

±1 Acre Commercial Land Available for Sale



1637 E Monument Plaza Circle
SWC Monument Plaza Cir & McMurray Blvd
Casa Grande, Arizona 85122

NAIHorizon

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naihhorizon.com

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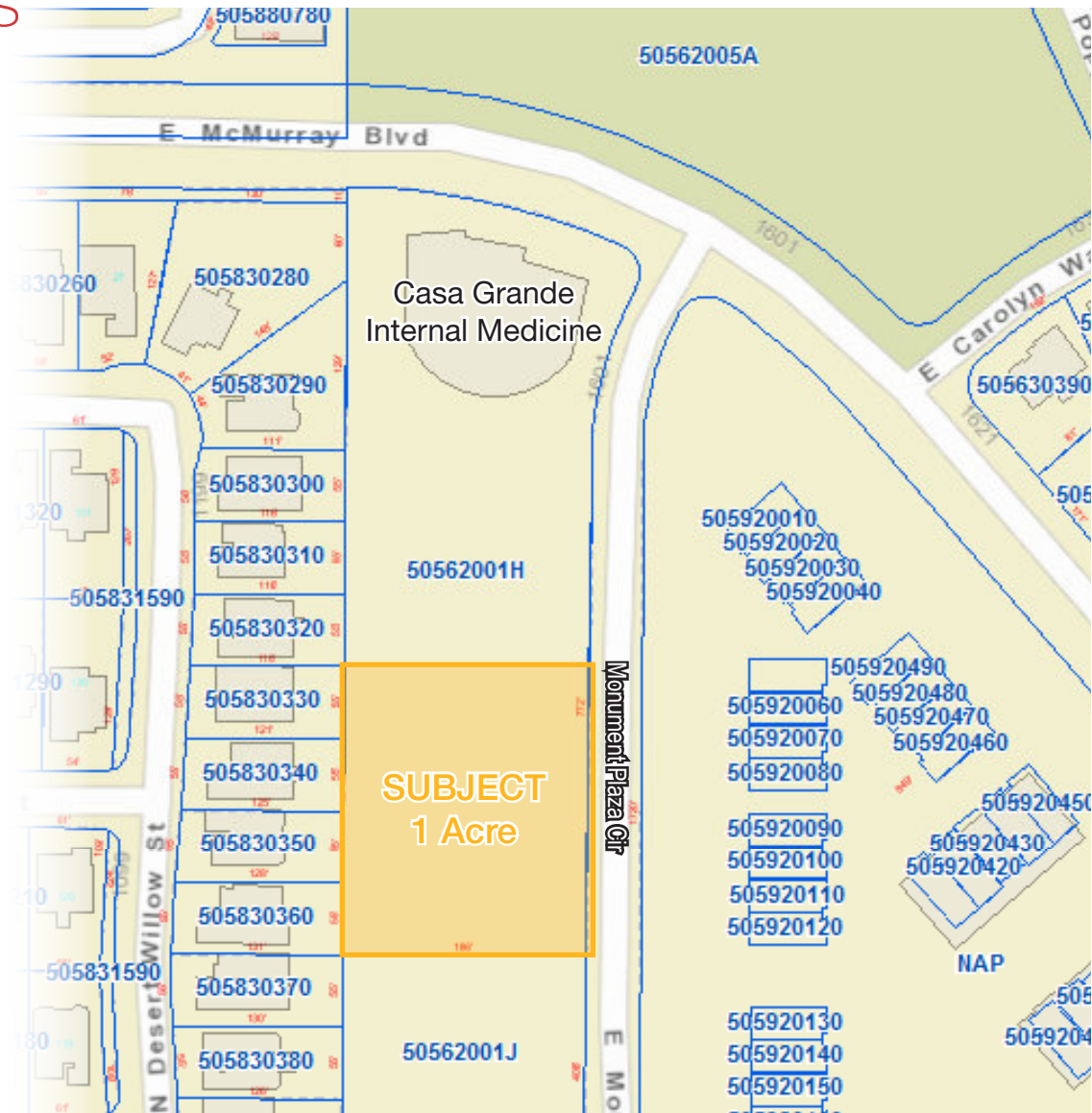
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Property & Location Highlights

- ±1 Acre Commercial Land - Ideal site for medical or standard office building
- Proposed subject is a ±1 Acre portion within APN 505-62-001H
- Located directly south of Casa Grande Internal Medicine
- Zoned B-1 (Commercial)
- Property is surrounded by a relatively new single family residential subdivision
- Water (Casa Grande Water Company), sewer (Casa Grande Sewer System), natural gas (Southwest Gas), and electric (APS) services available at the site
- Site fronts on the west side of E Monument Plaza Circle
- Nearest major interchange is located at E Florence Blvd & I-10
- Easy ingress/egress with indirect access to E Florence Blvd & I-10
- Strategically located between Phoenix and Tucson MSAs between 3 major transportation corridors (I-10, I-8 & SR-287)
- Planned/proposed projects that will impact Casa Grande's growth & economy: Lucid/Dreamport Villages Theme Park & Resort/Atessa Motor Sports Center/PhoenixMart



Sale Price: \$385,700 (\$8.84/SF)

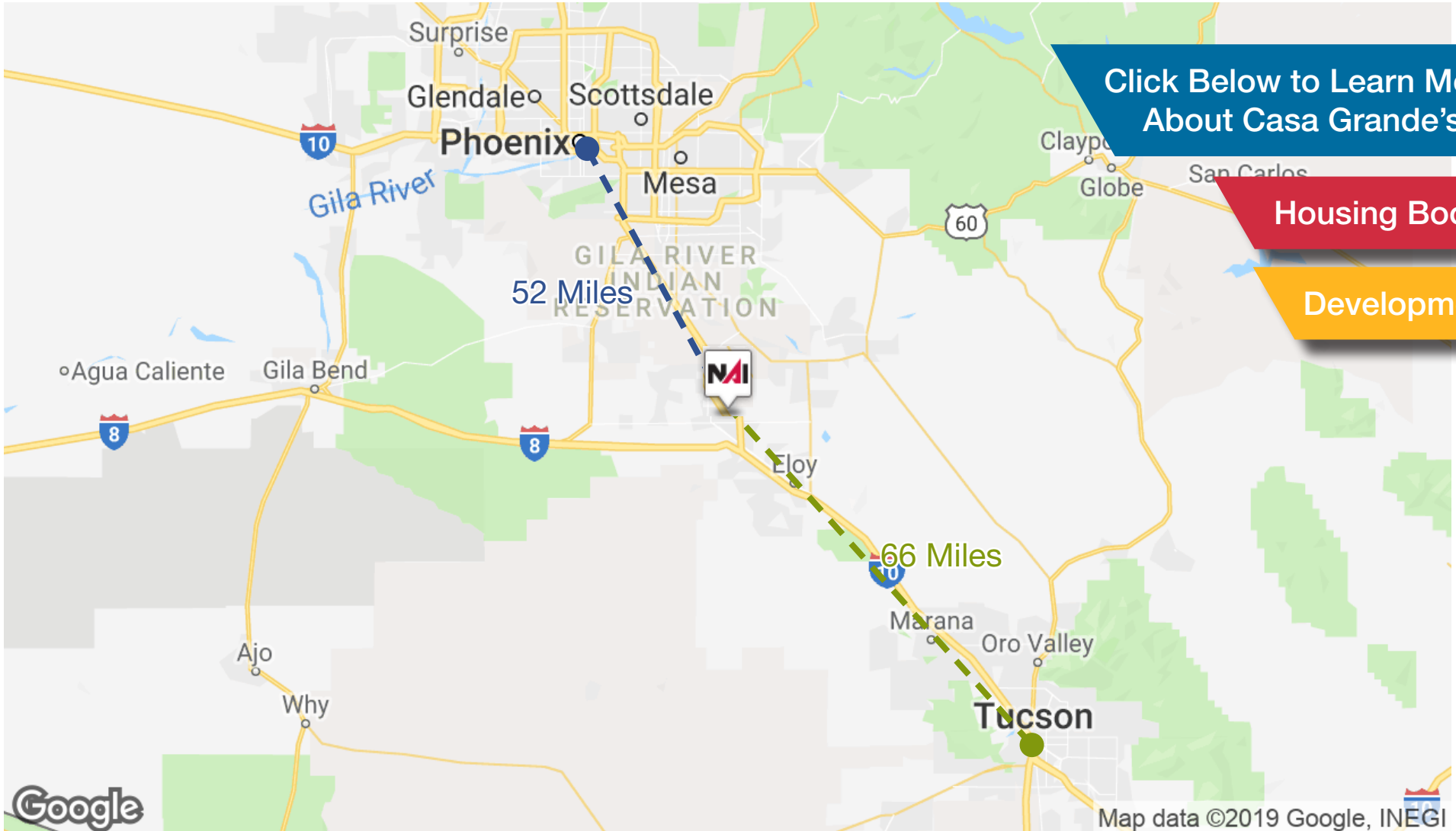
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Property Location



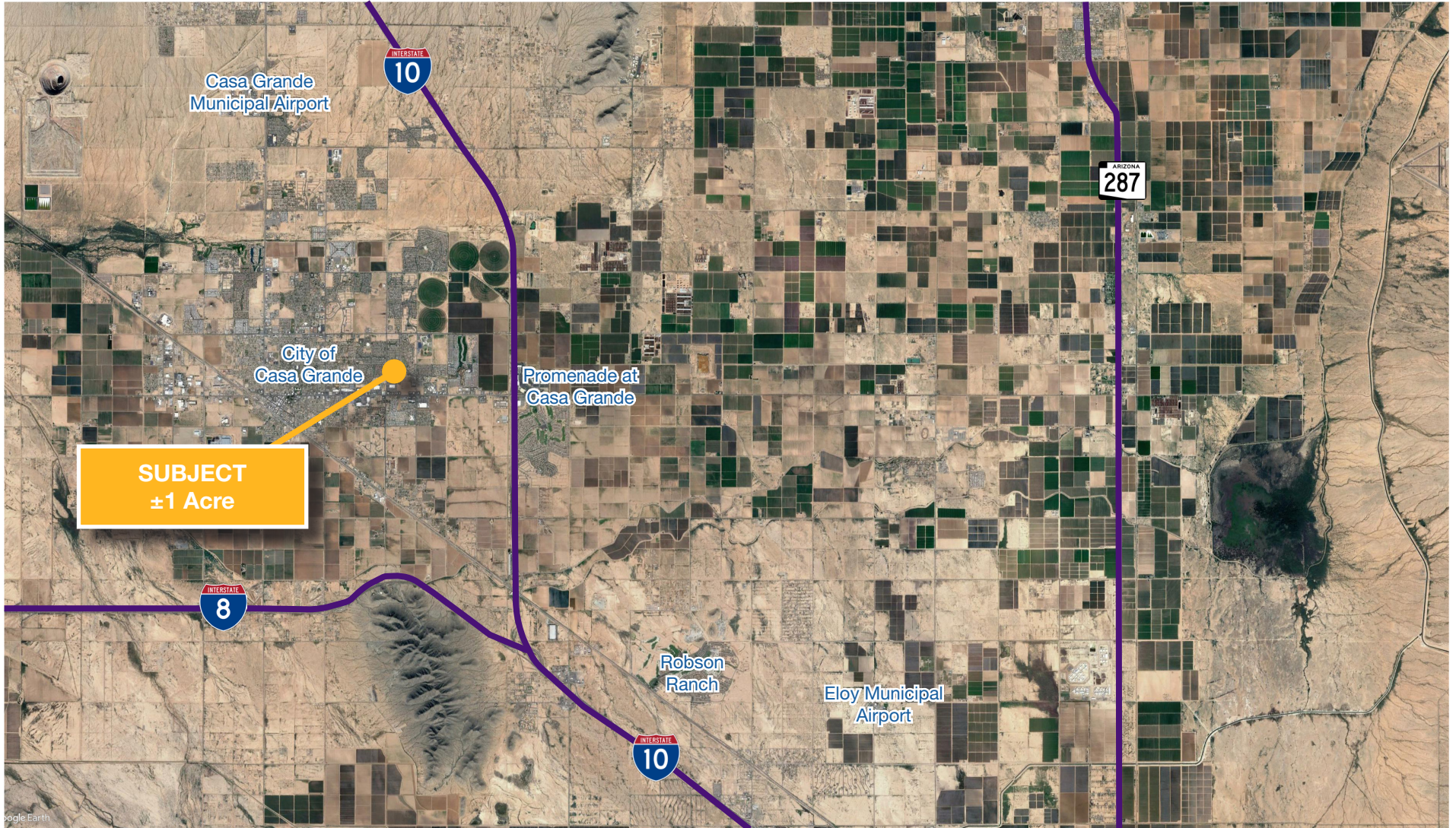
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Property Aerial



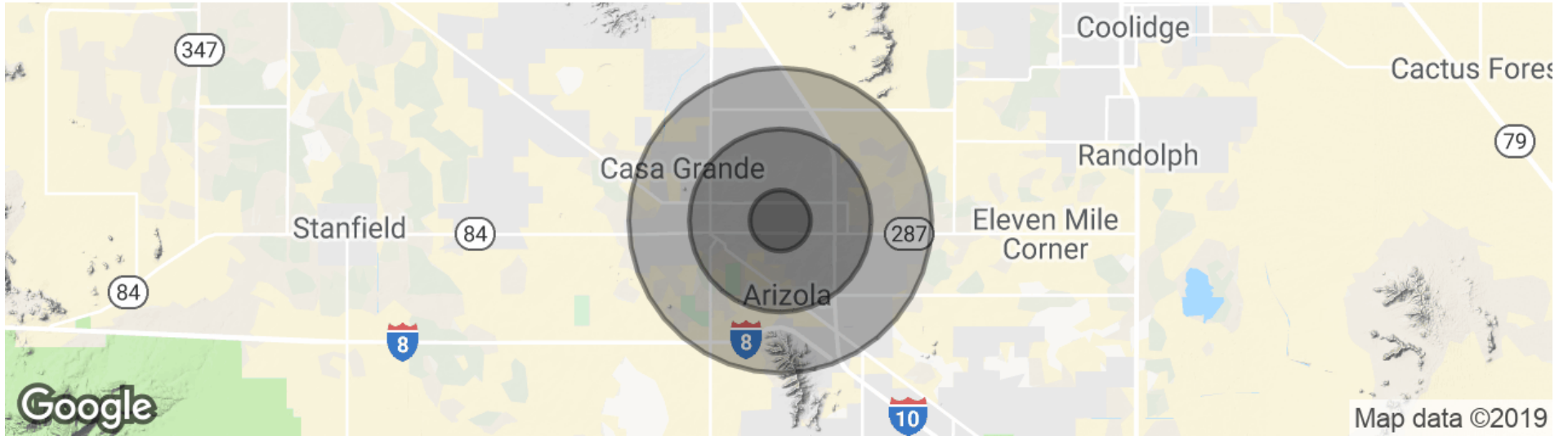
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Property Demographics



POPULATION

Total population
Average age

1 MILE

10,909
41.5

3 MILES

44,444
38.7

5 MILES

58,159
38.9

HOUSEHOLDS & INCOME

Total households
of persons per HH
Average HH income
Average house value

1 MILE

4,133
2.6
\$59,169
\$137,884

3 MILES

16,102
2.7
\$56,563
\$133,706

5 MILES

20,932
2.8
\$59,418
\$140,260

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