

NWC SELMA HIGHWAY 6 TREKELL ROAD / PINAL COUNTY, ARIZONA



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EXECUTIVE SUMMARY



LOCATION	The Property is located at the northwest corner of Selma Highway & Trekell Road, Pinal County, Arizona
SIZE	±347.15 acres
PRICE	Submit
PARCELS	507-11-008, 507-15-003, 507-15-007, 507-15-009
TAXES	\$35,971.68 (2024)
ZONING	Annexation and Industrial zoning underway. Currently zoned GR, Pinal County.
IRRIGATION	Property is located in the San Carlos Irrigation District. Click here to view the Water Rights.
UTILITIES	Shovel Ready Water - Arizona Water Company Sewer - City of Casa Grande Electric - APS Gas - Southwest Gas

PROPERTY ACCESS	CITY	DRIVE TIME	DISTANCE
	Phoenix	55 Minutes	55 Miles
	Tucson	1 Hour	65 Miles
	San Diego	5 Hours	345 Miles
	Los Angeles	6 Hours 30 Minutes	430 Miles
	Las Vegas	5 Hours 40 Minutes	360 Miles
	Denver	13 Hours 20 Minutes	910 Miles
	Albuquerque	7 Hours	460 Miles
	San Bernadino	5 Hours 40 Minutes	375 Miles

HIGHLIGHTS

- Ideal path of growth for Casa Grande
- Minutes from I-8 & I-10
- Planned Arizona Water Co. new main along southern property line (easement in place)
- Seconds from downtown
- Long-term rail potential
- First property in "East Industrial"



CORPORATE NEIGHBORS

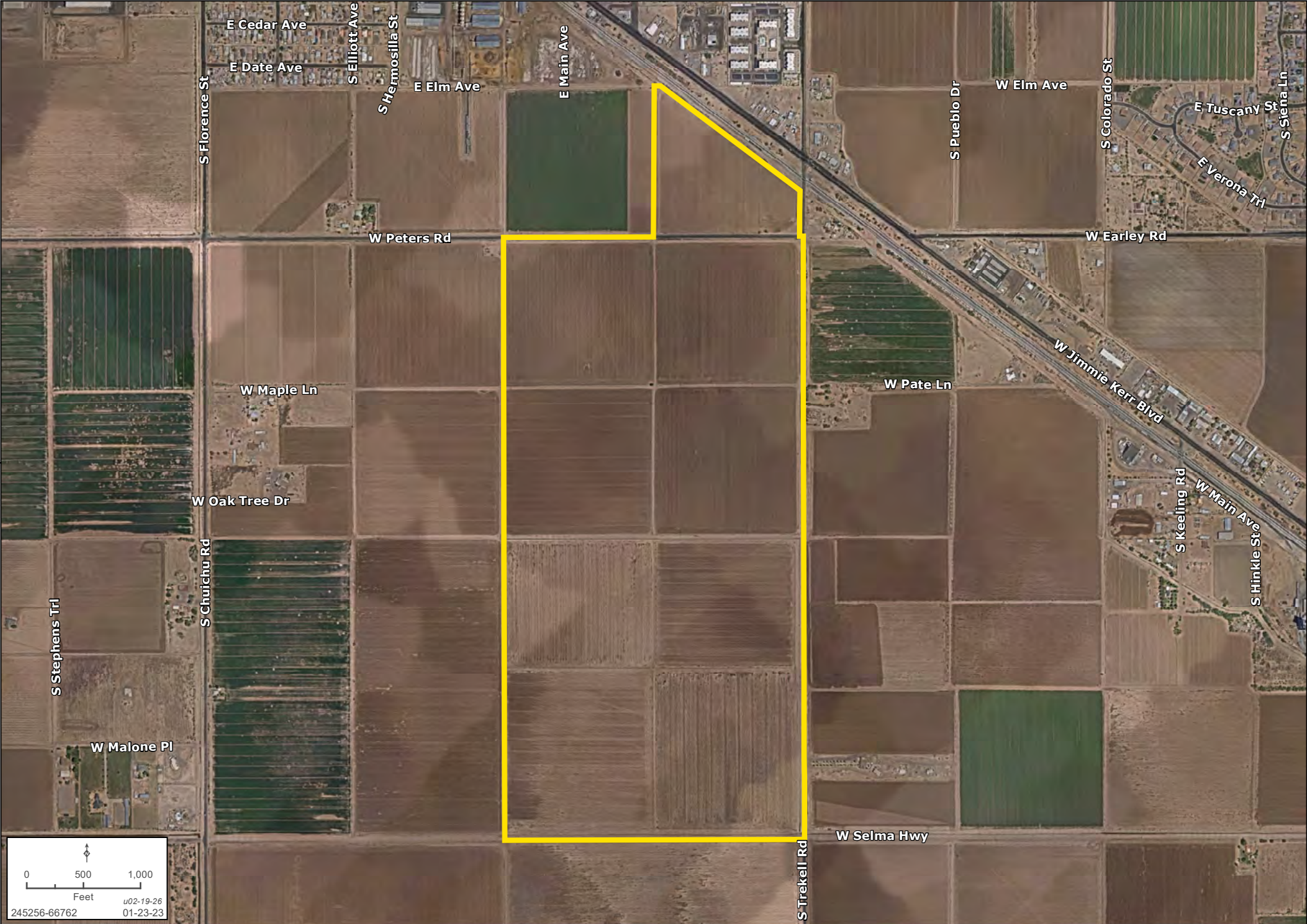
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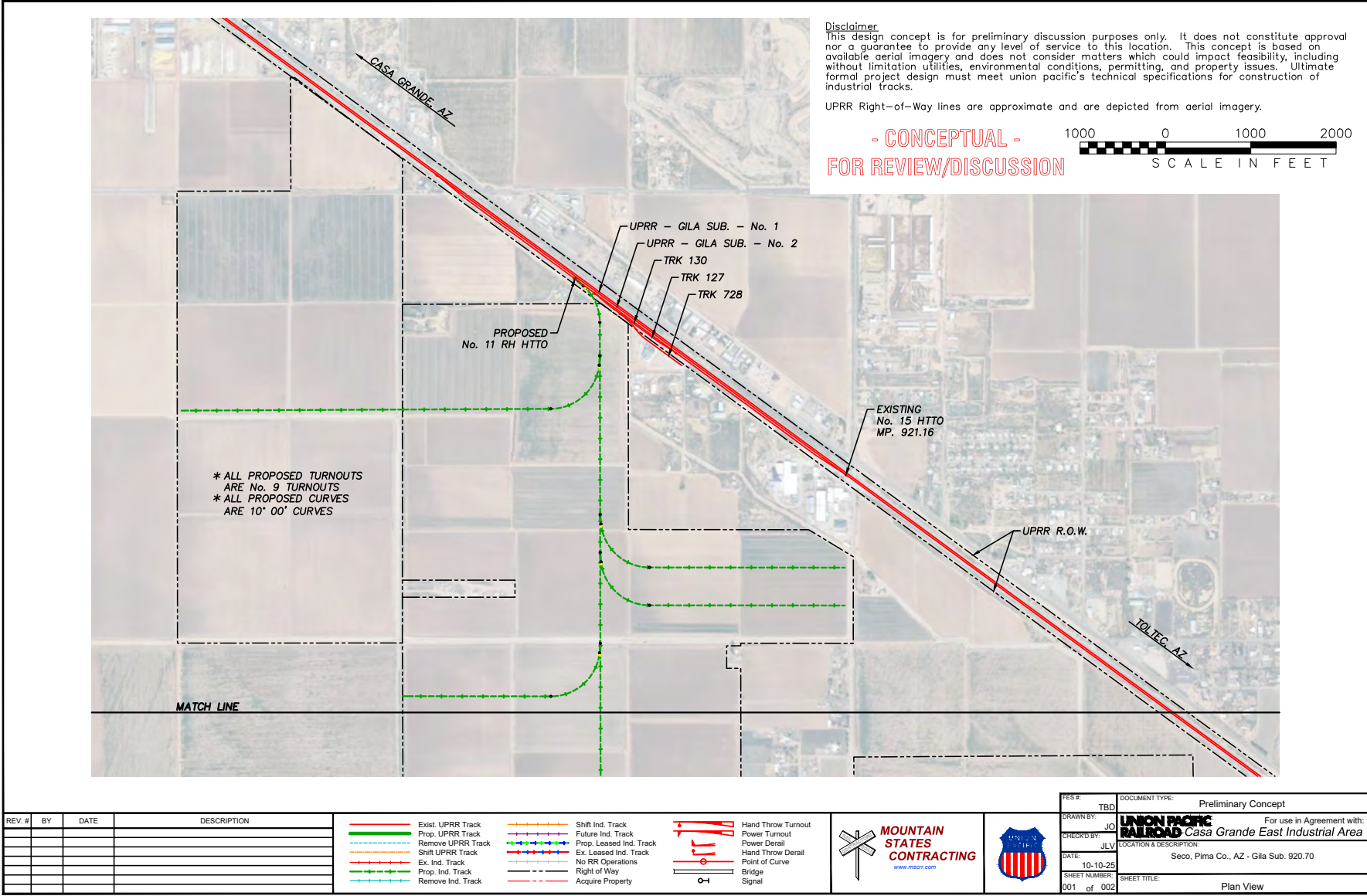
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DETAIL

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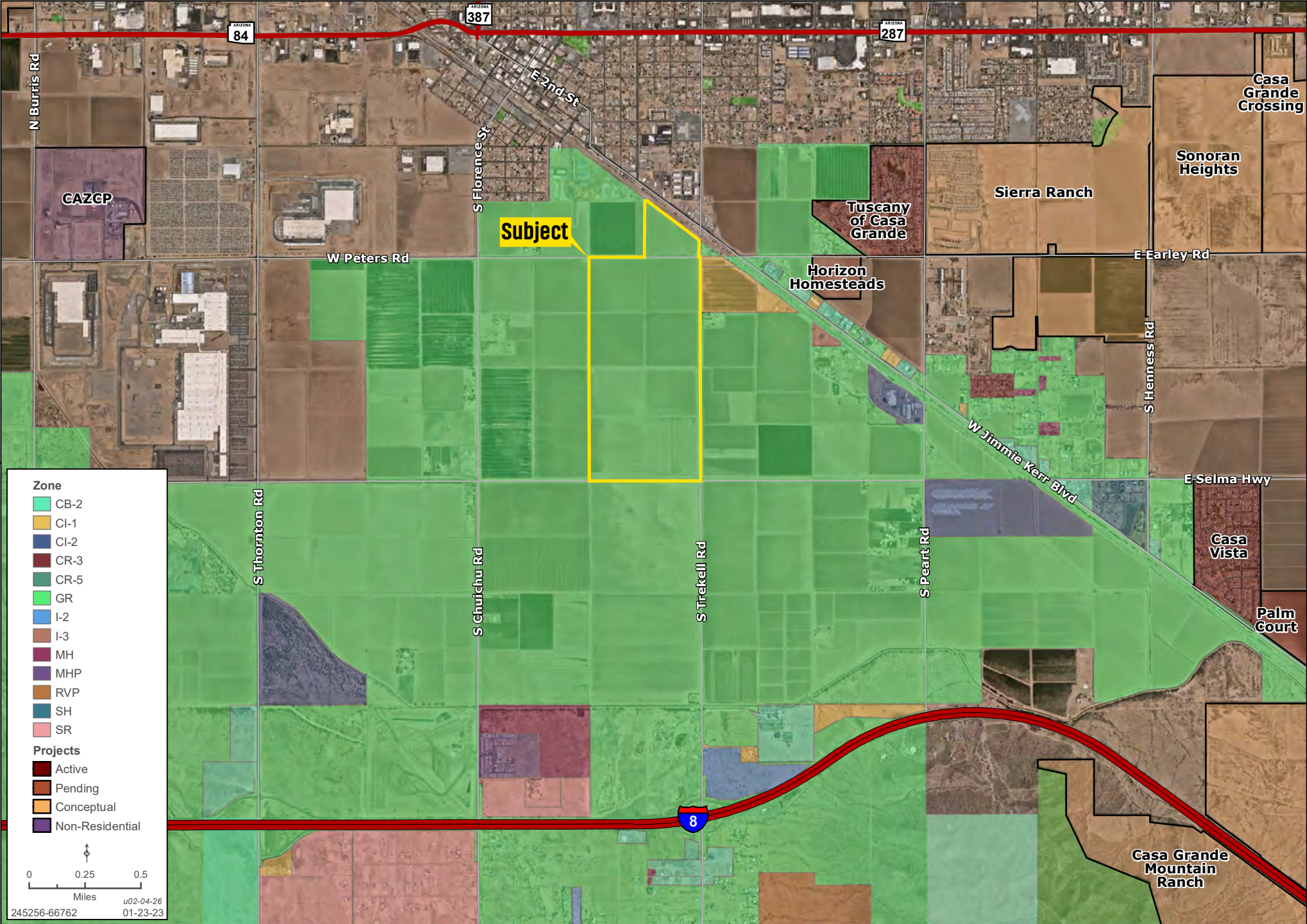
SITE PLAN



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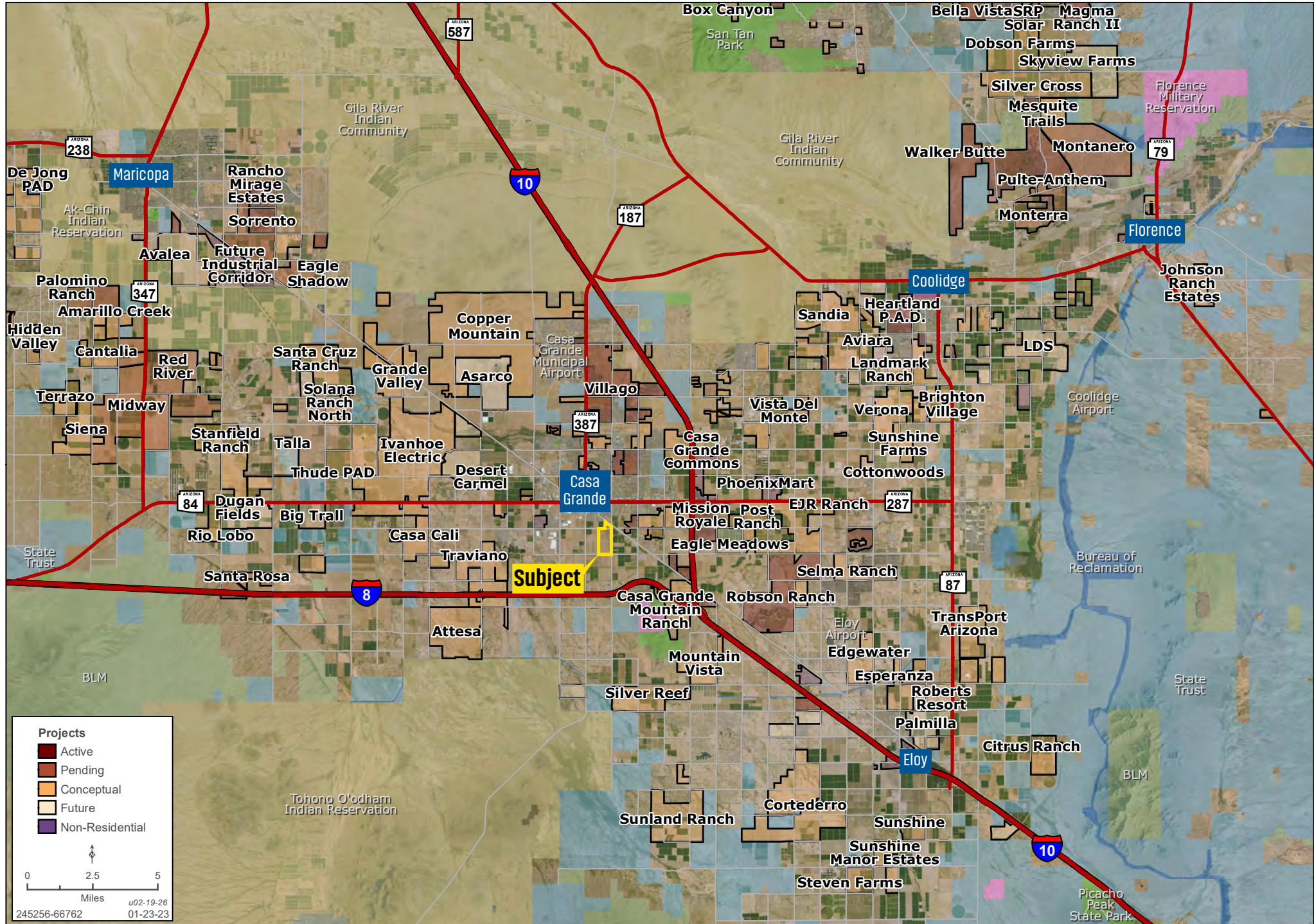
ZONING

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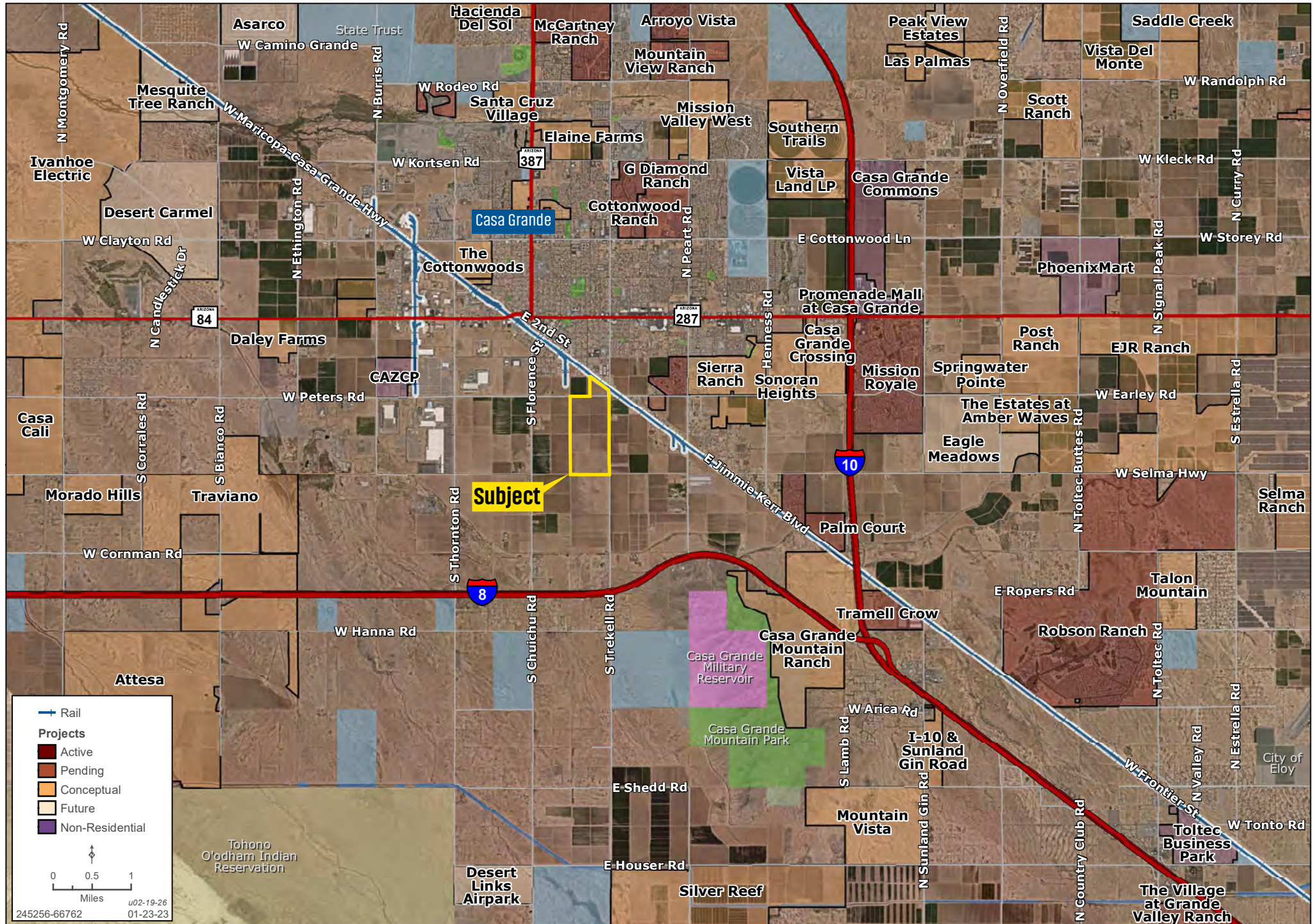


REGIONAL

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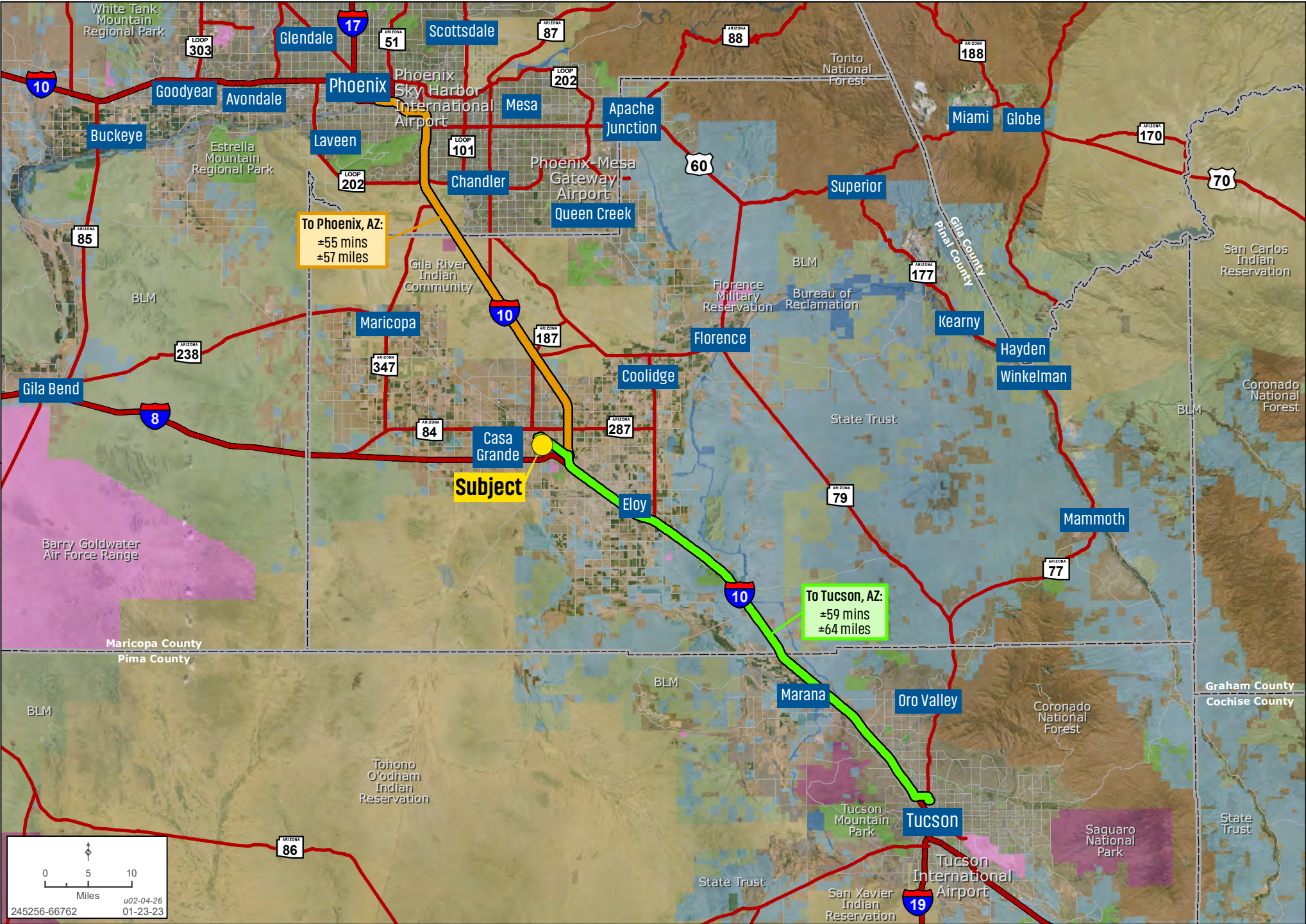


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DISTANCES TO PHOENIX AND TUCSON

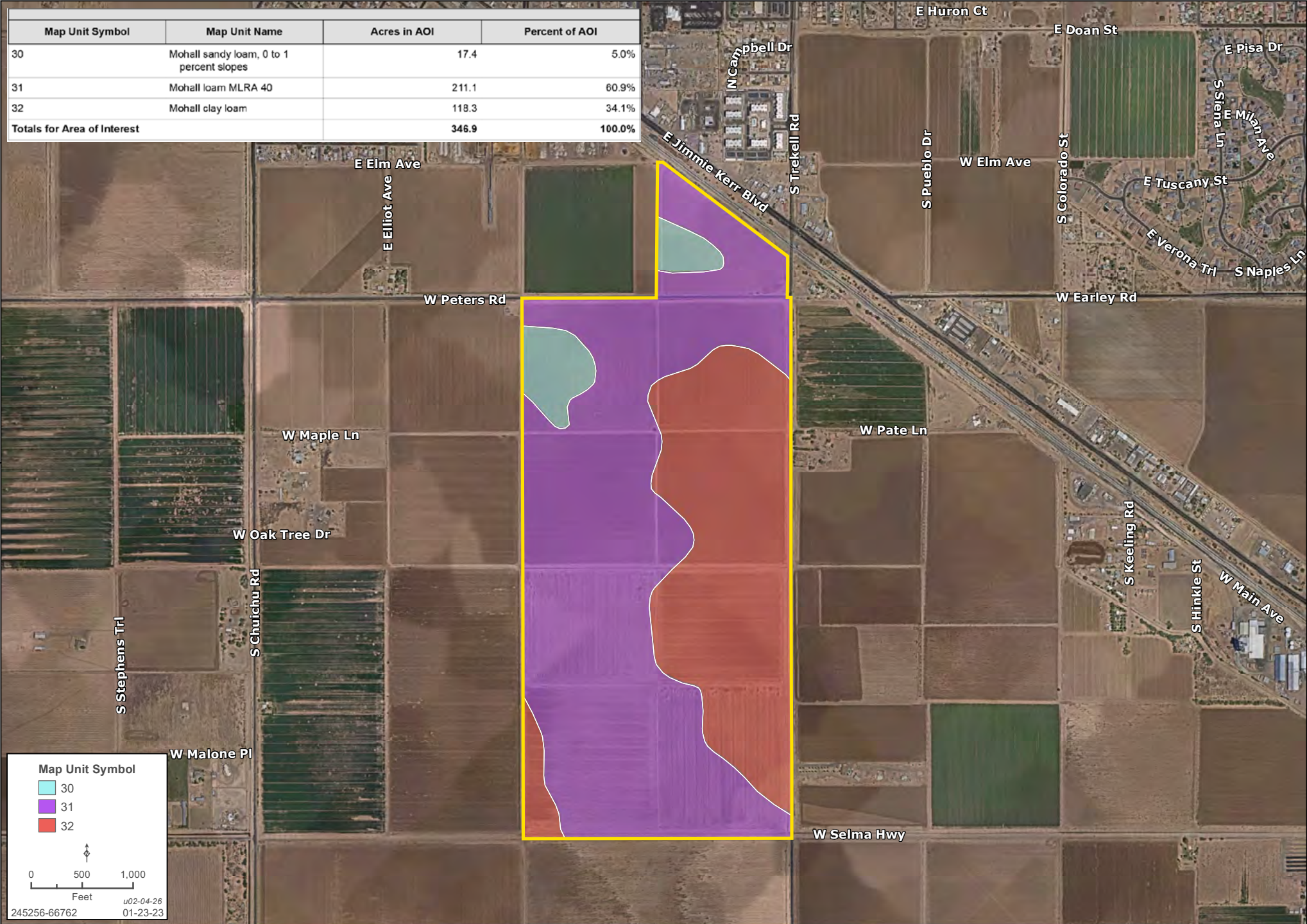
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SOIL

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
30	Mohall sandy loam, 0 to 1 percent slopes	17.4	5.0%
31	Mohall loam MLRA 40	211.1	60.9%
32	Mohall clay loam	118.3	34.1%
Totals for Area of Interest		346.9	100.0%



PINAL COUNTY HIGHLIGHTS |

CLICK THE LINKS BELOW FOR MORE INFORMATION



New Jobs

Coming to
Pinal County



Labor

Report



Casa Grande

Incentive
Package



Pinal County

Incentive
Package



About

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Organization



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