.mcdonald@stewart.com)  
[www.stewart.com/phoenix](http://www.stewart.com/phoenix)

Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice.