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30.81 ACRES | LAND FOR SALE (owner can demise)

At the Convergence of Interstate 10 and Interstate 8
Southwest corner of Hanna Road and Sunland Gin Road

Sale Price:
±7.07 acres: $5.00/sq. ft. ($1,539,846) | ±23.74 acres: $4.00/sq. ft. ($4,136,774)

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Property Highlights:

- ±30.81 acres available together or separately.
- **APN:** 7.07 acres: 511-33-003C and 511-33-003D
  23.74 acres: 511-33-008D, 511-33-002C and 511-33-002B
- Zoning (and description from page one)
- Strategic location near two interstate highways.
- Flexible industrial and commercial development possibilities, subject to zoning.
- Potential for phased development.
- Opportunity to serve Casa Grande's growing industrial market.
- Potential for smaller-bay industrial/flex buildings and outside storage.

Corporate Neighbors:

- Abbott Nutrition
- Air Products
- ARS
- CCP
- Daisy
- EFP
- Euclid Chemical
- FritoLay
- Graham Packaging
- Green Bay Packaging
- Kanto
- Kohler
- LUCID
- Nikola
- NRS
- Schliff Steel
- OTTO
- Procter & Gamble
- Republic Plastics
- Stella-Jones
- Tractor Supply Co.
- Walmart



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Development Opportunities:

- ±23.74 acres — Industrial development
  - Potential industrial uses include, manufacturing, distribution, warehouse facilities, and industrial development opportunities.
- ±7.07 acres — Flex and light industrial development
  - Potential for smaller industrial/flex buildings in the 5,000–30,000 SF range, contractor-oriented space, yard areas, and potentially fenced outside storage.
- All uses remain subject to zoning, entitlement, and development approvals.

Development

- Electric provider: ED2
- Water and sewer provider: Arizona Water Company
- Utility availability, capacity, connection requirements, and costs must be independently verified

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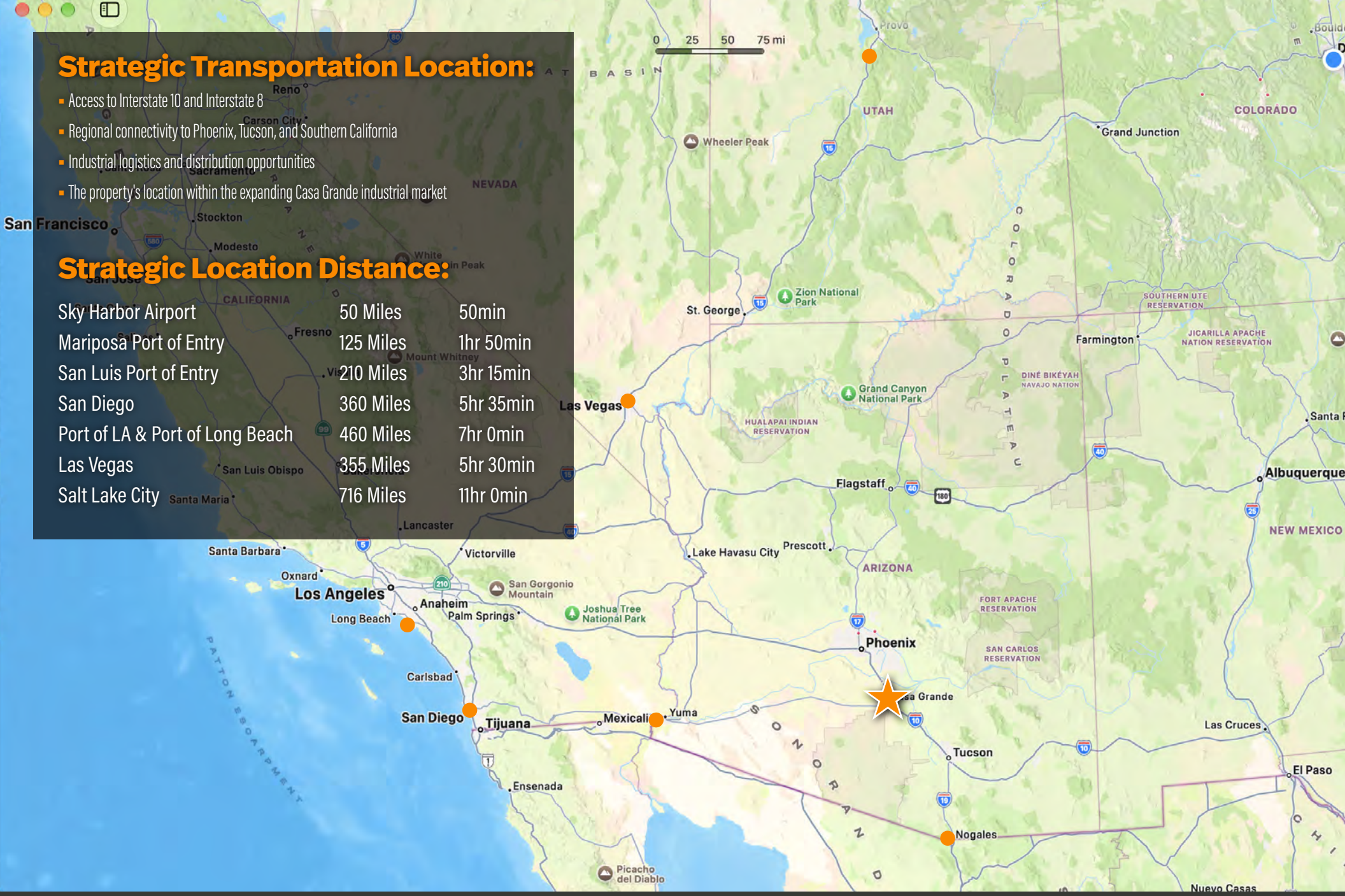

Strategic Transportation Location:

- Access to Interstate 10 and Interstate 8
- Regional connectivity to Phoenix, Tucson, and Southern California
- Industrial logistics and distribution opportunities
- The property's location within the expanding Casa Grande industrial market

Strategic Location Distance:

Sky Harbor Airport	50 Miles	50min
Mariposa Port of Entry	125 Miles	1hr 50min
San Luis Port of Entry	210 Miles	3hr 15min
San Diego	360 Miles	5hr 35min
Port of LA & Port of Long Beach	460 Miles	7hr 0min
Las Vegas	355 Miles	5hr 30min
Salt Lake City	716 Miles	11hr 0min

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Regional Economic Advantages:

- Pinal County 2026 estimated population is 563,034
- Casa Grande & Eloy, Arizona area 2026 estimated population is 93,934
- **Robust Local Labor:** The Casa Grands and Eloy area has regional access to a support skilled workforce labor pool, supported by state workforce programs like Arizona@Work and customized training programs from Central Arizona College. The City of Casa Grande has a business-friendly atmosphere offering proactive, expedited development reviews, connecting developers directly with key decision-makers.
- **The Arizona Innovation and Technology Corridor:** Located in central Pinal County, this area is strategically situated along Interstate 10 between the Phoenix and Tucson metropolitan areas utilizing major transportation arteries including Interstate 10, Interstate 8, and the Union Pacific Railroad. The city of Casa Grande is the central anchor of the corridor, providing a prime location for industrial, commercial, and manufacturing plants due to its proximity to both urban talent pools and affordable land.

Why This Site?

- Continued industrial and manufacturing development in the region.
- Access to the Phoenix and Tucson labor markets.
- Regional transportation infrastructure.
- Potential demand for smaller industrial and flex facilities.
- Opportunities for developers seeking land with multiple potential uses.



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Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

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