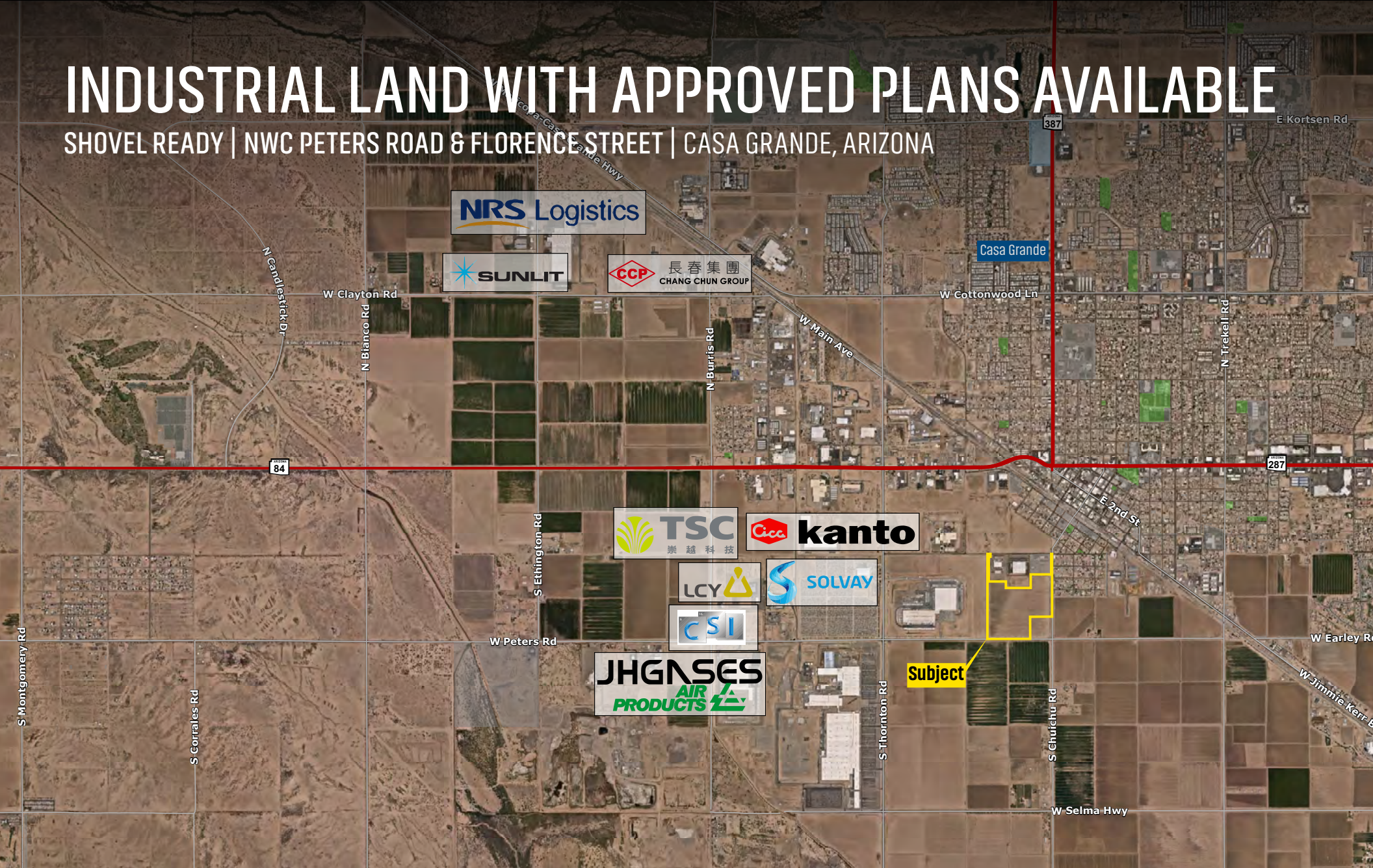


INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

SHOVEL READY | NWC PETERS ROAD & FLORENCE STREET | CASA GRANDE, ARIZONA



CONTACT FOR MORE INFORMATION

Kirk P. McCarville, CCIM
kmccarville@landadvisors.com
520.251.0348

Trey Davis
tdavis@landadvisors.com
602.363.3901

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ORGANIZATION

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EXECUTIVE SUMMARY



LOCATION	The property is located at the northwest corner of Peters Road & Florence Street in Casa Grande, Arizona.
SIZE	±68.83 Acres
PRICE	Submit
PARCELS	507-12-013E, 507-12-013F
TAXES	\$59,400.26 (2025)
ZONING	Currently all zoned I-1, and in process of rezoning 49 acres (507-12-013E) to I-2
GENERAL PLAN	Manufacturing/Industry
IRRIGATION	San Carlos Irrigation District Please click here to view the Water Rights
UTILITIES	Water - AZ Water Company Irrigation - San Carlos Irrigation District Sewer - City of Casa Grande Electric - APS Gas - Southwest Gas

- COMMENTS**
- Close to freeways
 - Less than 3 miles to I-8 and less than 4 miles to I-10
 - Adjacent to 889k SF Wal-Mart Regional Distribution Center, EZ Go Golf Carts, Southwark Metals, Daisy Brands Facility.
 - Proximity to Lucid Motor's \$3.85M SF Manufacturing Facility - estimated \$1BN+ facility and 6,000 workers (±2000 acres)

DUE DILIGENCE [Please click here to view the Due Diligence](#)

PROPERTY ACCESS Property has easy access to Peters Road on the south, Ash Street to the north and Florence Street to the east. These streets are strategically located between Thornton Road to the west and Trell Road to the east, both of which have full diamond interchanges off I-8.

City	Drive Time	Miles
Phoenix	40 Minutes	50
Tucson	1 Hour	60
San Diego	4 Hours 20 Minutes	340
Los Angeles	6 Hours	420
Las Vegas	5 Hours	335
Denver	13 Hours 30 Minutes	950
Albuquerque	7 Hours 30 Minutes	525
San Bernadino	4 Hours 45 Minutes	320



CORPORATE NEIGHBORS | INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

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Projects

- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 0.5 1 Miles

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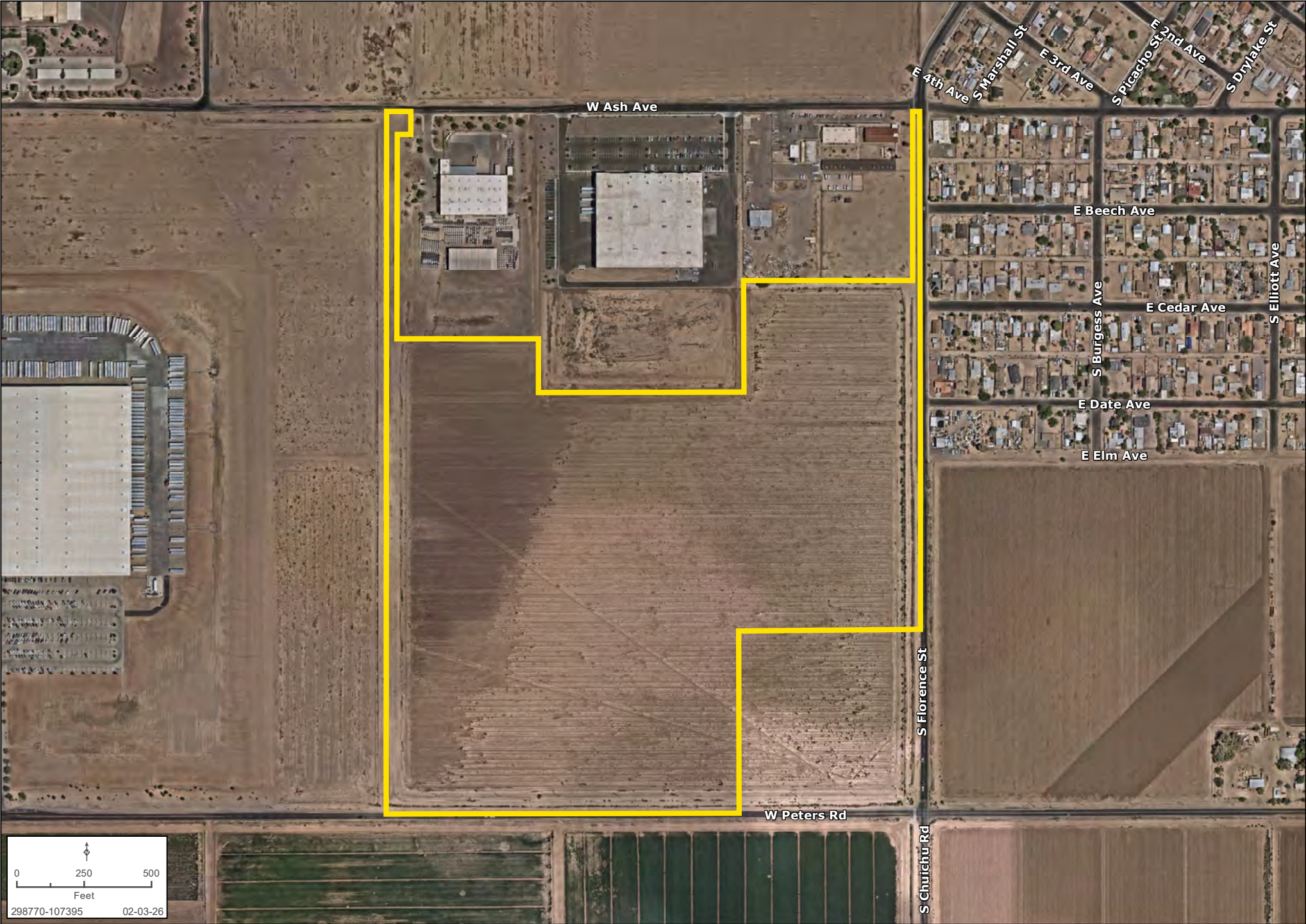
First American Title
FITZGIBBONS
LAW

HILGARTWILSON

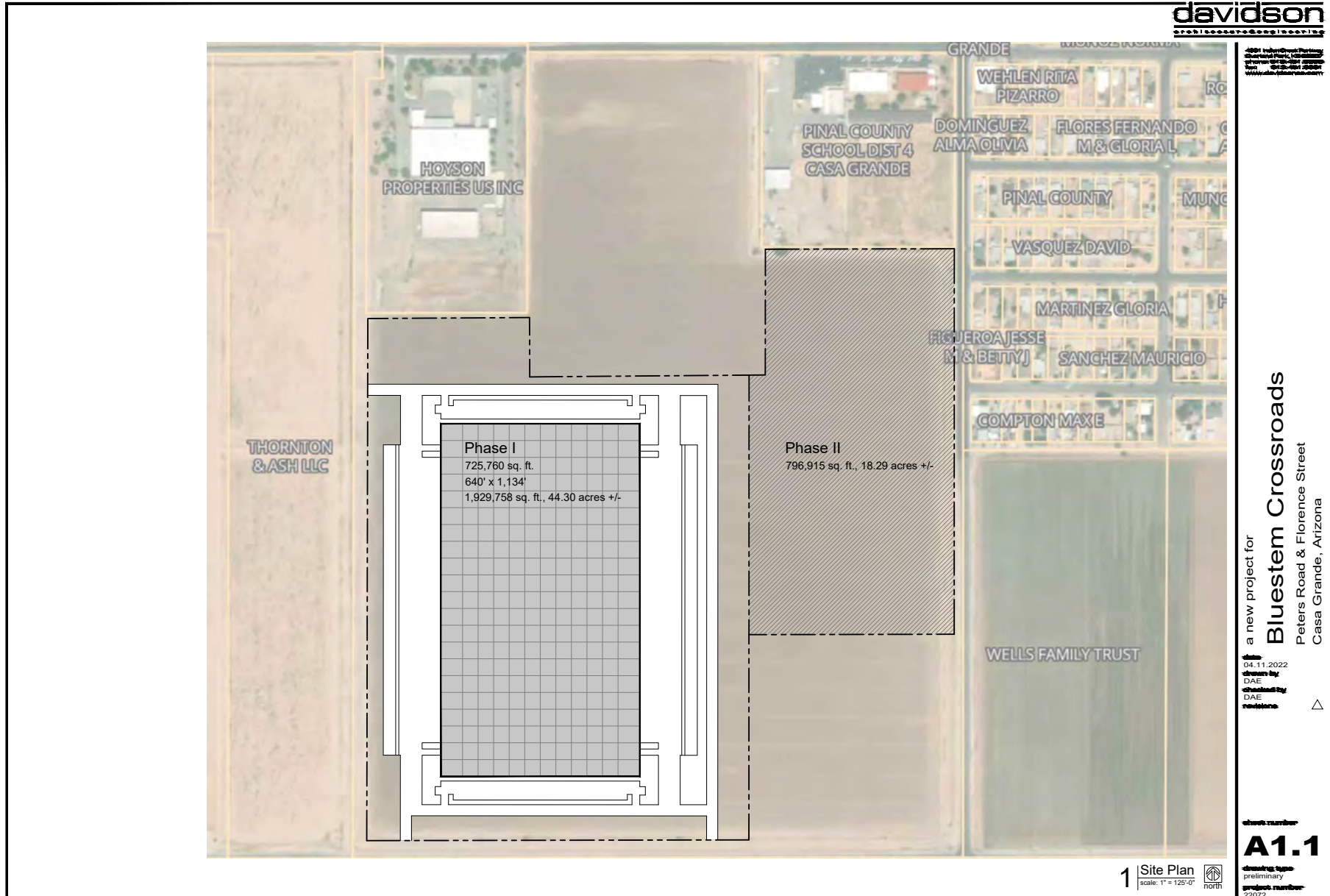
MOUNTAIN STATES CONTRACTING INDUSTRIAL

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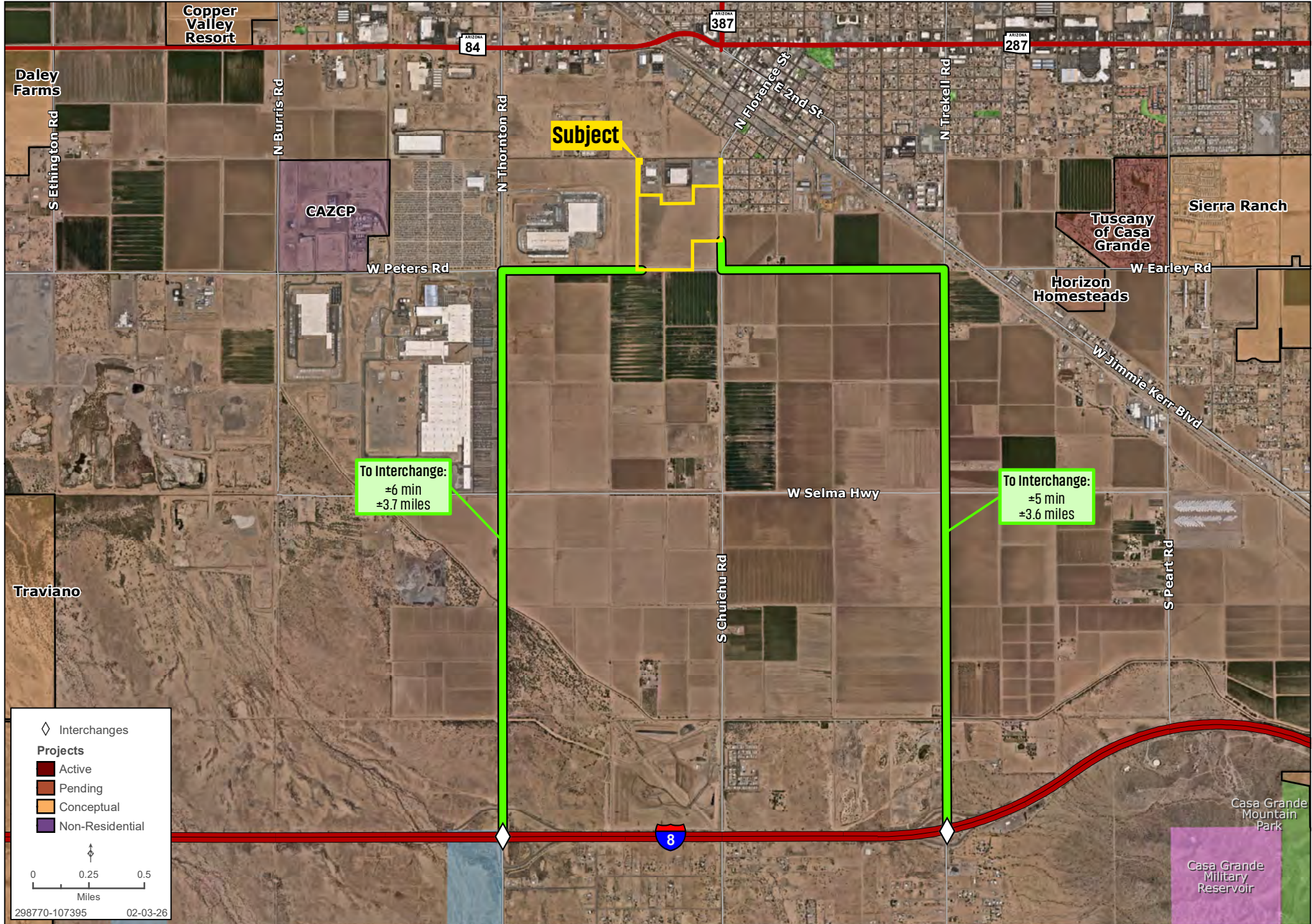


SITE PLAN



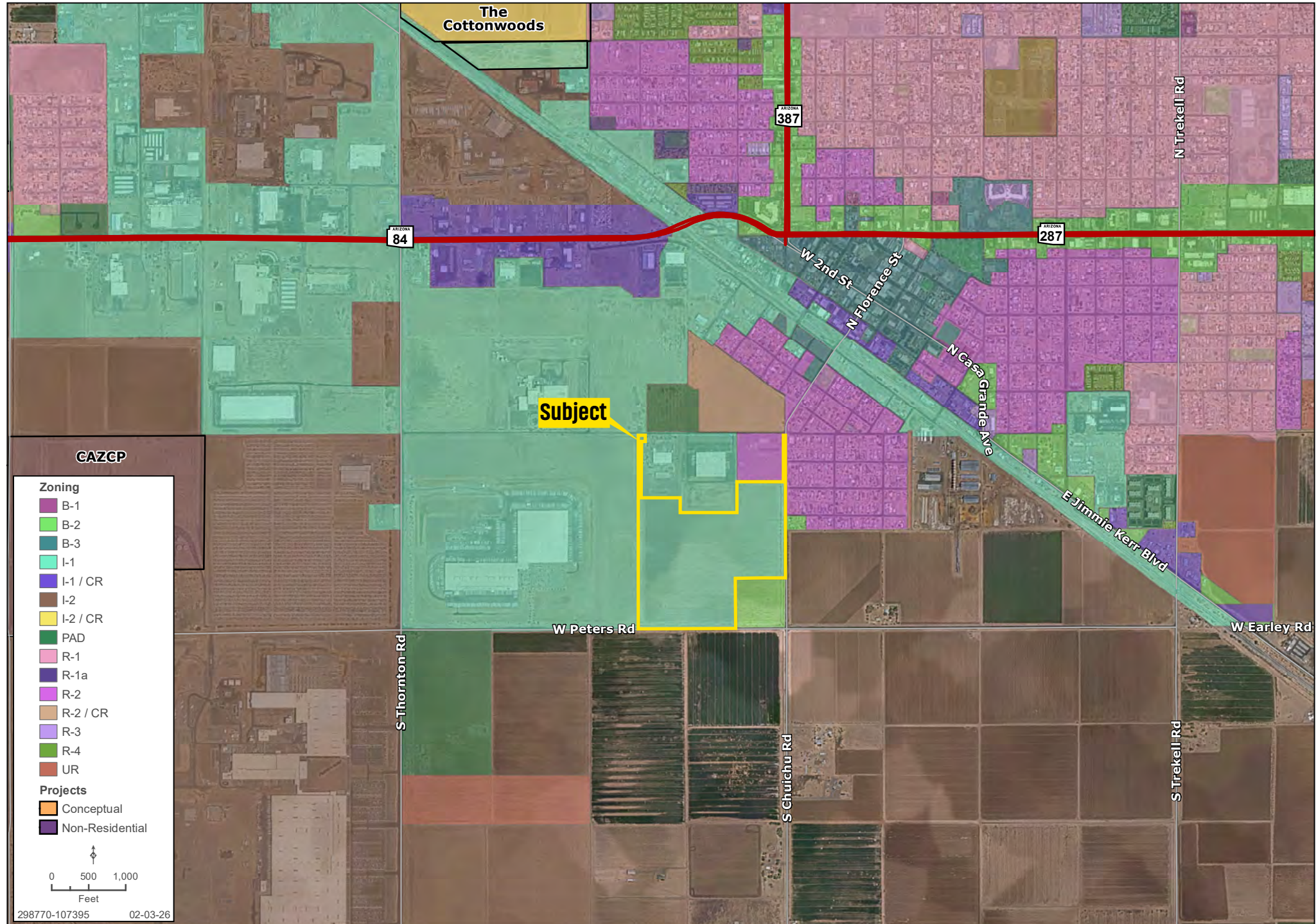
DISTANCE TO INTERCHANGE | INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

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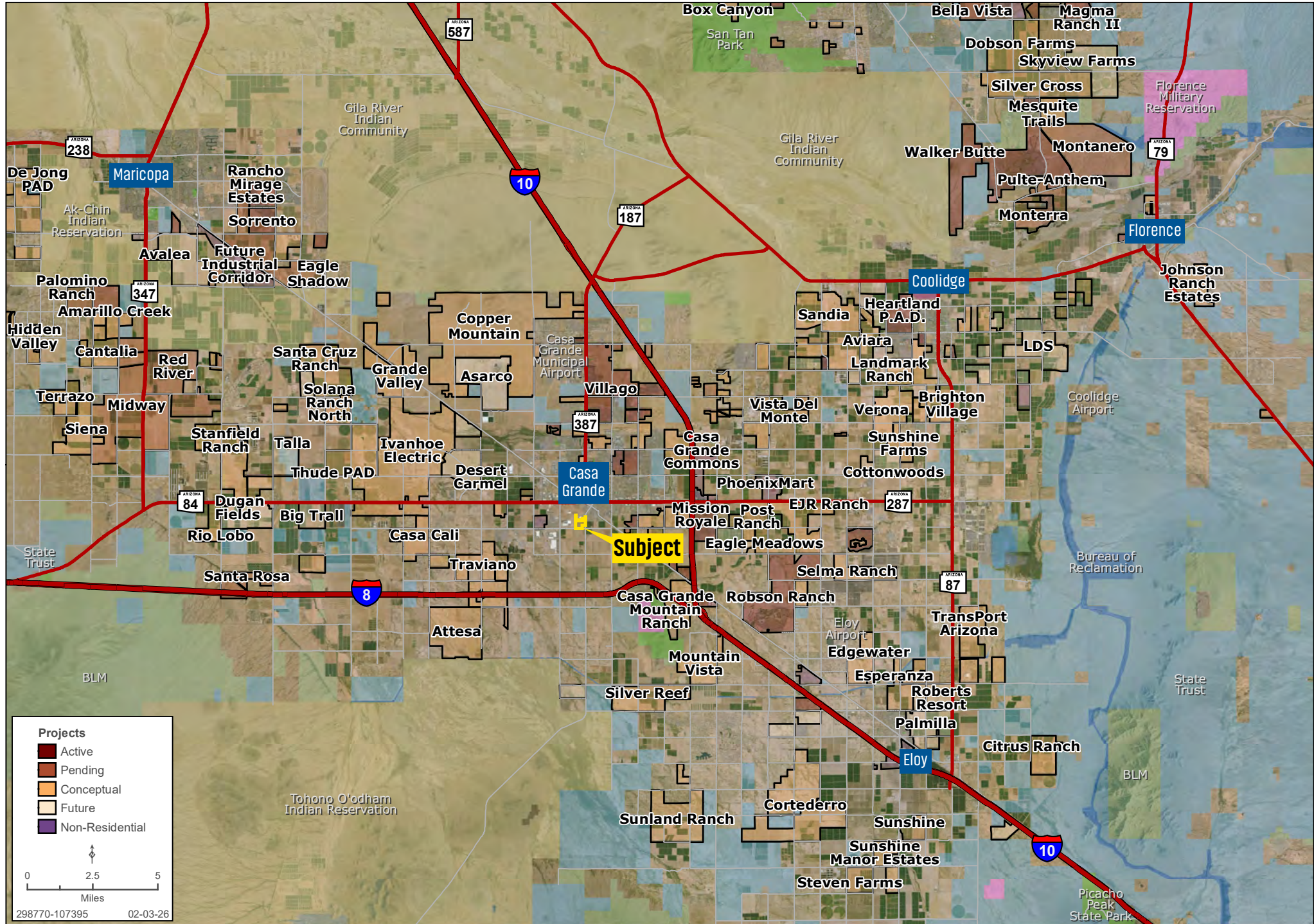
CITY ZONING | INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

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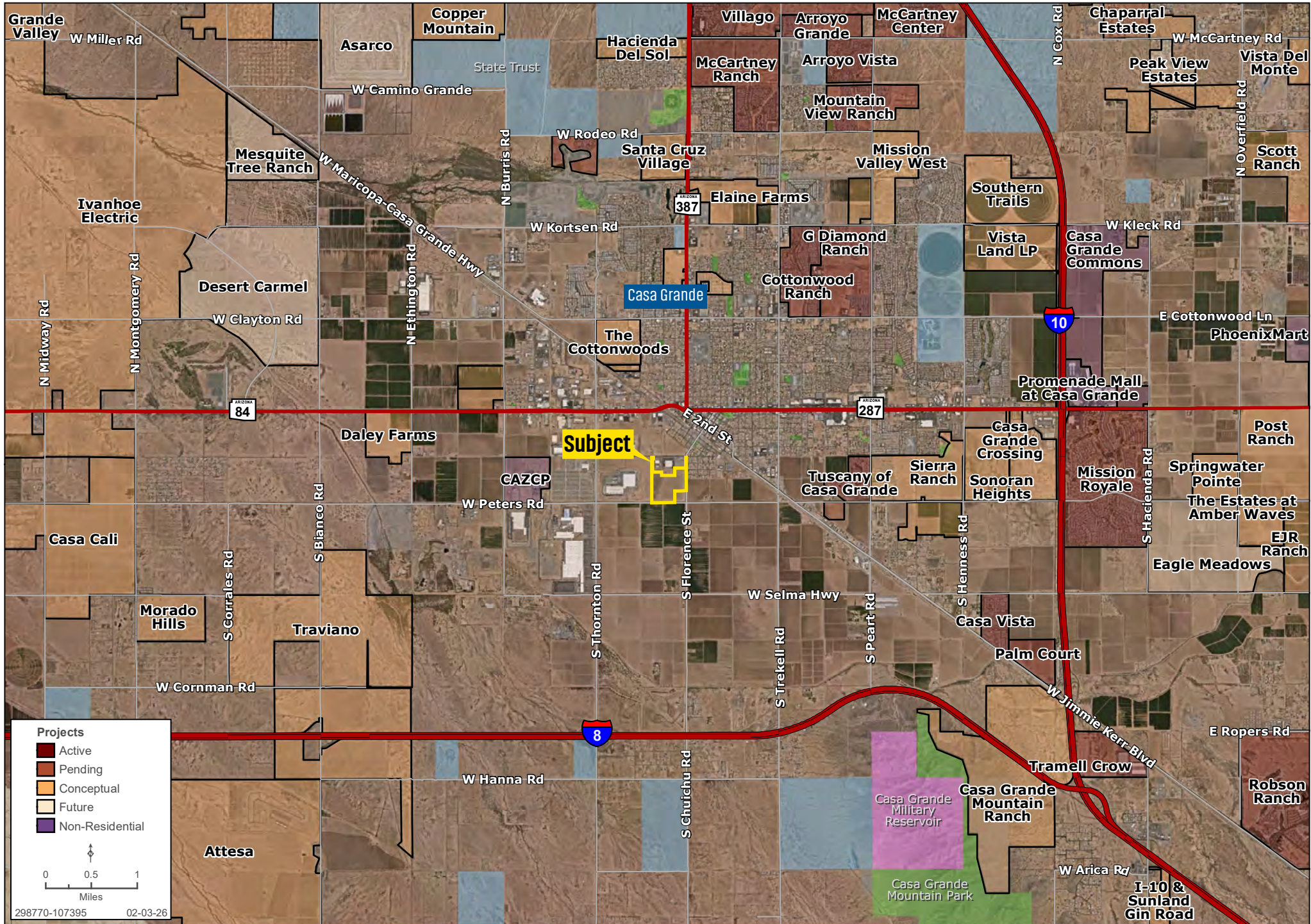
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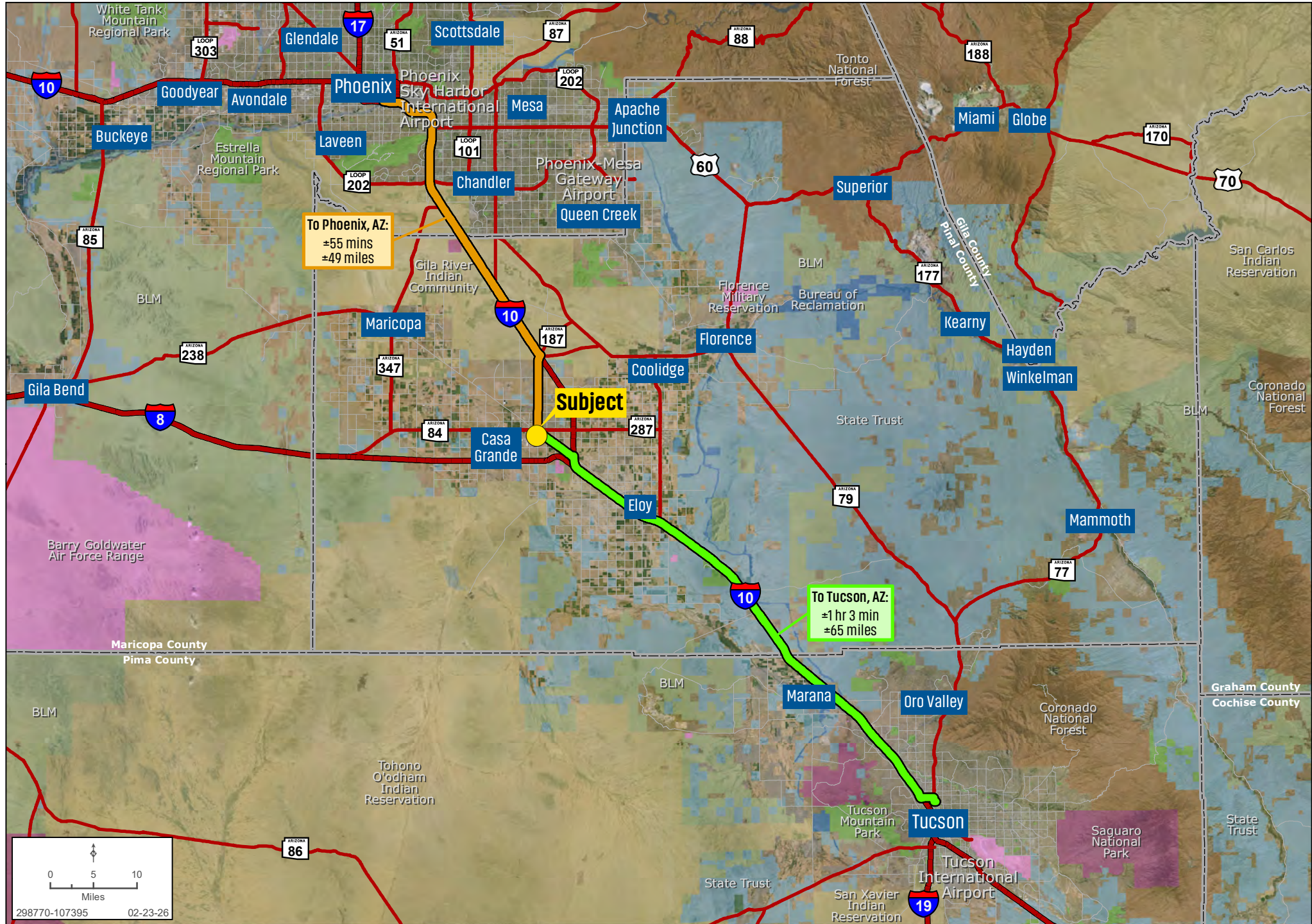
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DISTANCES TO PHOENIX AND TUCSON | INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

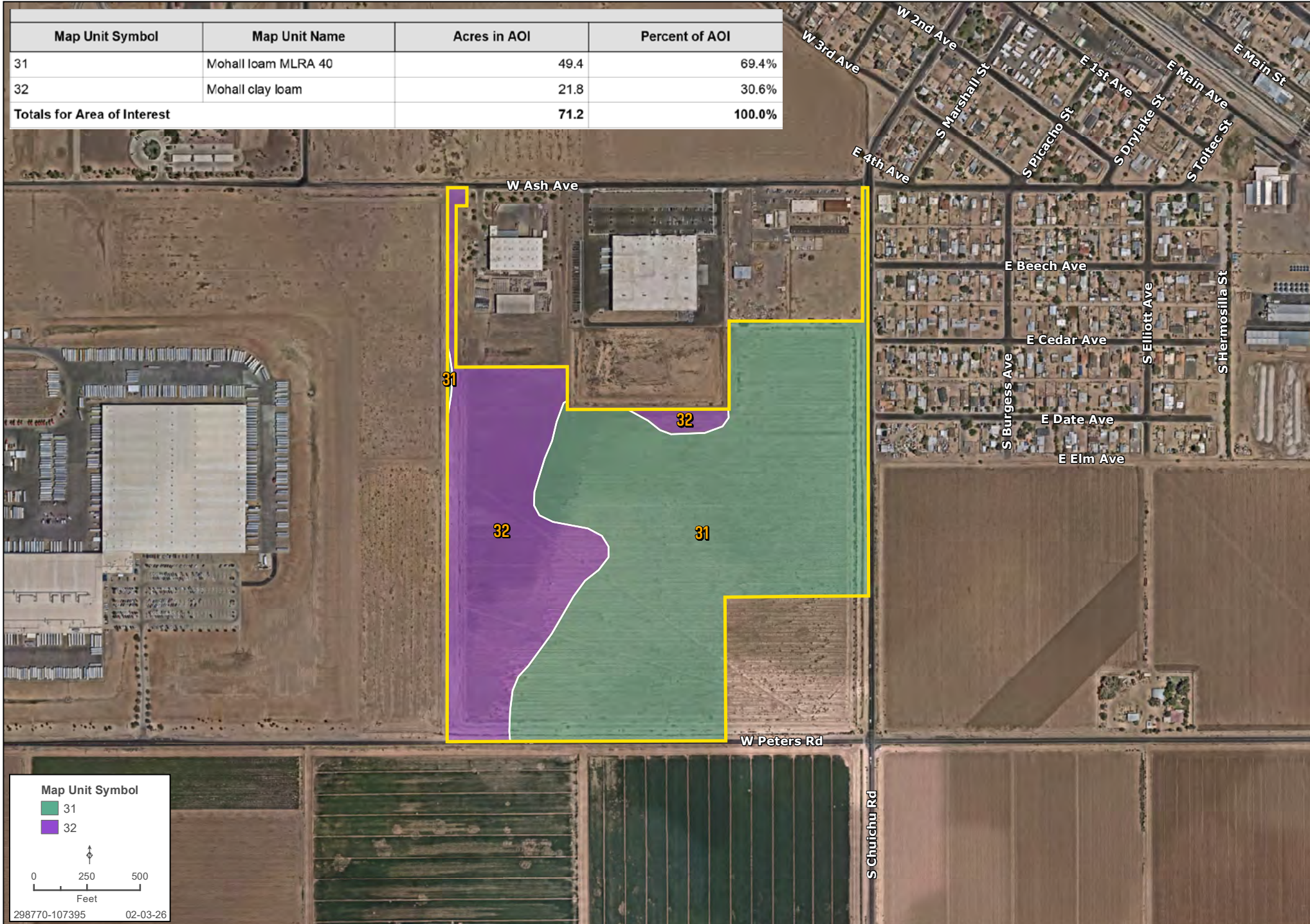
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31	Mohall loam MLRA 40	49.4	69.4%
32	Mohall clay loam	21.8	30.6%
Totals for Area of Interest		71.2	100.0%



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