

±67 INDUSTRIAL ACRES FOR SALE

W/NWC HWY 84 & BURRIS ROAD | CASA GRANDE, ARIZONA



Subject



First American Title
FITZGIBBONS
LAW

HILGARTWILSON

CONTRACTING INDUSTRIAL

CONTACT FOR MORE INFORMATION

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EXECUTIVE SUMMARY



LOCATION The Property is located west of the northwest corner of Hwy 84 & Burris Road in Casa Grande, Arizona.

SIZE ±67.20 Acres

PRICE Submit

PARCELS 503-45-007D, 503-45-007C

ZONING I-2, City of Casa Grande

UTILITIES
Power - APS
Water - Arizona Water Company
Sewer - City of Casa Grande
Gas - Southwest Gas
Telephone - Century Link

TAXES \$6,355.7 (2025)

- COMMENTS**
- Property is located in the San Carlos Irrigation District. [Click here to view the Water Rights.](#)
 - Eligible for new market tax credits.
 - Included in the Arizona Commerce Authority Opportunity Zone. [Click here for more information.](#)

DRIVE TIME

CITY	DRIVE TIME	DISTANCE
Phoenix	50 Minutes	50 Miles
Tucson	1 Hour 10 Minutes	70 Miles
San Diego	5 Hours	340 Miles
Los Angeles	6 Hours	425 Miles
Las Vegas	5 Hours 30 Minutes	350 Miles
Denver	13 Hours	900 Miles
Albuquerque	7 Hours 10 Minutes	420 Miles
San Bernadino	5 Hours 20 Minutes	370 Miles



CORPORATE NEIGHBORS

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Projects

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

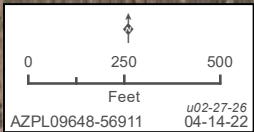
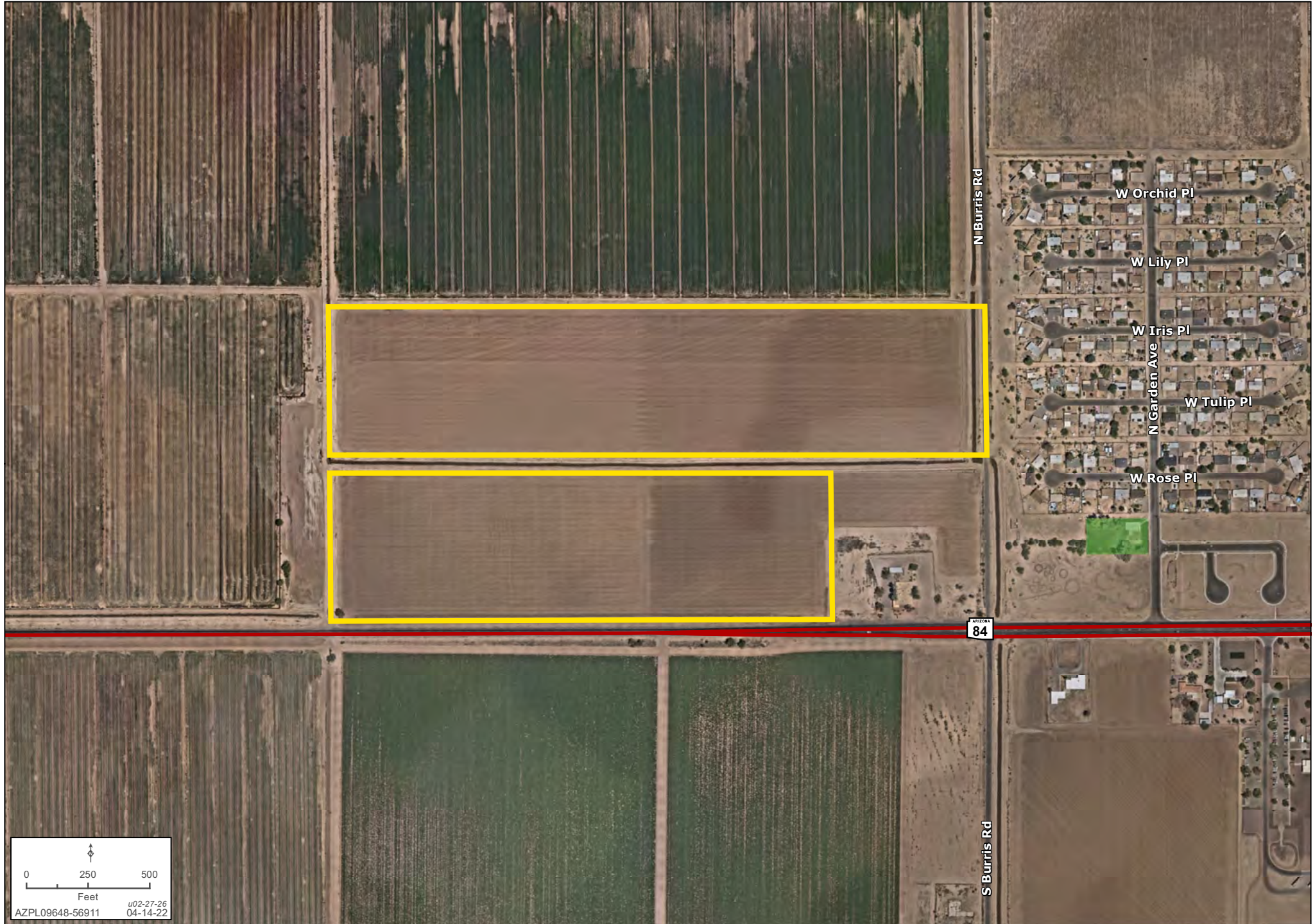
0 0.5 1 Miles

u02-27-26
04-14-22

AZPL09648-56911

DETAIL

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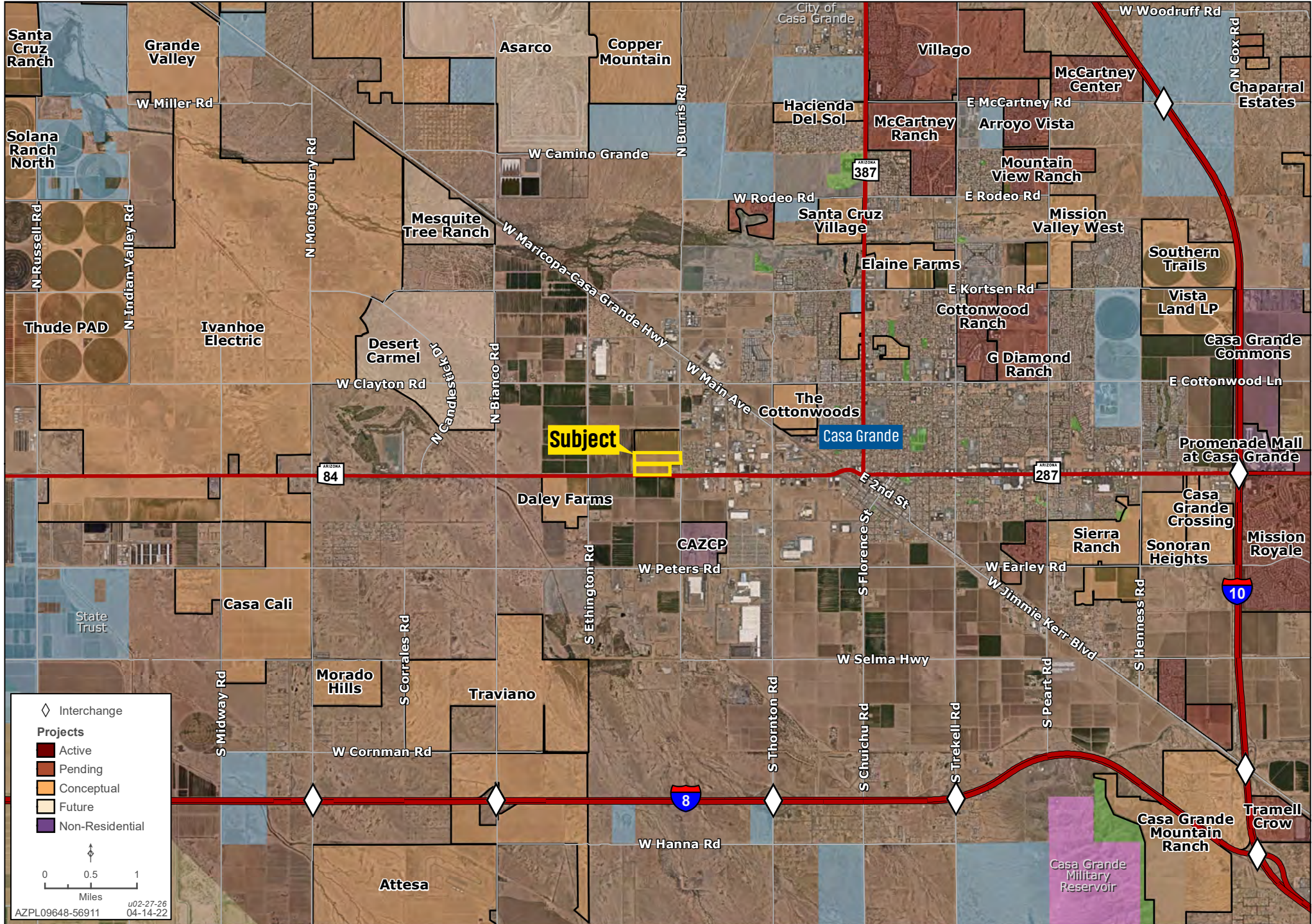
CONCEPTUAL SITE PLAN

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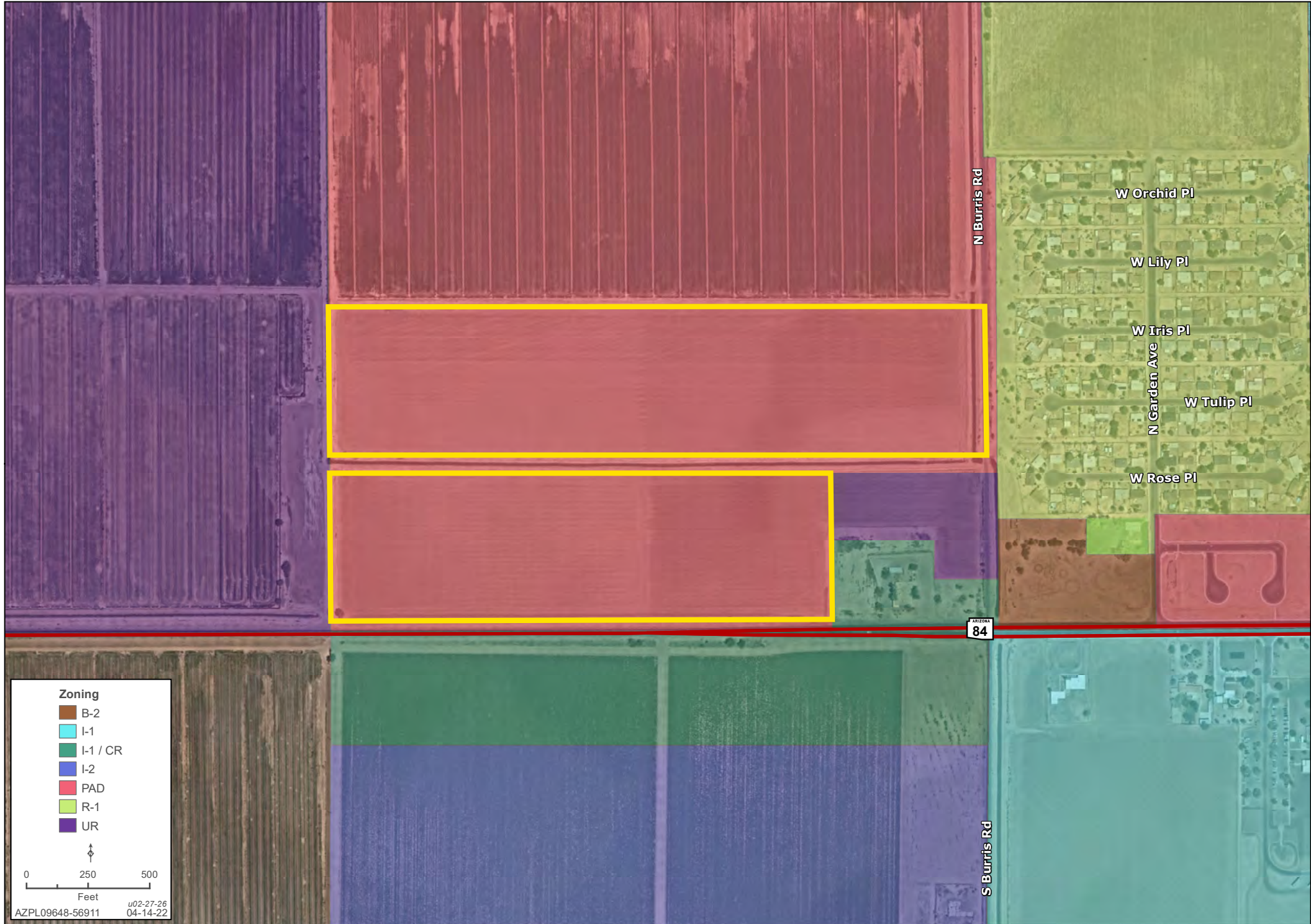
NEAREST INTERCHANGES

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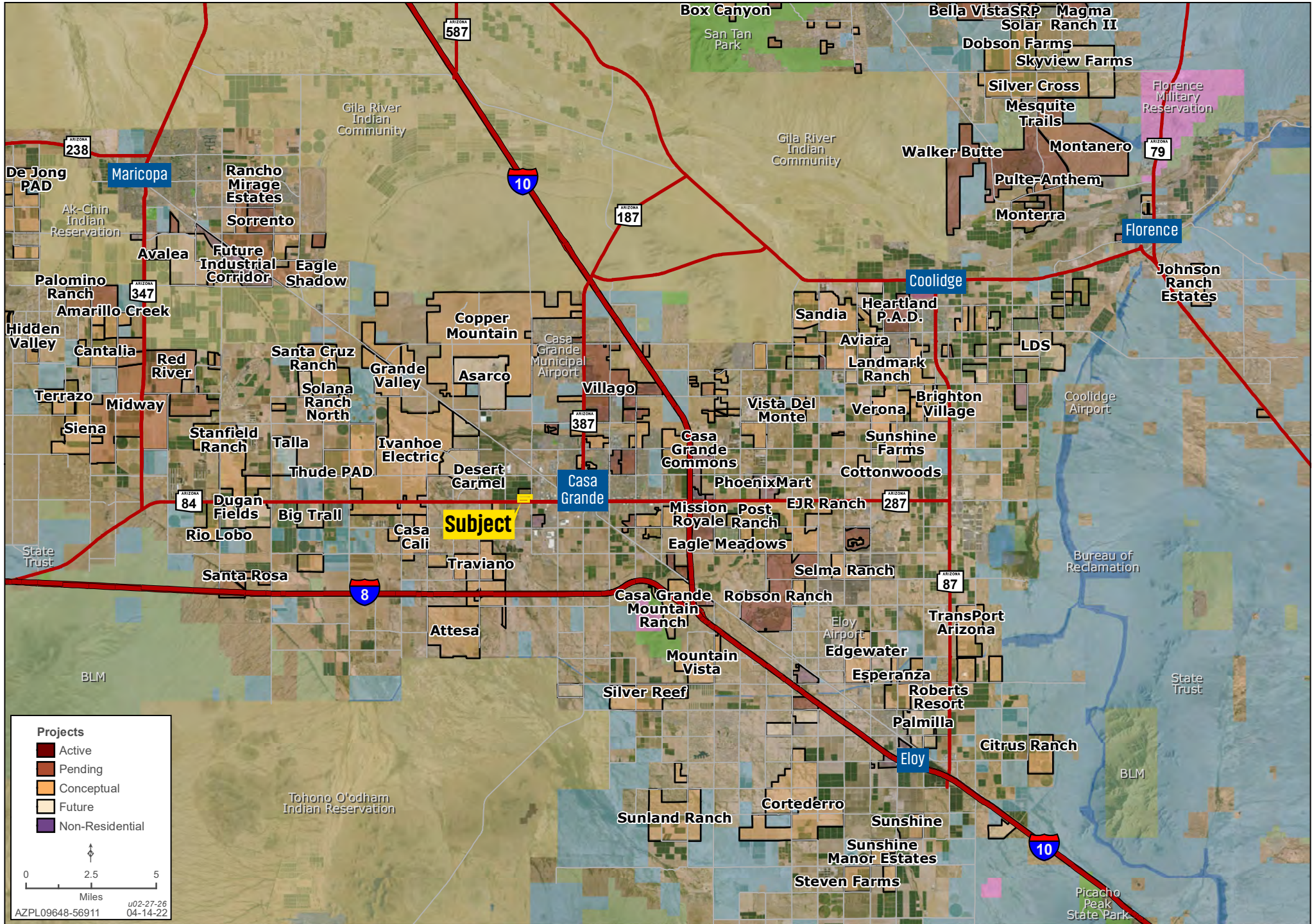
ZONING

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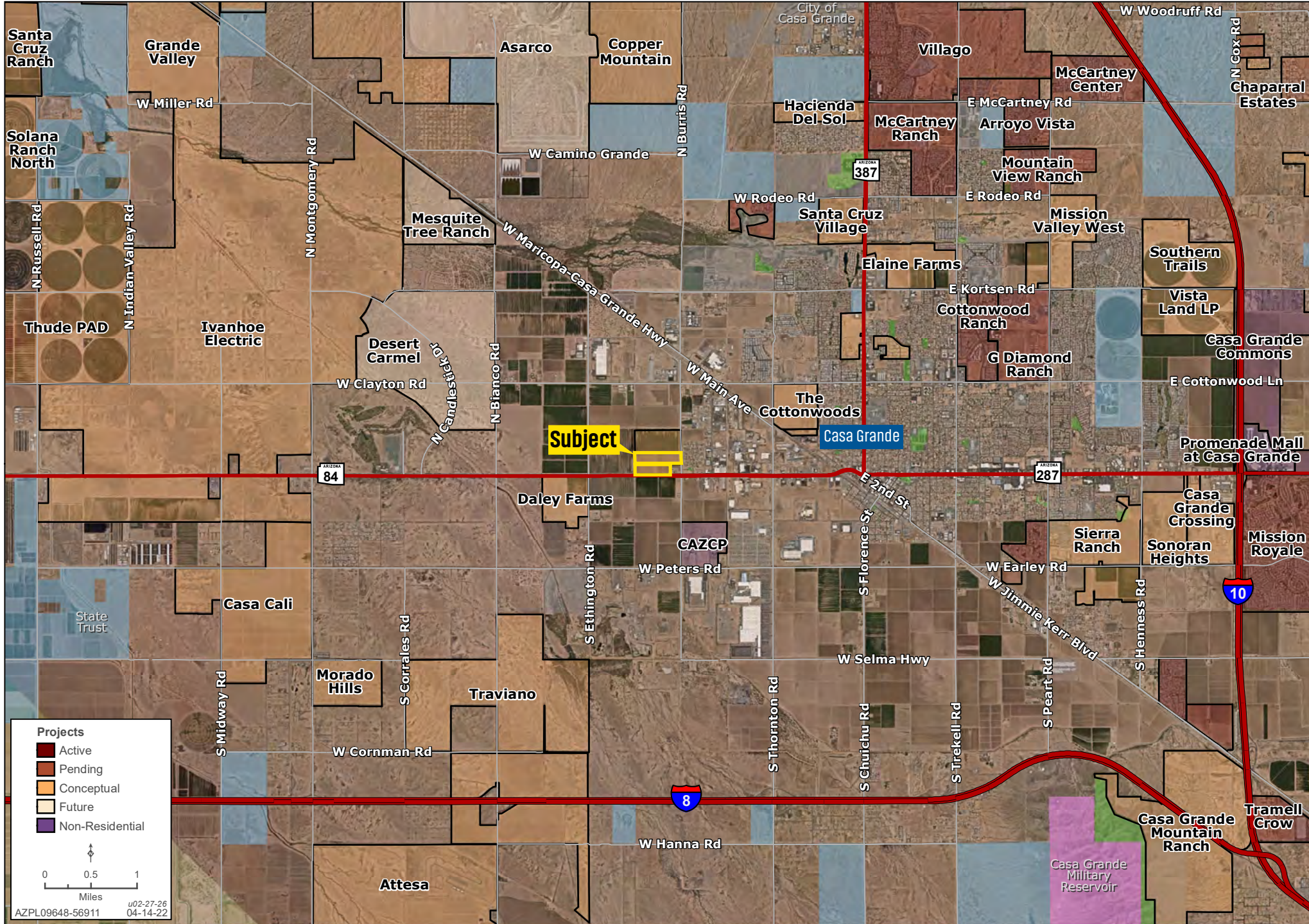
REGIONAL

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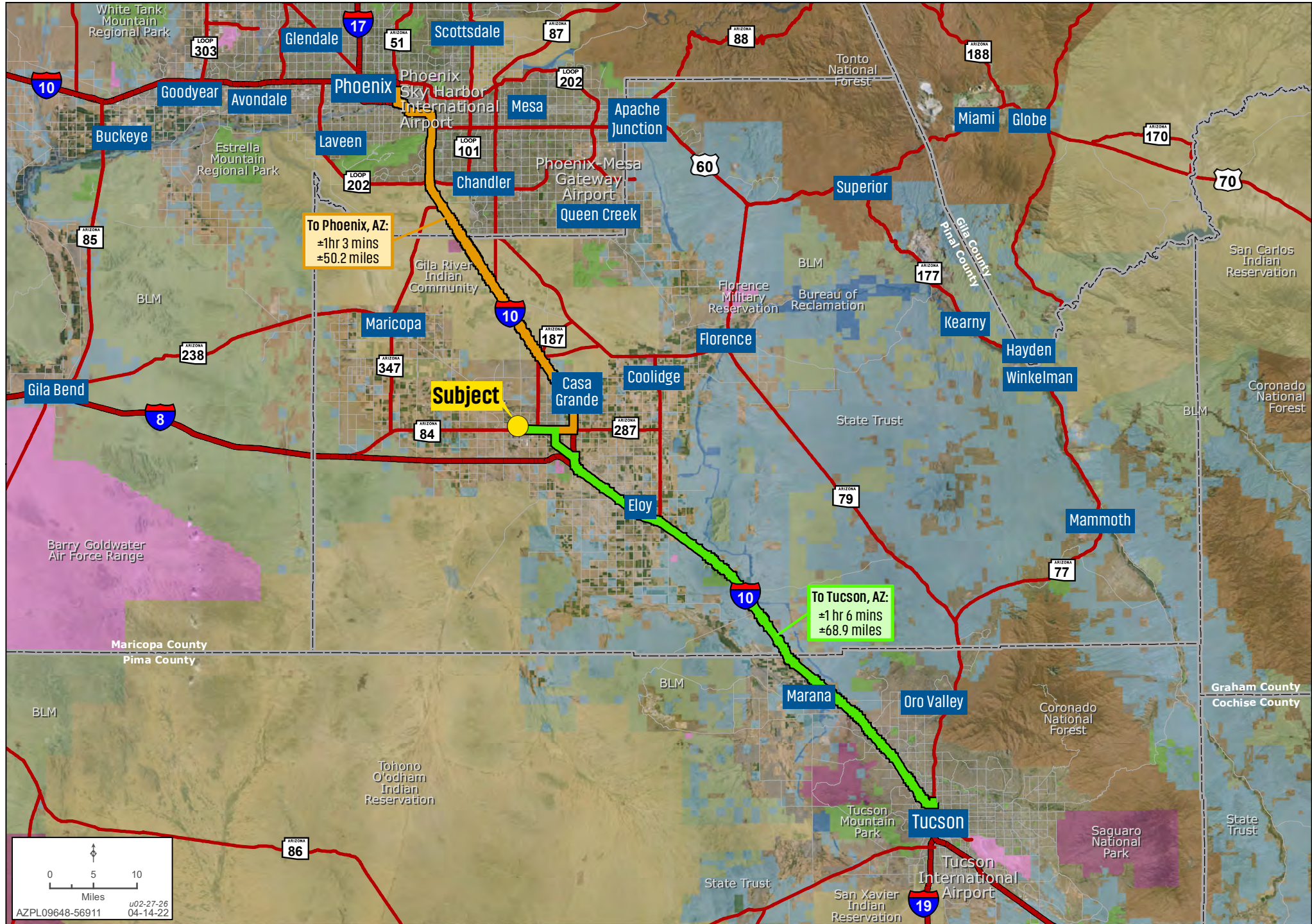
DEVELOPMENT

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DISTANCES TO PHOENIX AND TUCSON

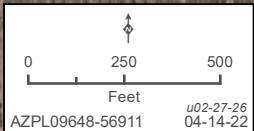
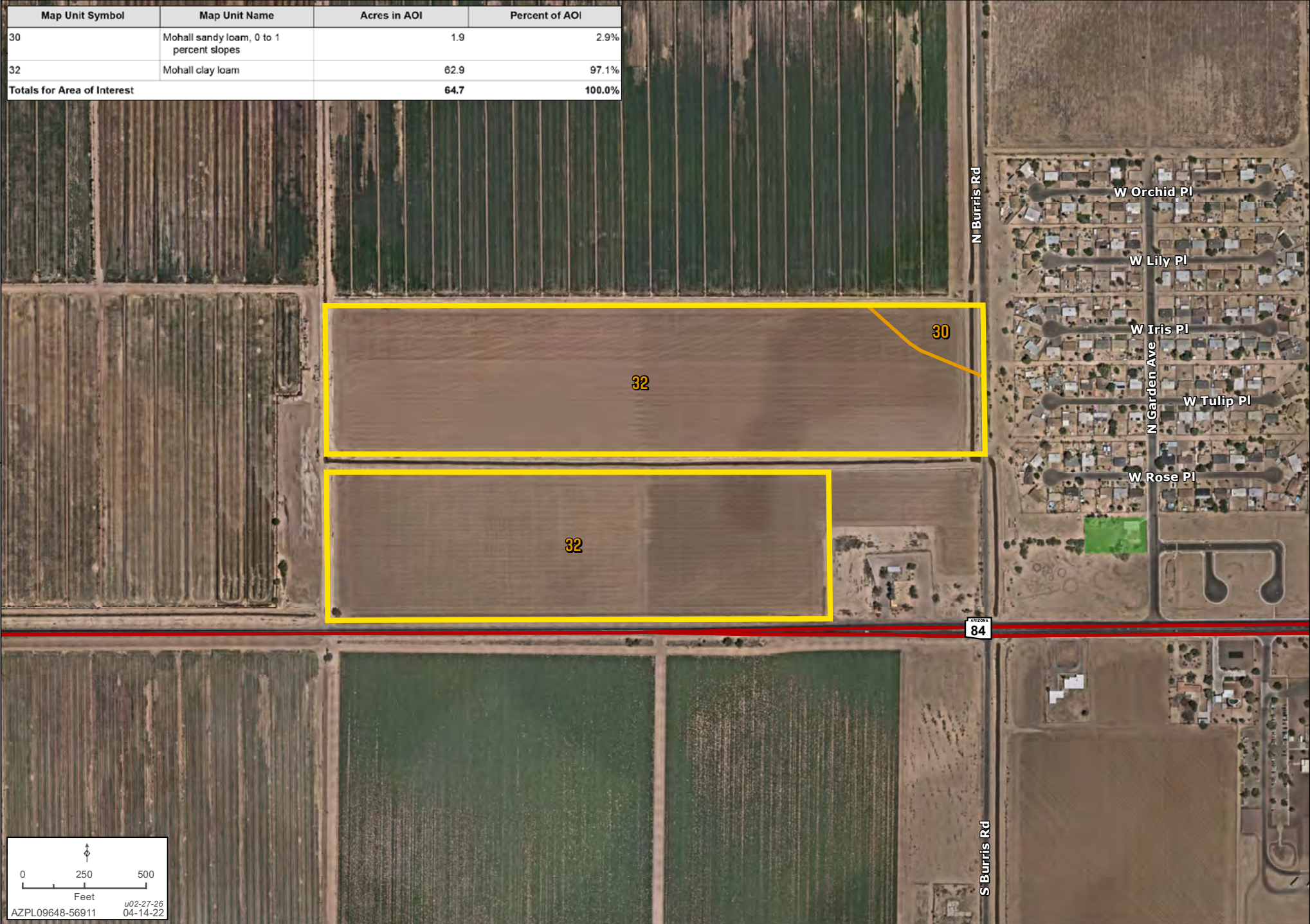
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SOILS

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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	1.9	2.9%
32	Mohall clay loam	62.9	97.1%
Totals for Area of Interest		64.7	100.0%



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