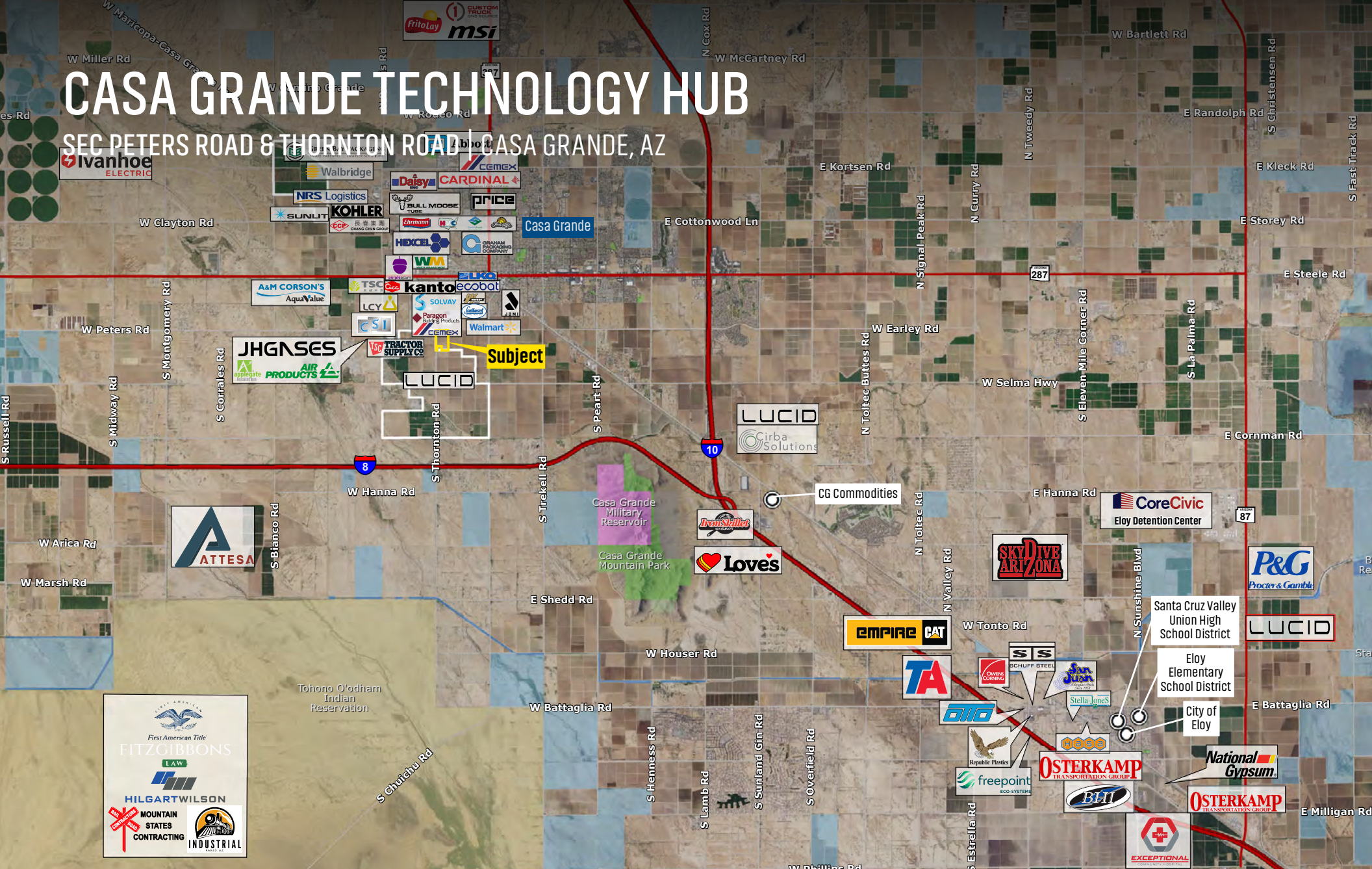


CASA GRANDE TECHNOLOGY HUB

SEC PETERS ROAD & THORNTON ROAD | CASA GRANDE, AZ



CONTACT FOR MORE INFORMATION

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kmccarville@landadvisors.com
520.251.0348

Trey Davis
tdavis@landadvisors.com
602.363.3901

 Land Advisors[®]
ORGANIZATION

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EXECUTIVE SUMMARY



LOCATION The Property is located at the southeast corner of Peters Road & Thornton Road in Casa Grande, Arizona

SIZE ±47.31 Acres

PRICE Submit

PARCEL 507-14-009

ZONING I-1, City of Casa Grande

PROPERTY ACCESS

CITY	DRIVE TIME	DISTANCE
Phoenix	50 Minutes	50 Miles
Tucson	55 Minutes	67 Miles
San Diego	5 Hours	344 Miles
Los Angeles	6 Hours	421 Miles
Las Vegas	5 Hours 20 Minutes	350 Miles
Denver	13 Hours	901 Miles
Albuquerque	7 Hours 10 Minutes	455 Miles
San Bernadino	5 Hours 20 Minutes	369 Miles

UTILITIES

Shovel-Ready

Sewer - 36" Sewer on Burris Road

Water - 12" Water Main Line

Power - APS/San Carlos

TAXES

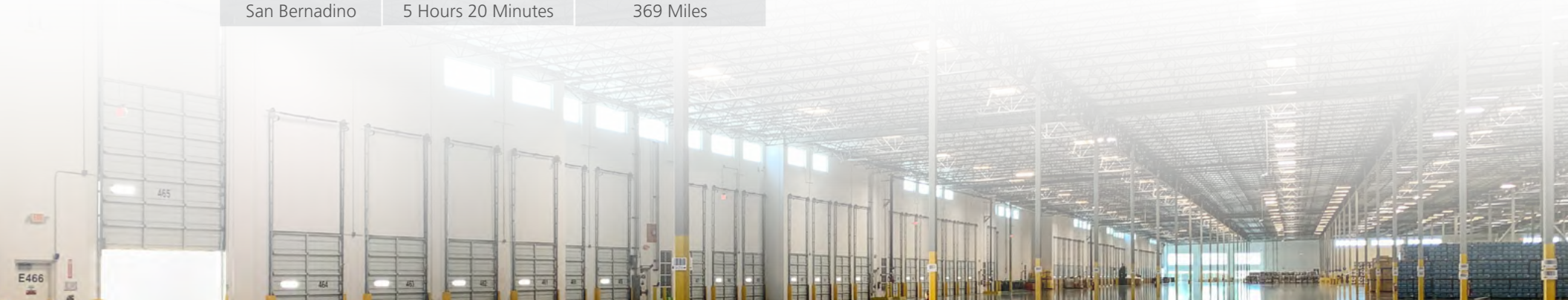
\$3,511.32 (2025)

COMMENTS

- Located in the industrial hub of Casa Grande
- Property has access to major interstates, freeways and railroad (I-10, I-8, Hwy 84, Hwy 387 & Union Pacific Railroad).
[Click here to view Area Infrastructure.](#)
- Eligible for new market tax credits
- Included in the Arizona Commerce Authority Opportunity Zone. [Click here for more information.](#)

HIGHLIGHTS

- 2 traffic lights leading into project
- Shared light with Lucid Motors, enhancing marketability and drive-by traffic
- Largest user in Pinal County directly across the street



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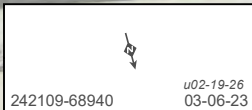
SURROUNDING AMENITIES

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AERIAL

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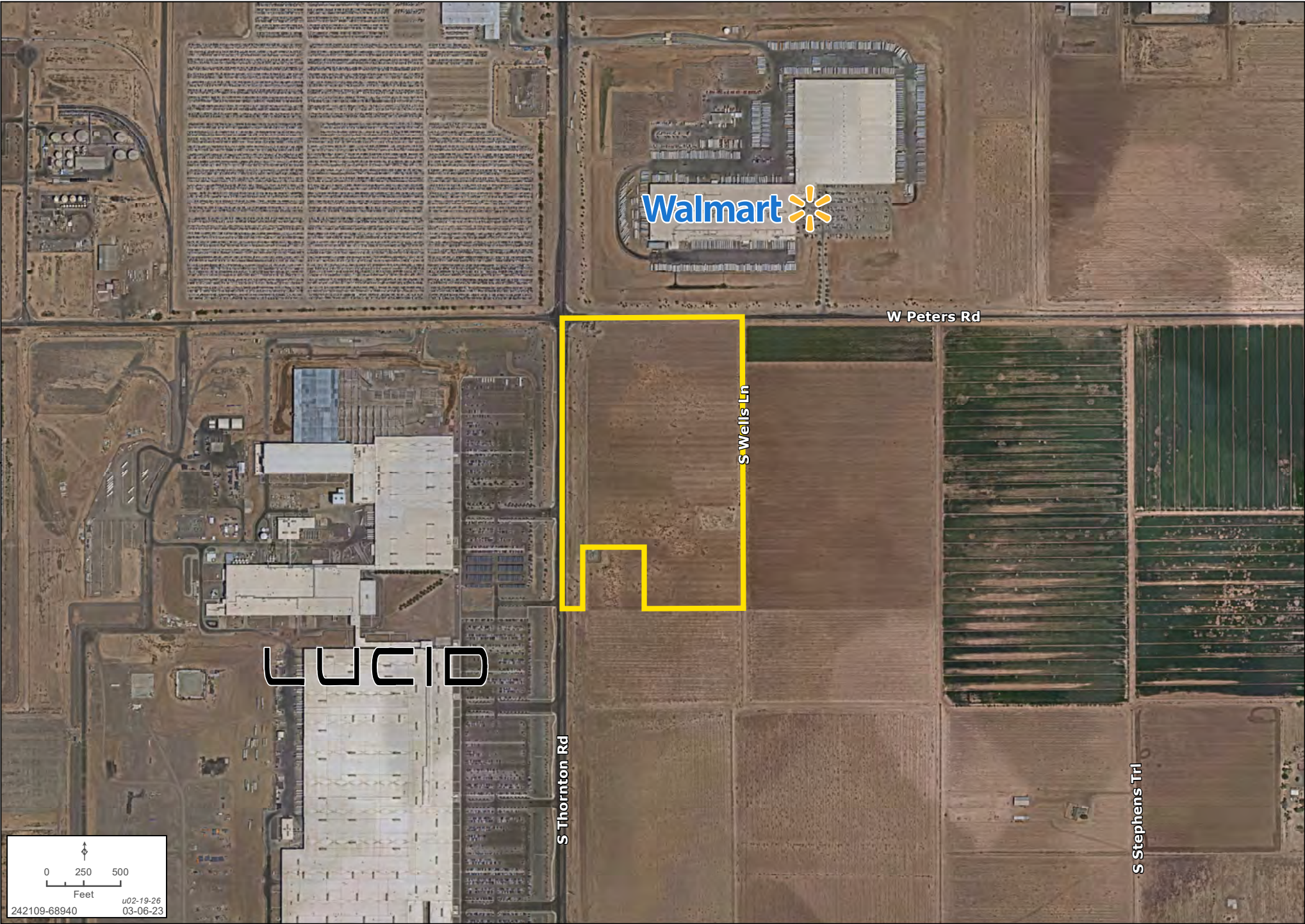


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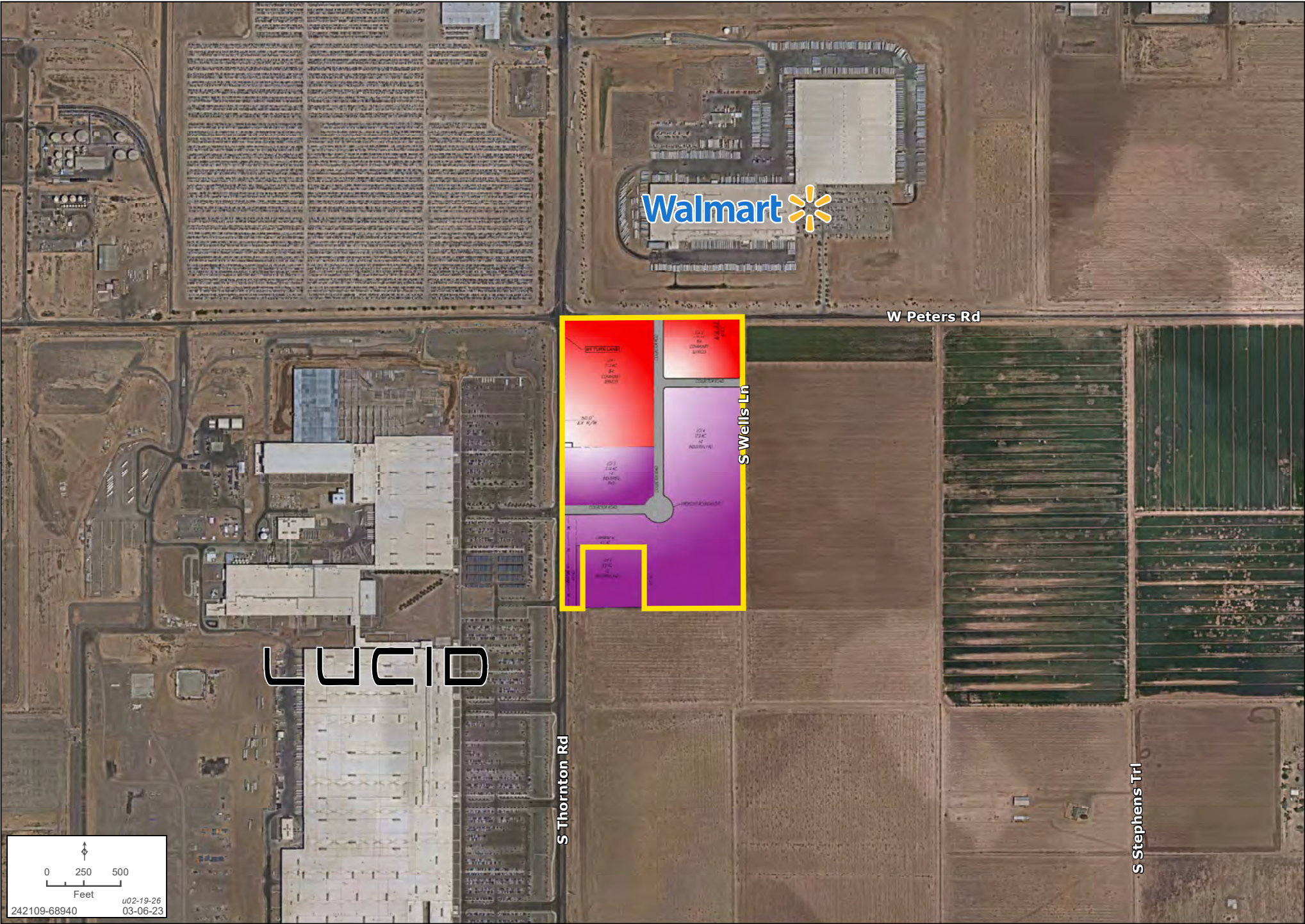
DETAIL

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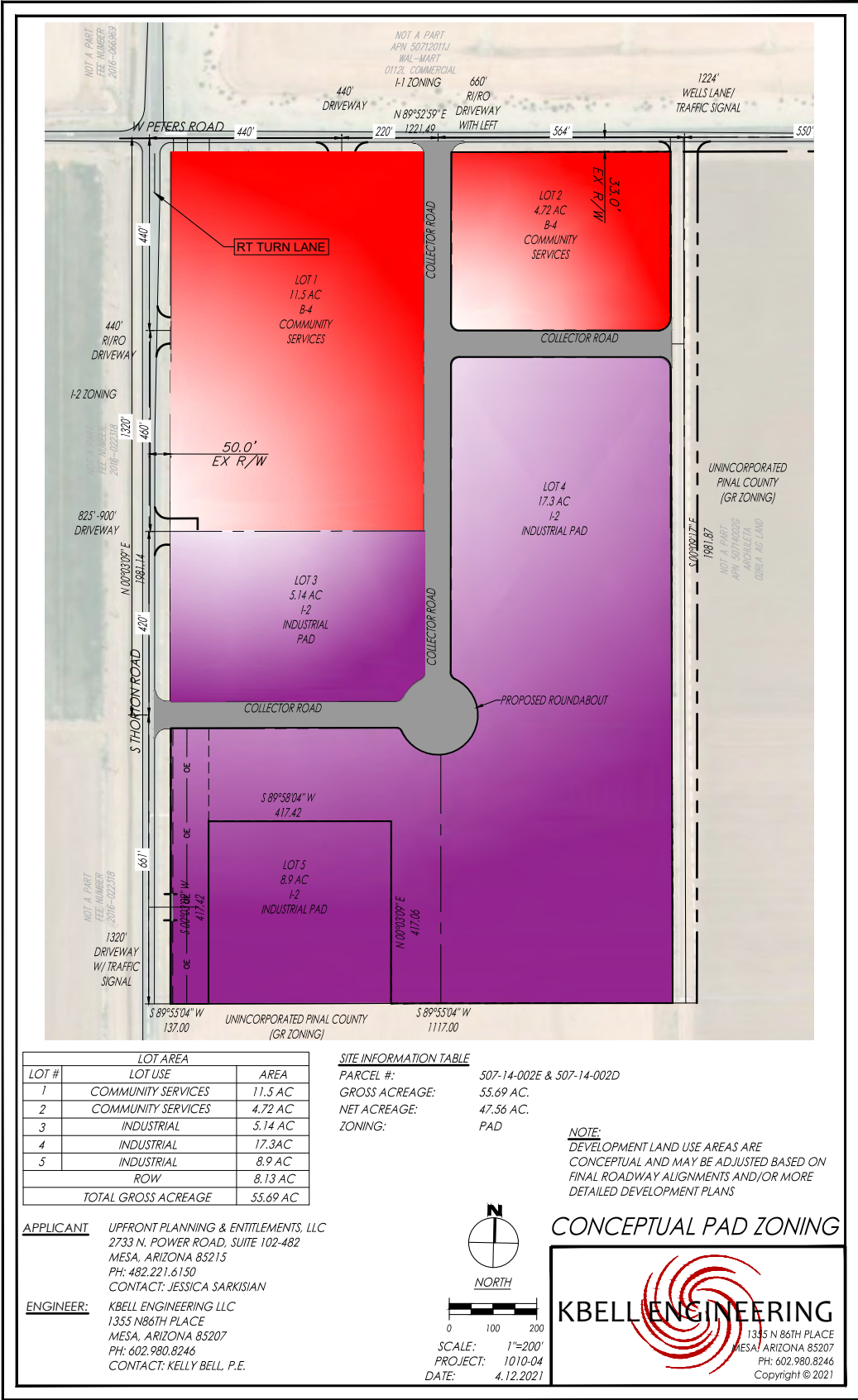


CONCEPTUAL PAD ZONING

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CONCEPTUAL PAD ZONING

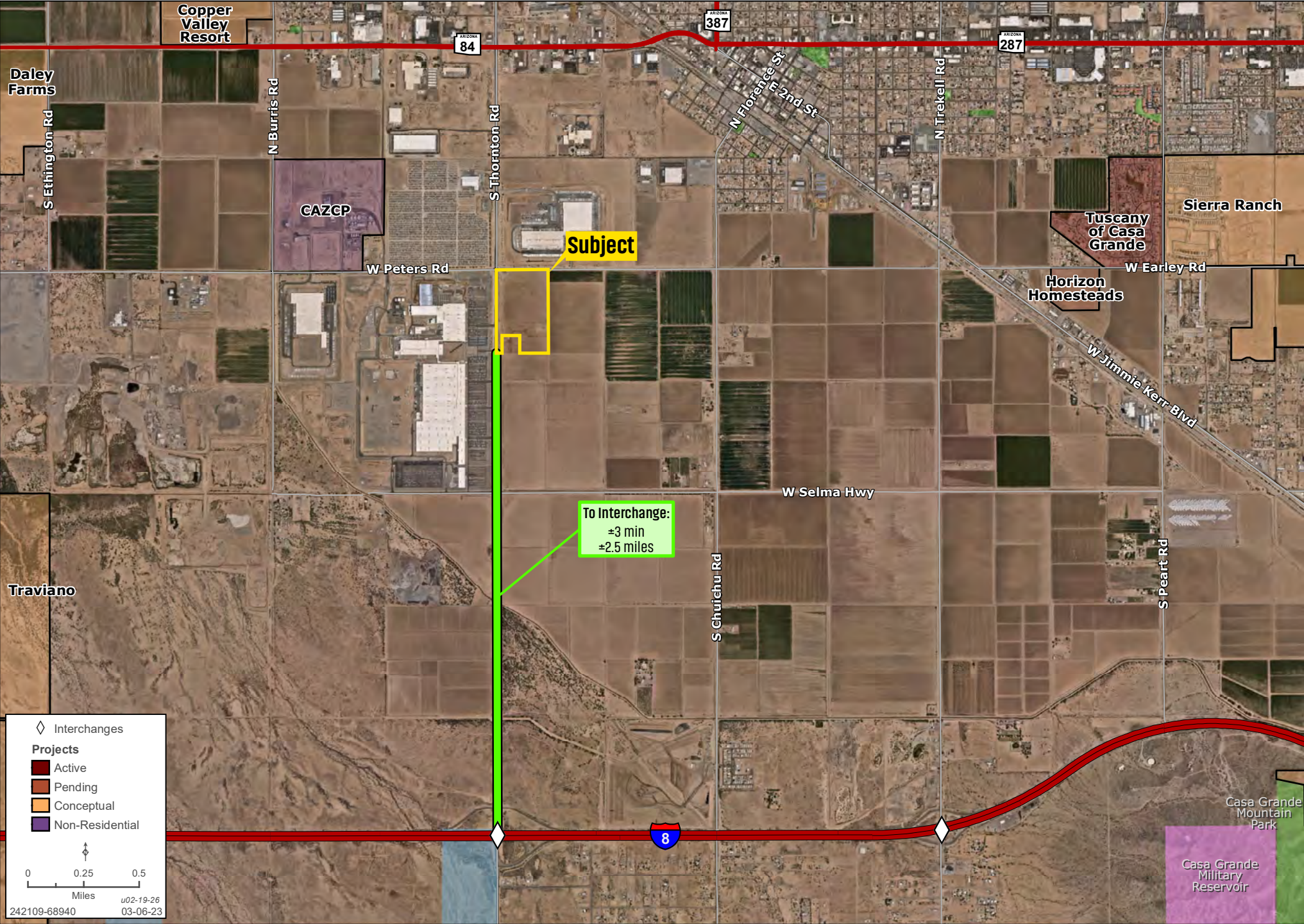


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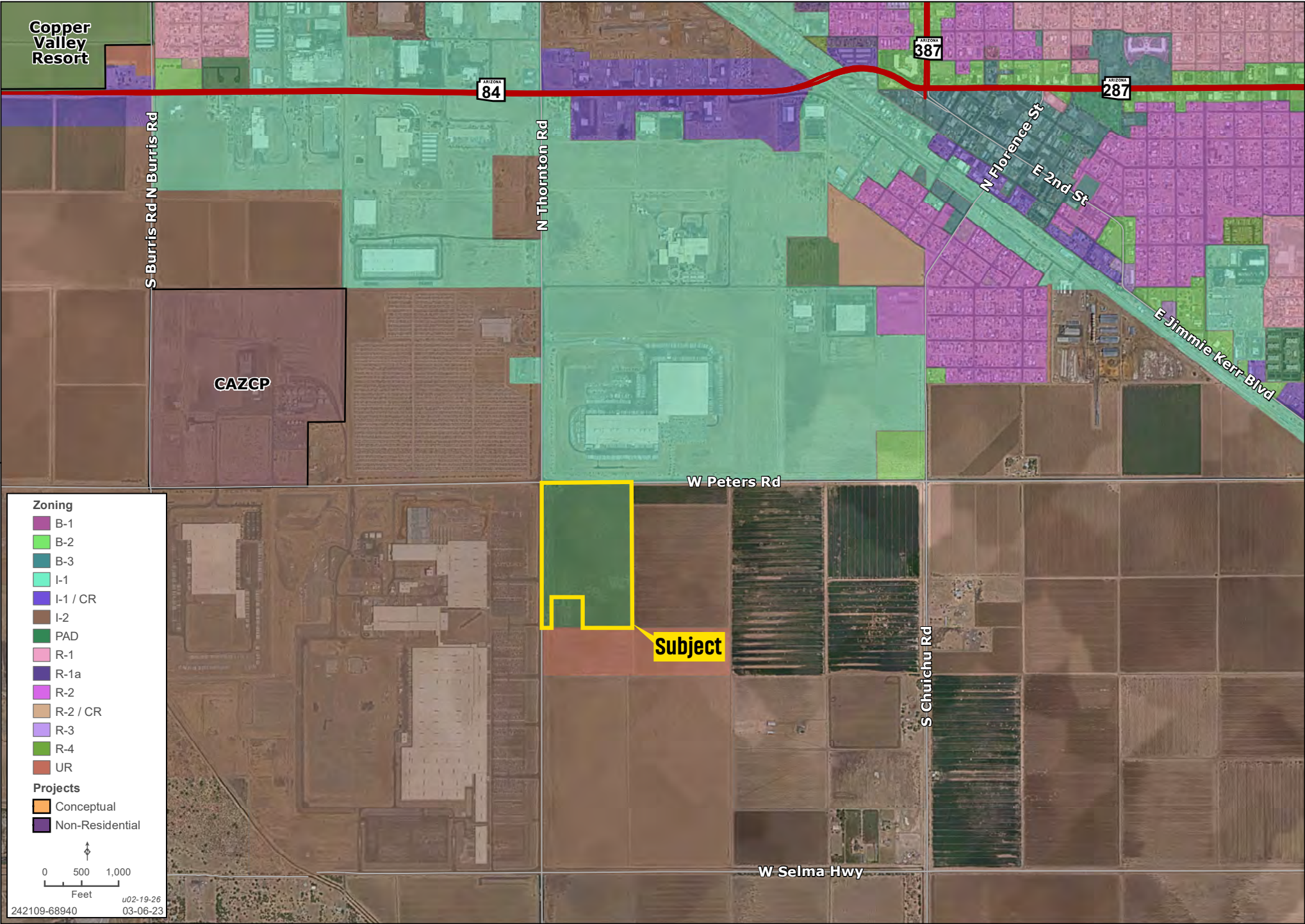
DISTANCE TO INTERCHANGE

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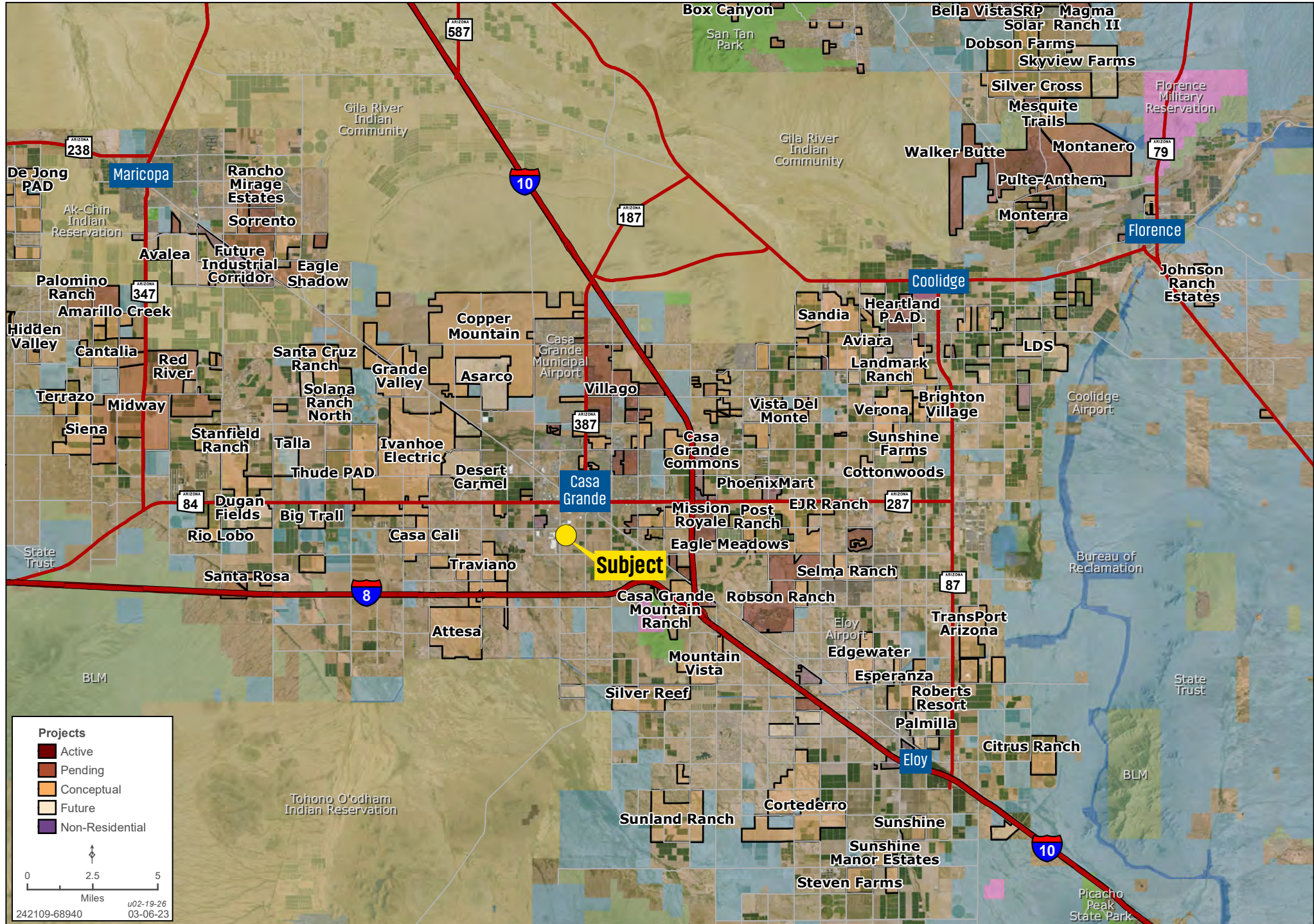
CITY ZONING

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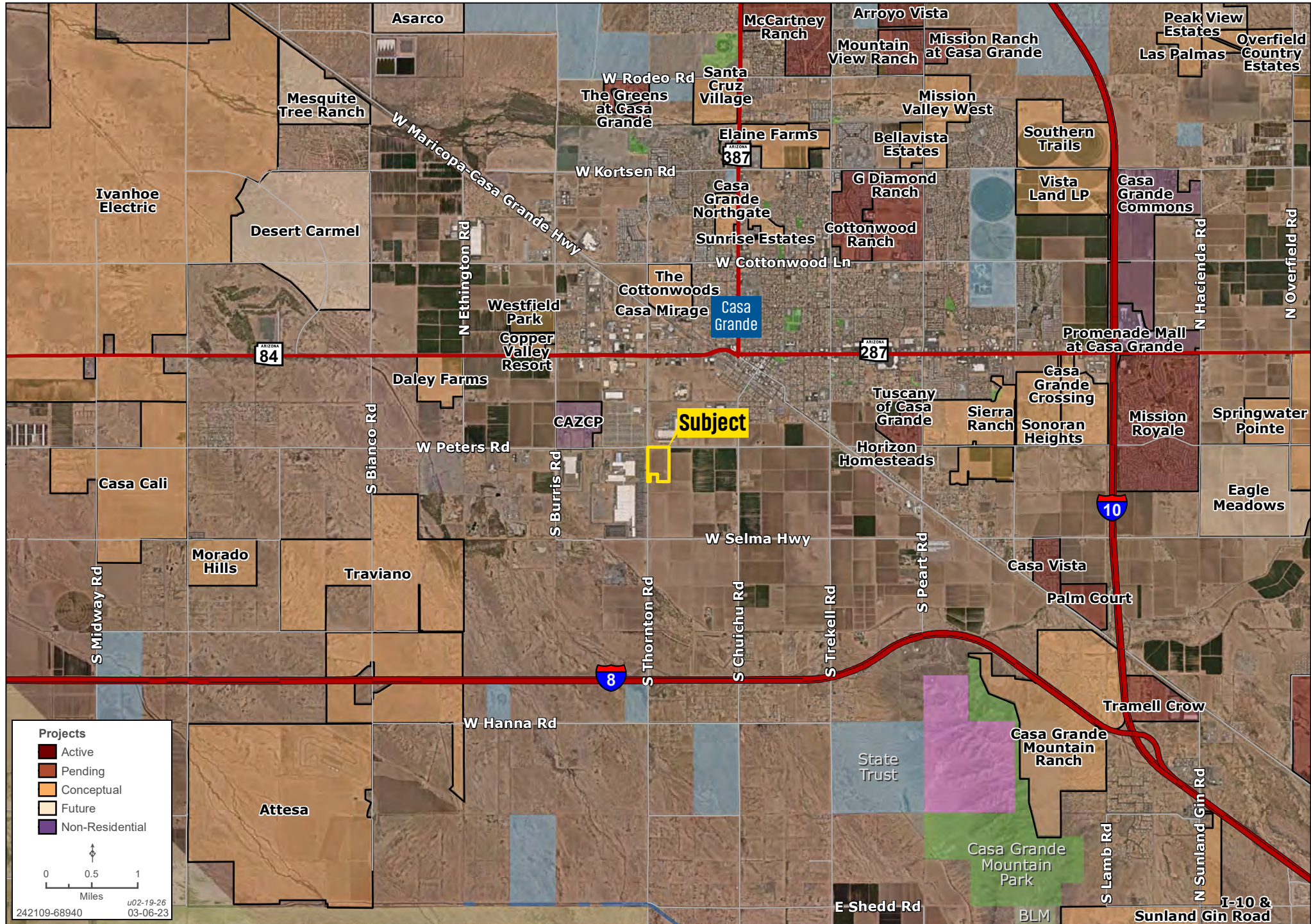
REGIONAL

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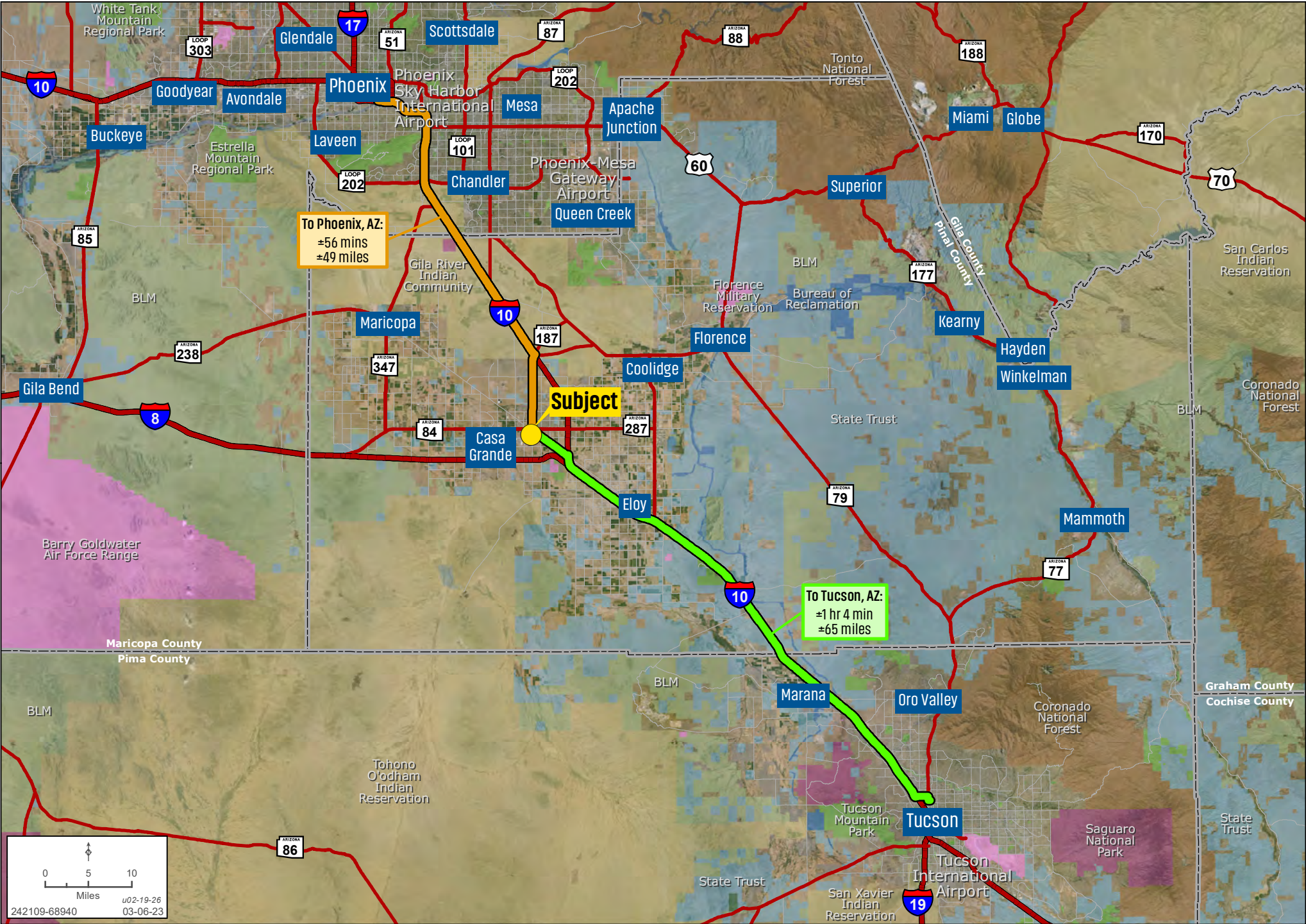
DEVELOPMENT

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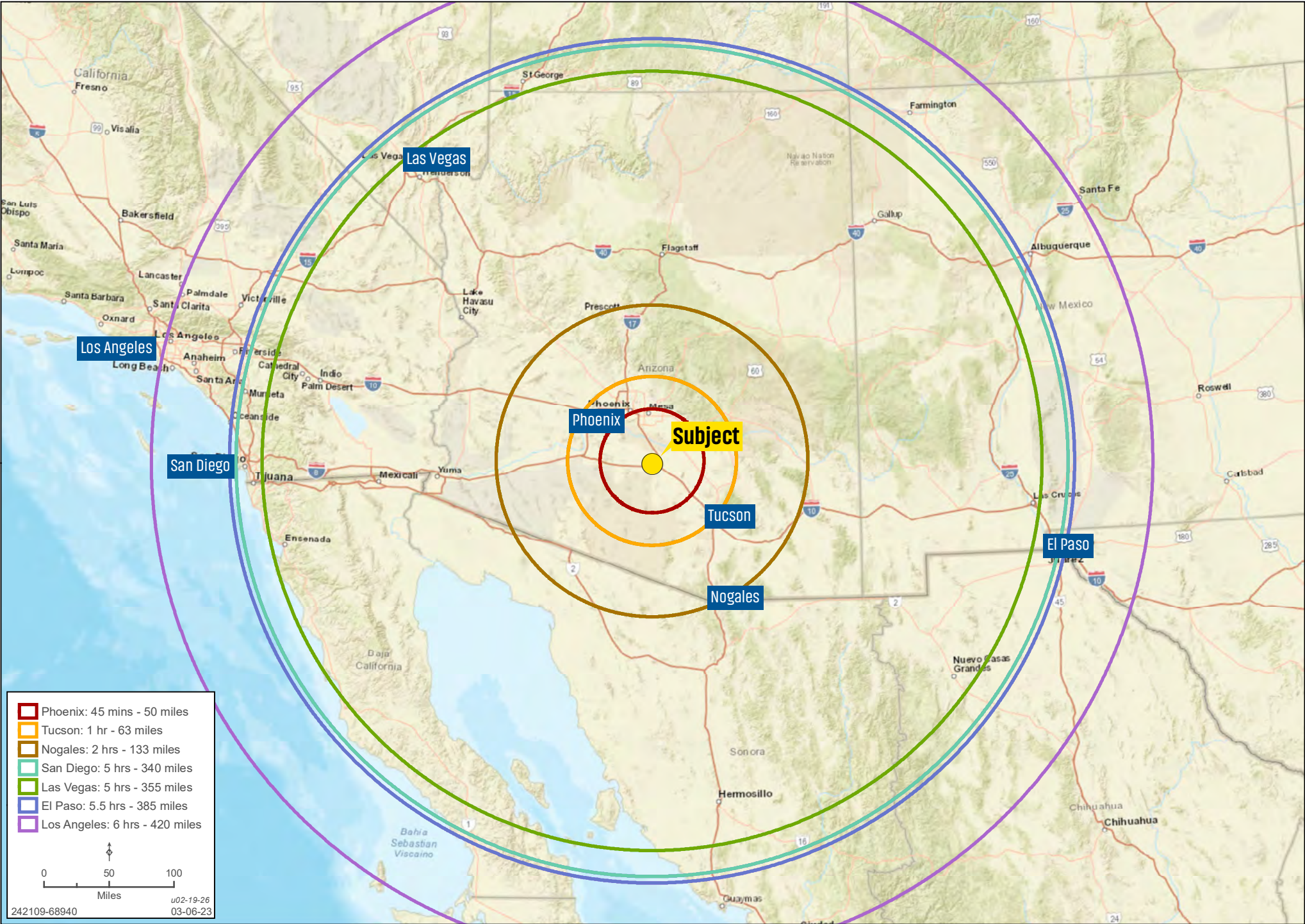
DISTANCES TO PHOENIX AND TUCSON

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REGIONAL ACCESSIBILITY

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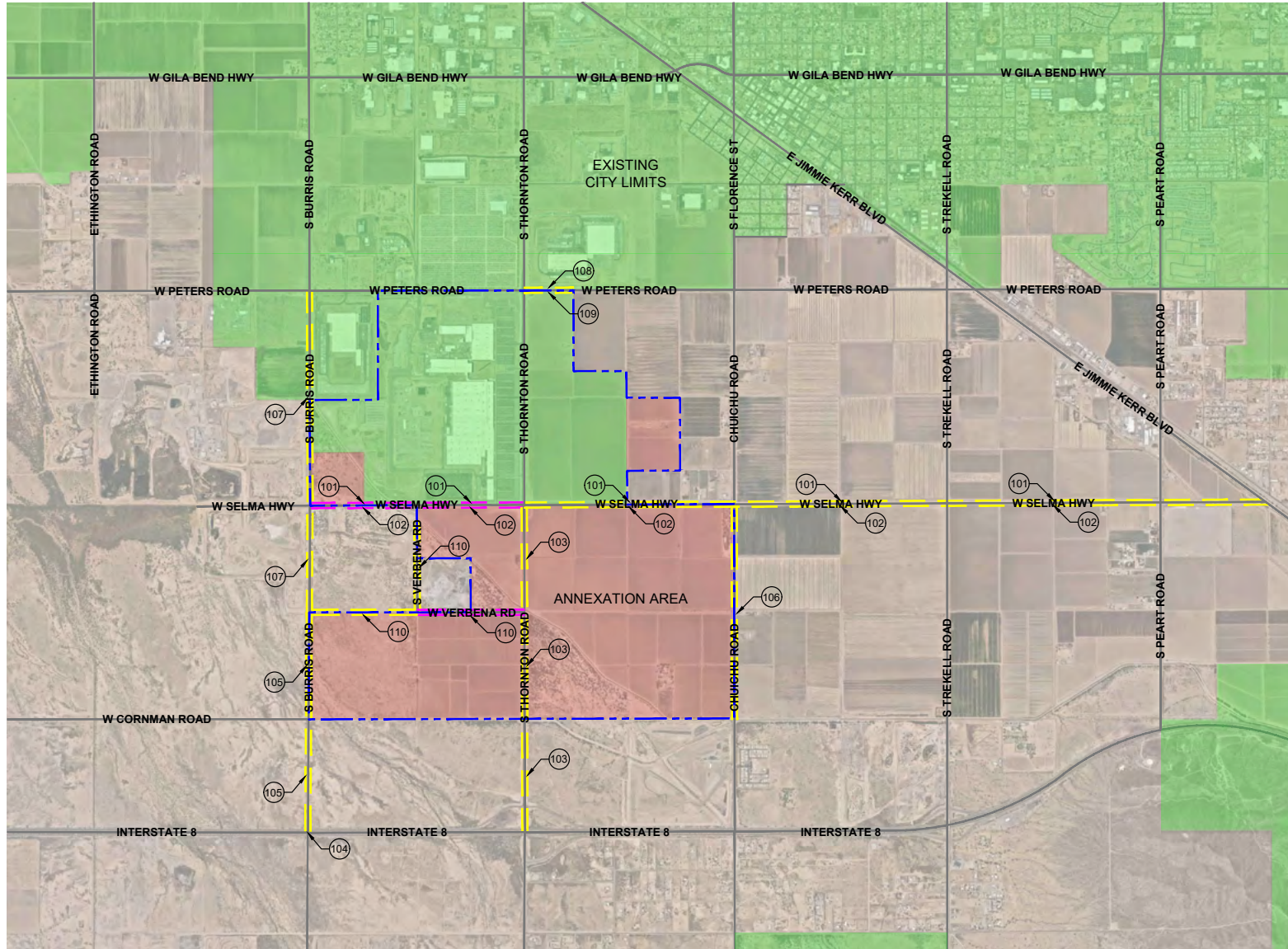


SOIL

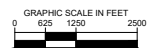
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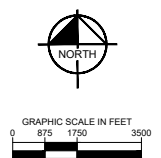
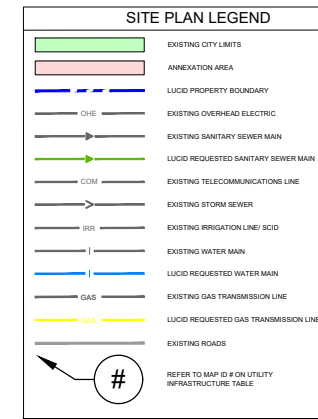
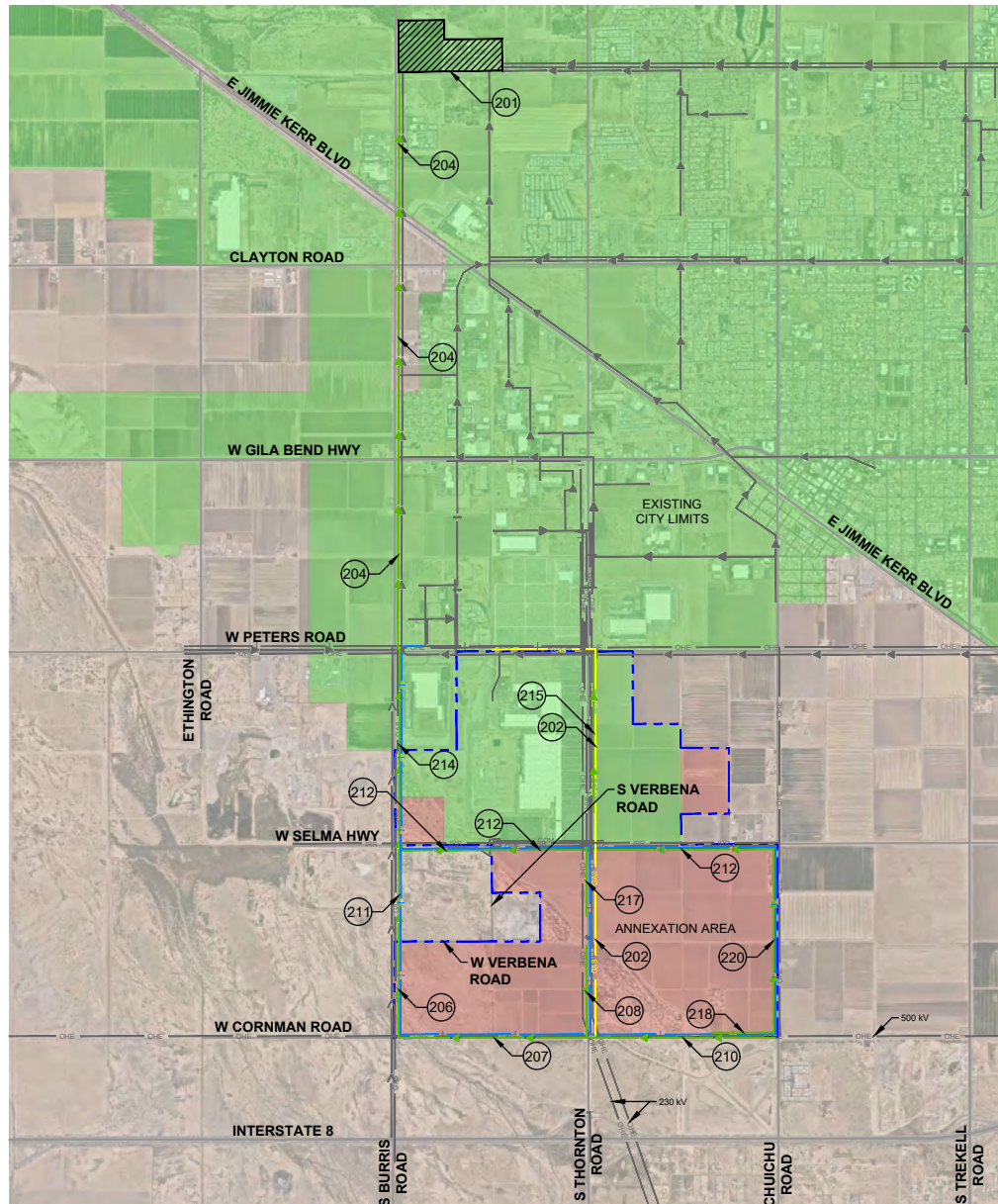
ROADWAY IMPROVEMENT



SITE PLAN LEGEND	
	EXISTING CITY LIMITS
	ANNEXATION AREA
	LUICD PROPERTY BOUNDARY
	LUICD REQUESTED PUBLIC RIGHT OF WAY VARIATION
	LUICD REQUESTED IMPROVEMENTS
	EXISTING ROADWAY
	REFER TO MAP ID # ON ROADWAY INFRASTRUCTURE TABLE



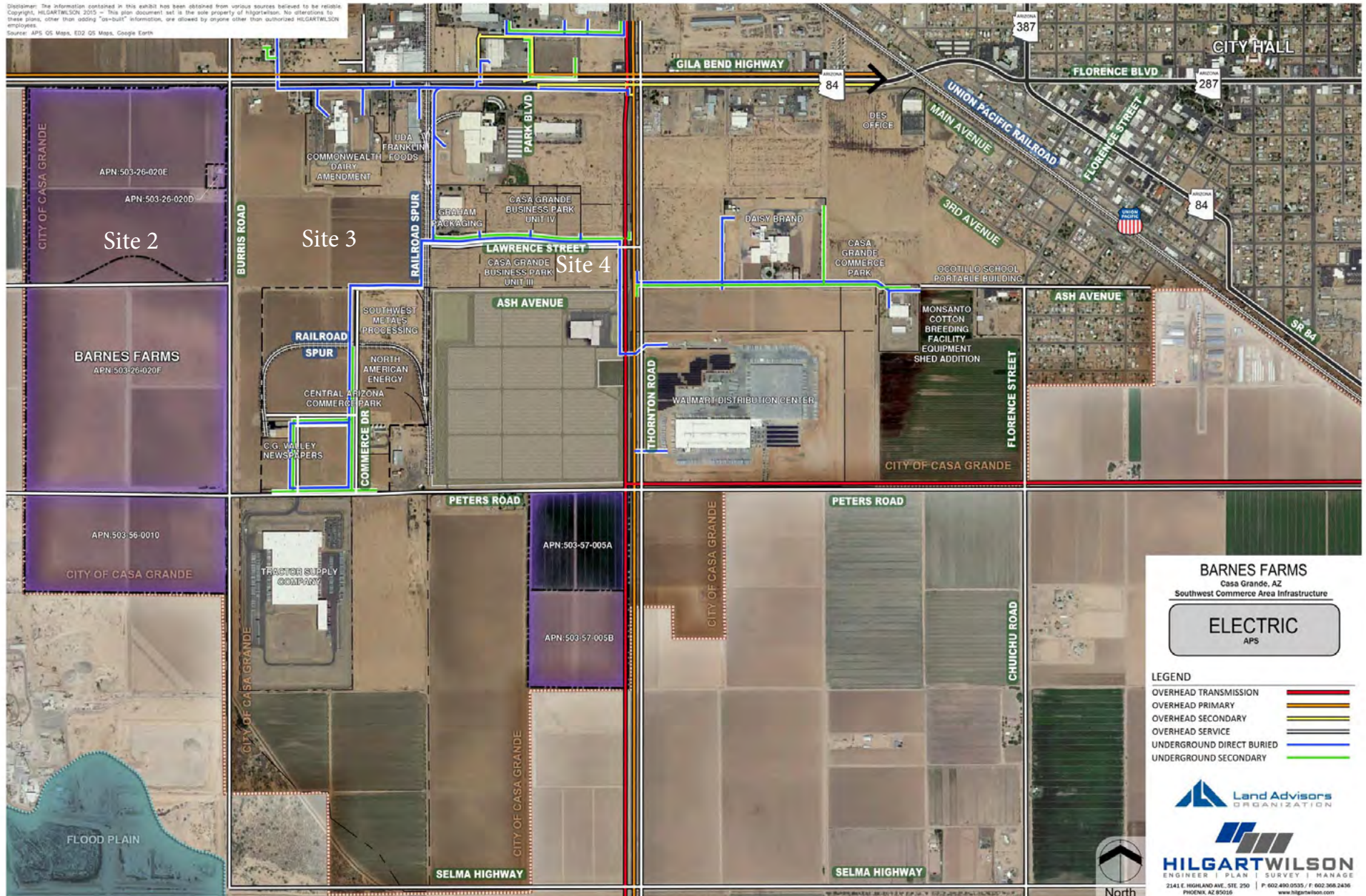
UTILITY INFRASTRUCTURE



INFRASTRUCTURE STUDY - ELECTRIC



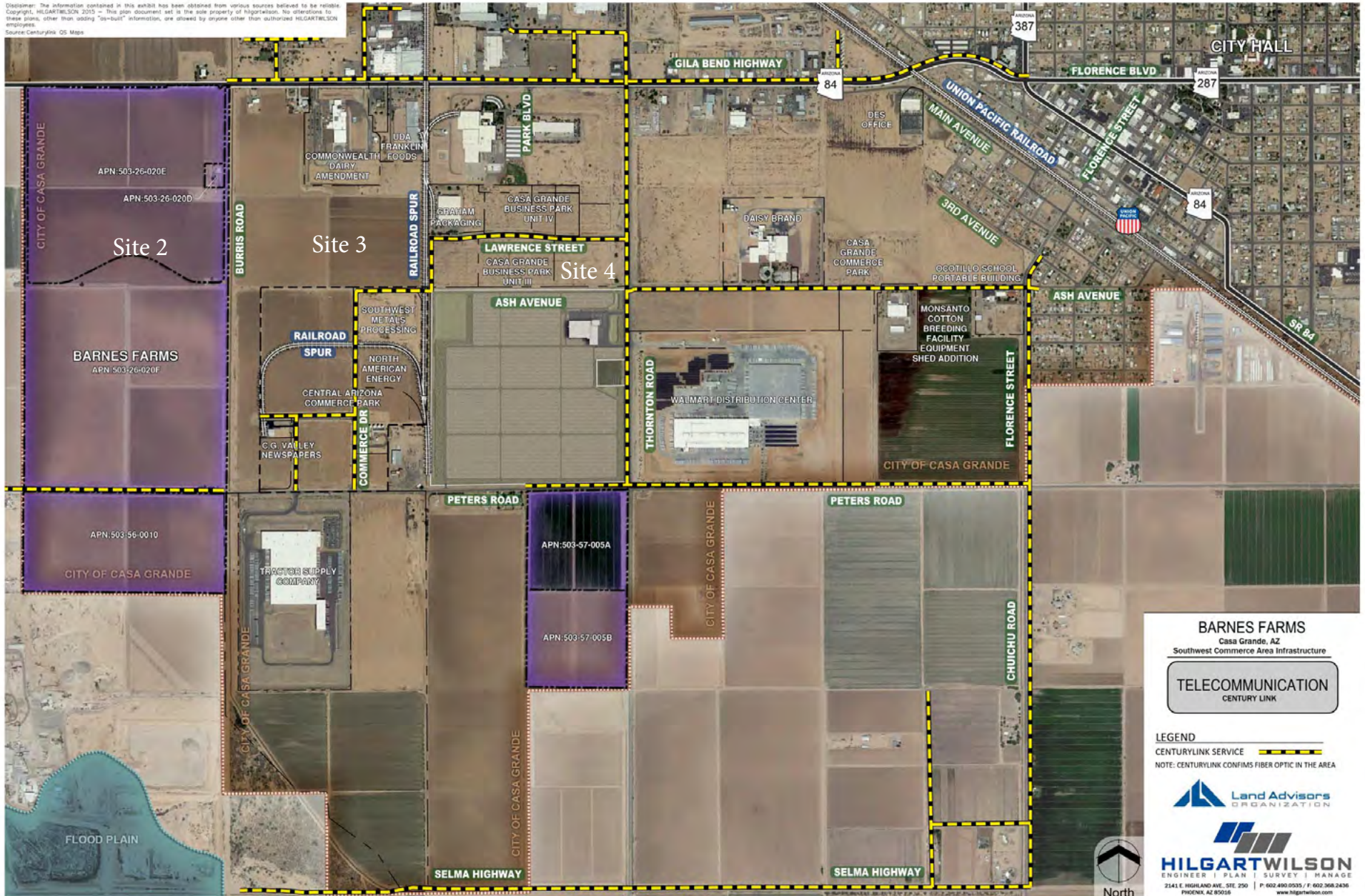
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Source: APS GIS Maps, ESRI GIS Maps, Google Earth



INFRASTRUCTURE STUDY - TELECOMMUNICATION



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Source: Centurylink OS Maps

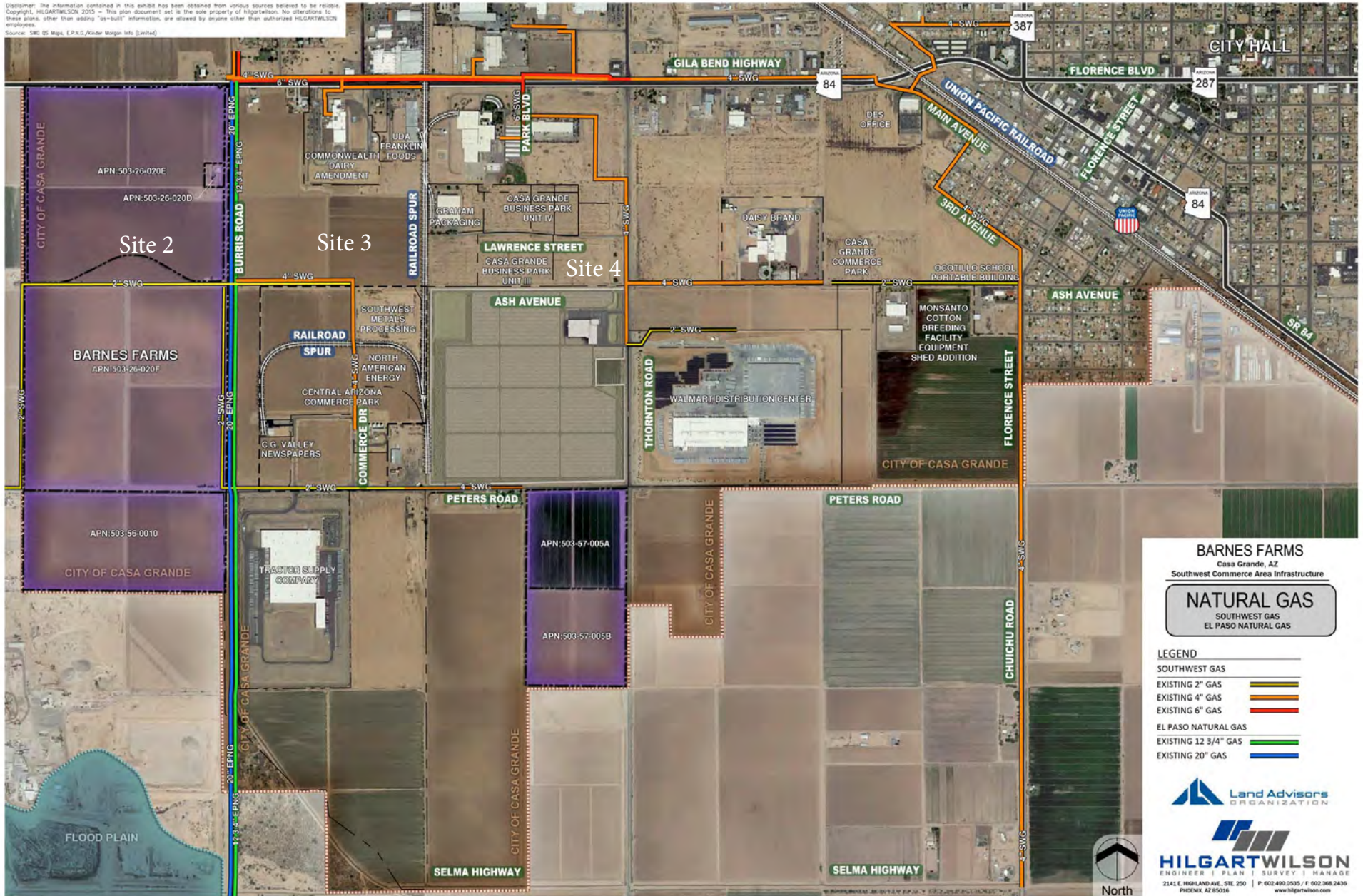


INFRASTRUCTURE STUDY - NATURAL GAS



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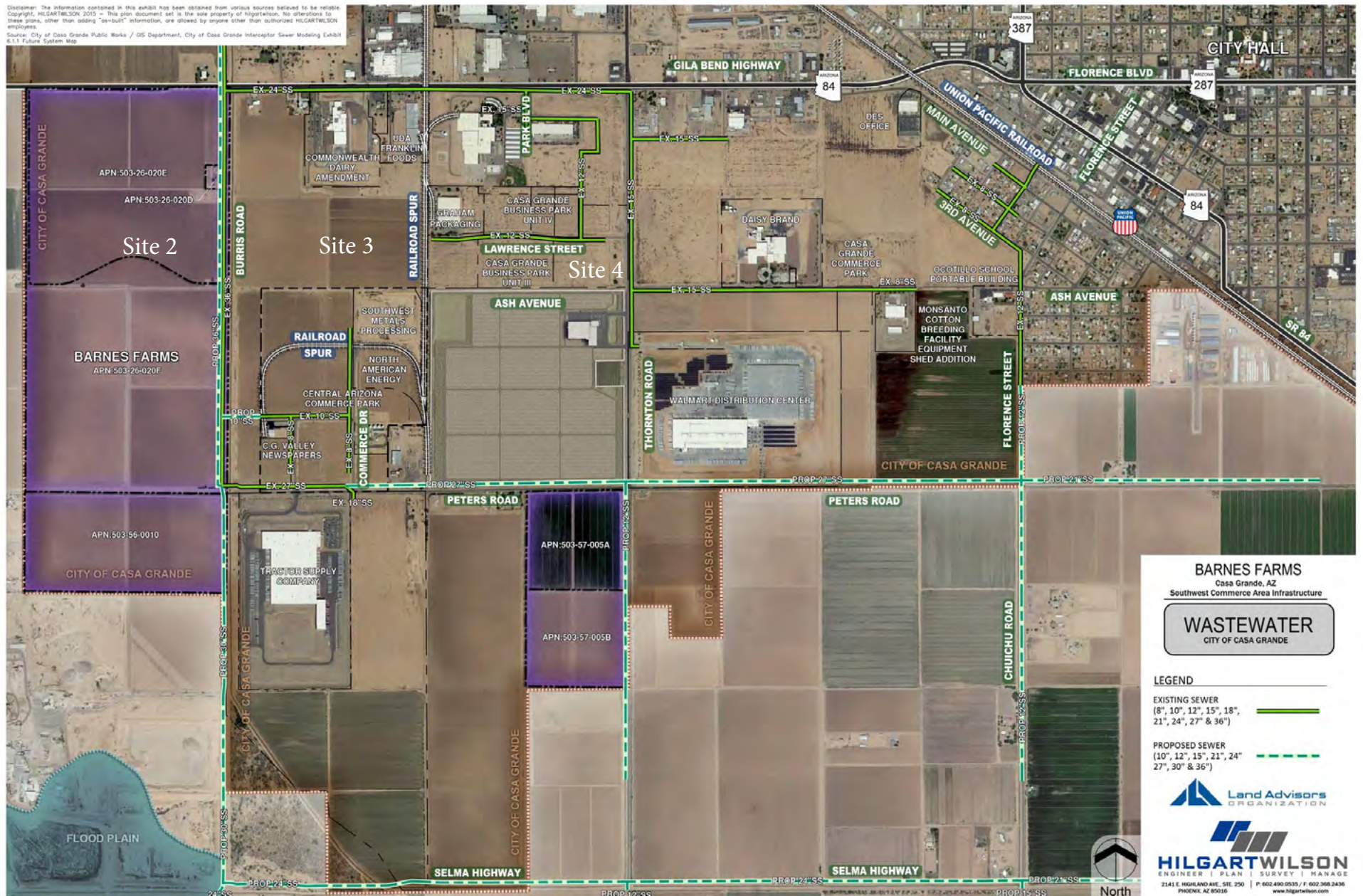
Source: SWG GIS Maps, L.P.N.G./Kaiser Wagon Info (inset)



INFRASTRUCTURE STUDY - WASTEWATER



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Source: City of Casa Grande Public Works / OS Department, City of Casa Grande Interceptor Sewer Modeling Exhibit 8.1.1 Future System Map



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



1Q26

Market
Insights



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Land Advisors
Organization

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