

FOR SALE - Casa Grande Land for Sale

**8.37 Acres, with flexible B-2 zoning,
Corner Lot in the Path of Progress**

W/SWC Trekel Rd & Rodeo Rd at Kadota Ave

Sale Price: \$1,350,000

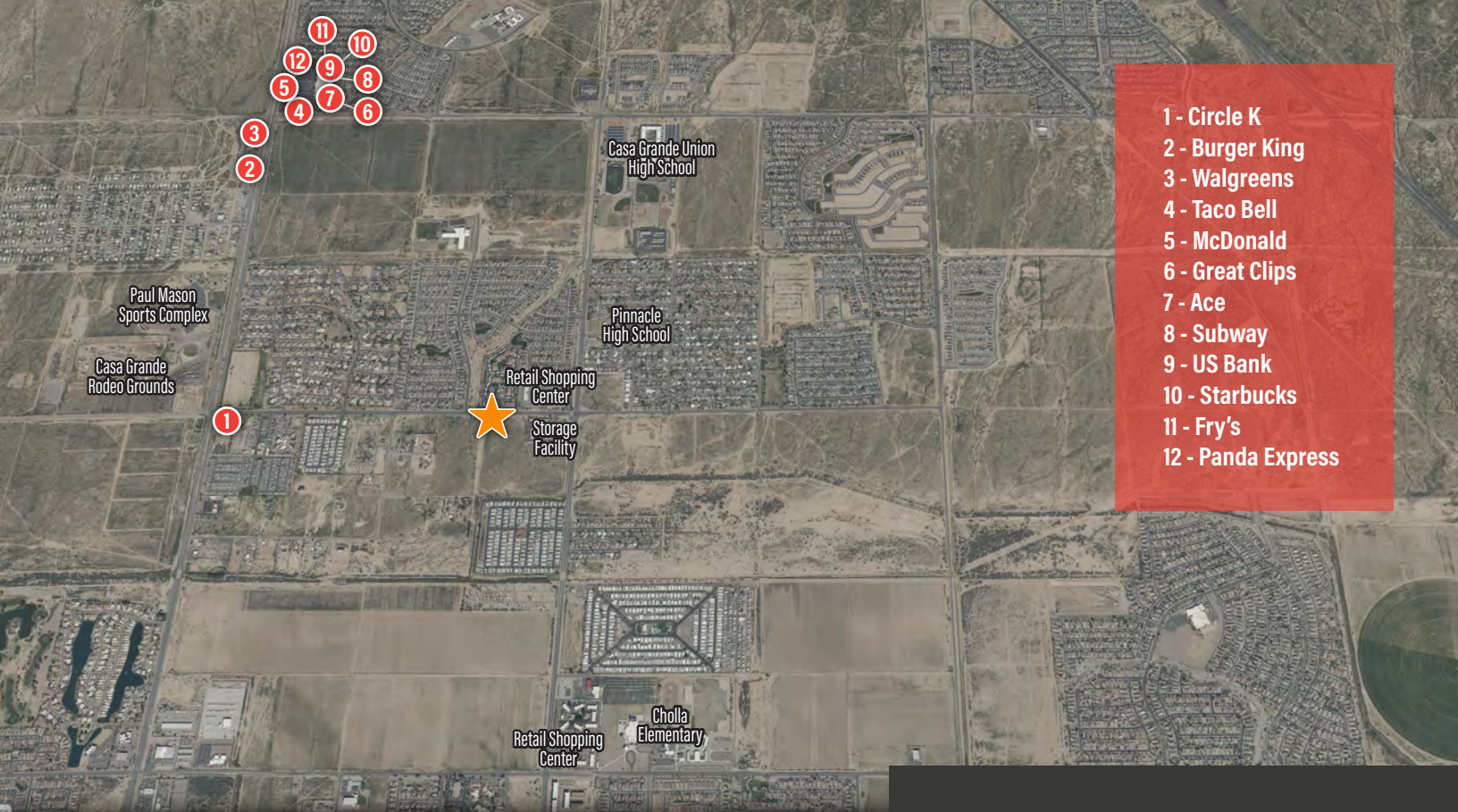
Zoned: B-2 APN: 504-07-010C

For more information, contact:

Chuck Carlise - 602.448.1022 / Carlise@DavisCREAZ.com

Jeff Schonberger - 602.290.7419 / Jeff@DavisCREAZ.com

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 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
- 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



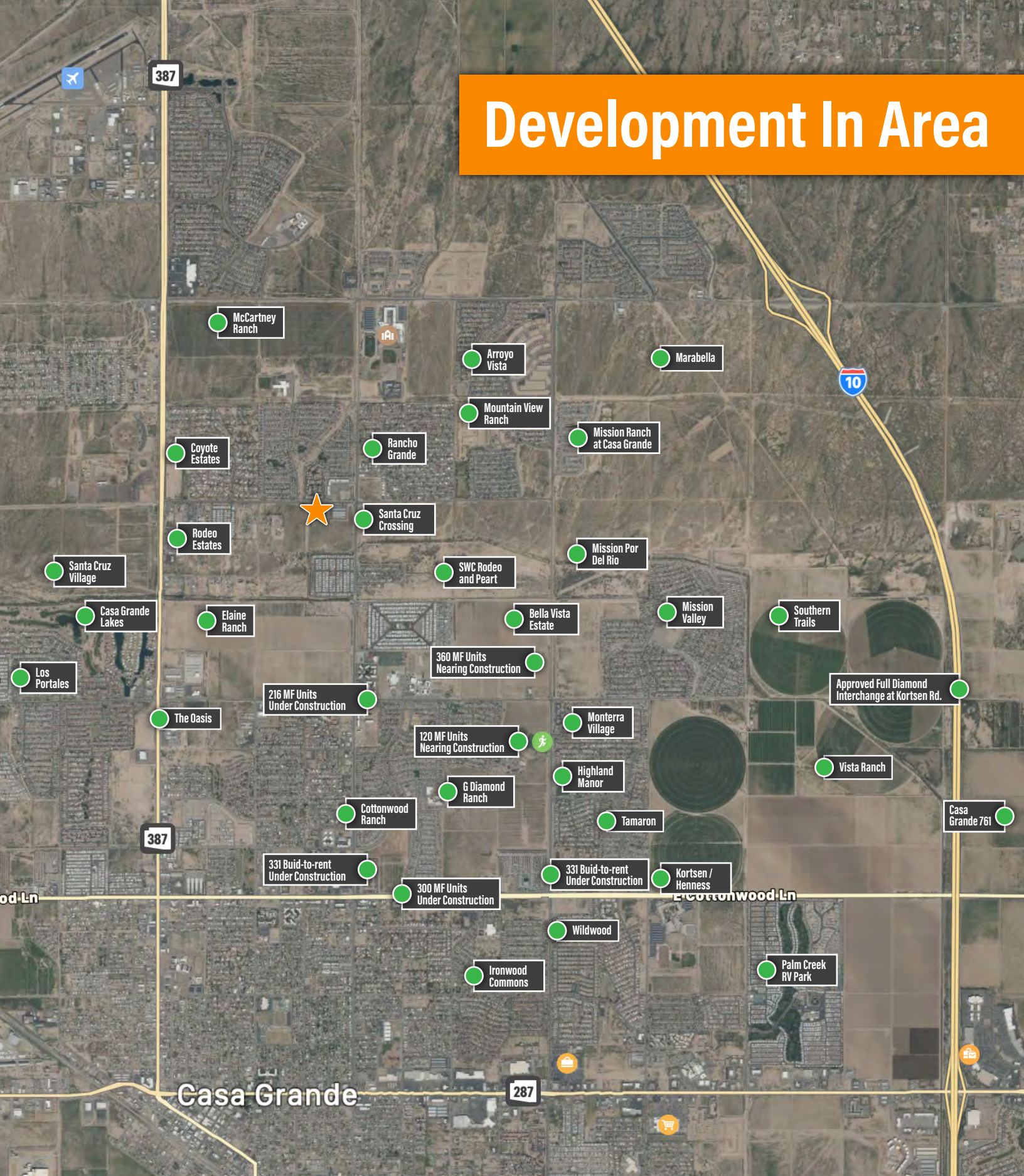
Chuck Carlise

602.448.1022
carlise@DavisCREAZ.com
www.DavisCREAZ.com

Jeff Schonberger

602.290.7419
Jeff@DavisCREAZ.com
www.DavisCREAZ.com

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



480.435.9777 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.



Dana McDonald — 480.387.0106
Business Development Officer / Residential & Commercial Services
Stewart Title - Arizona
dana.mcdonald@stewart.com
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.