

±1,707.49 ACRES FOR SALE NEAR ATTESA

S/SEC 1-8 & MONTGOMERY ROAD | PINAL COUNTY, ARIZONA



CONTACT FOR MORE INFORMATION

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

Trey Davis
tdavis@landadvisors.com
602.363.3901

 Land Advisors[®]
ORGANIZATION

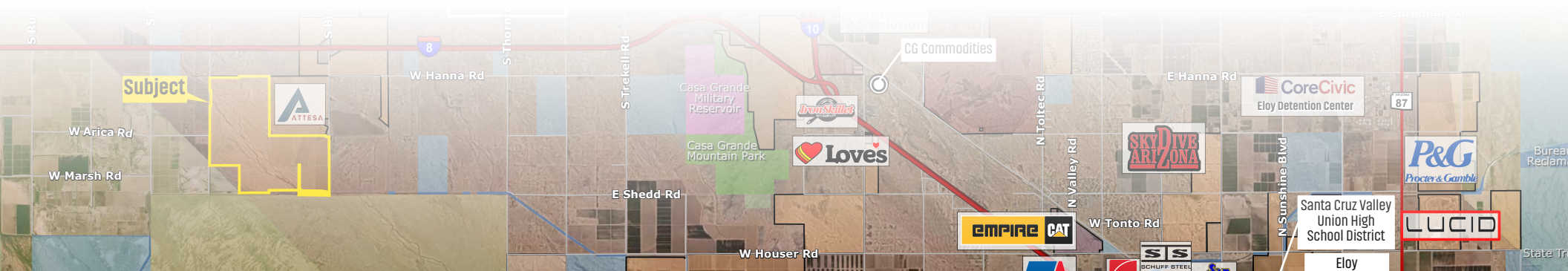
520.251.0348 | LandAdvisors.com

EXECUTIVE SUMMARY



LOCATION	The Property is located south of the southeast corner of I-8 & Montgomery Road in Pinal County, Arizona			
SIZE	±1,707.49 Acres			
PRICE	Submit			
ZONING	MP-CMP (Multi-purpose Community Master Plan Zoning District), Pinal County			
COMPREHENSIVE PLAN	Employment			
PARCELS	511-01-0150	511-01-016B	511-01-016C	511-01-017B
	511-01-017C	511-01-017D	511-01-017G	511-01-018B
	511-01-018C	511-01-018D	511-15-0010	511-15-0020
	511-15-003A	511-15-0040		
TAXES	\$35,728.84 (2024)			

UTILITIES	Water - Arizona Water Company																												
	Power - ED3																												
	Gas - Southwest Gas Corporation																												
IRRIGATION	A portion of the Property is located in the Maricopa Stanfield Irrigation District. Please click here to view the Water Rights																												
DUE DILIGENCE	Please click here to view the Due Diligence Documents																												
DRIVE TIME	<table><tr><th>CITY</th><th>DRIVE TIME</th><th>MILES</th></tr><tr><td>Phoenix</td><td>55 min</td><td>65</td></tr><tr><td>Tucson</td><td>1 Hour</td><td>70</td></tr><tr><td>San Diego</td><td>4 Hours 50 Minutes</td><td>335</td></tr><tr><td>Los Angeles</td><td>6 Hours 10 Minutes</td><td>420</td></tr><tr><td>Las Vegas</td><td>5 Hours 30 Minutes</td><td>365</td></tr><tr><td>Denver</td><td>13 Hours</td><td>915</td></tr><tr><td>Albuquerque</td><td>7 Hours 10 Minutes</td><td>430</td></tr><tr><td>San Bernadino</td><td>5 Hours 30 Minutes</td><td>370</td></tr></table>		CITY	DRIVE TIME	MILES	Phoenix	55 min	65	Tucson	1 Hour	70	San Diego	4 Hours 50 Minutes	335	Los Angeles	6 Hours 10 Minutes	420	Las Vegas	5 Hours 30 Minutes	365	Denver	13 Hours	915	Albuquerque	7 Hours 10 Minutes	430	San Bernadino	5 Hours 30 Minutes	370
CITY	DRIVE TIME	MILES																											
Phoenix	55 min	65																											
Tucson	1 Hour	70																											
San Diego	4 Hours 50 Minutes	335																											
Los Angeles	6 Hours 10 Minutes	420																											
Las Vegas	5 Hours 30 Minutes	365																											
Denver	13 Hours	915																											
Albuquerque	7 Hours 10 Minutes	430																											
San Bernadino	5 Hours 30 Minutes	370																											



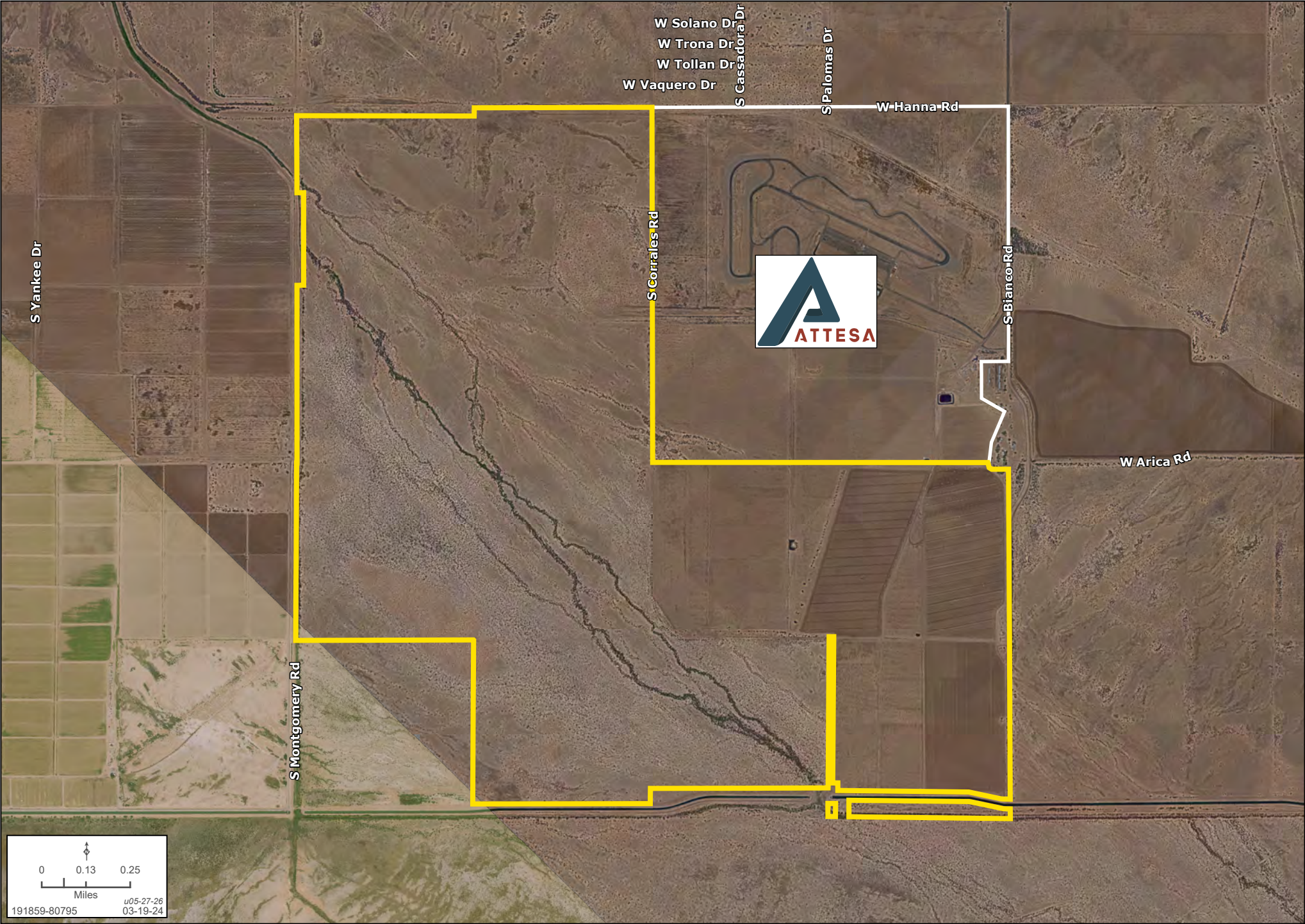
AMENITIES

Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com



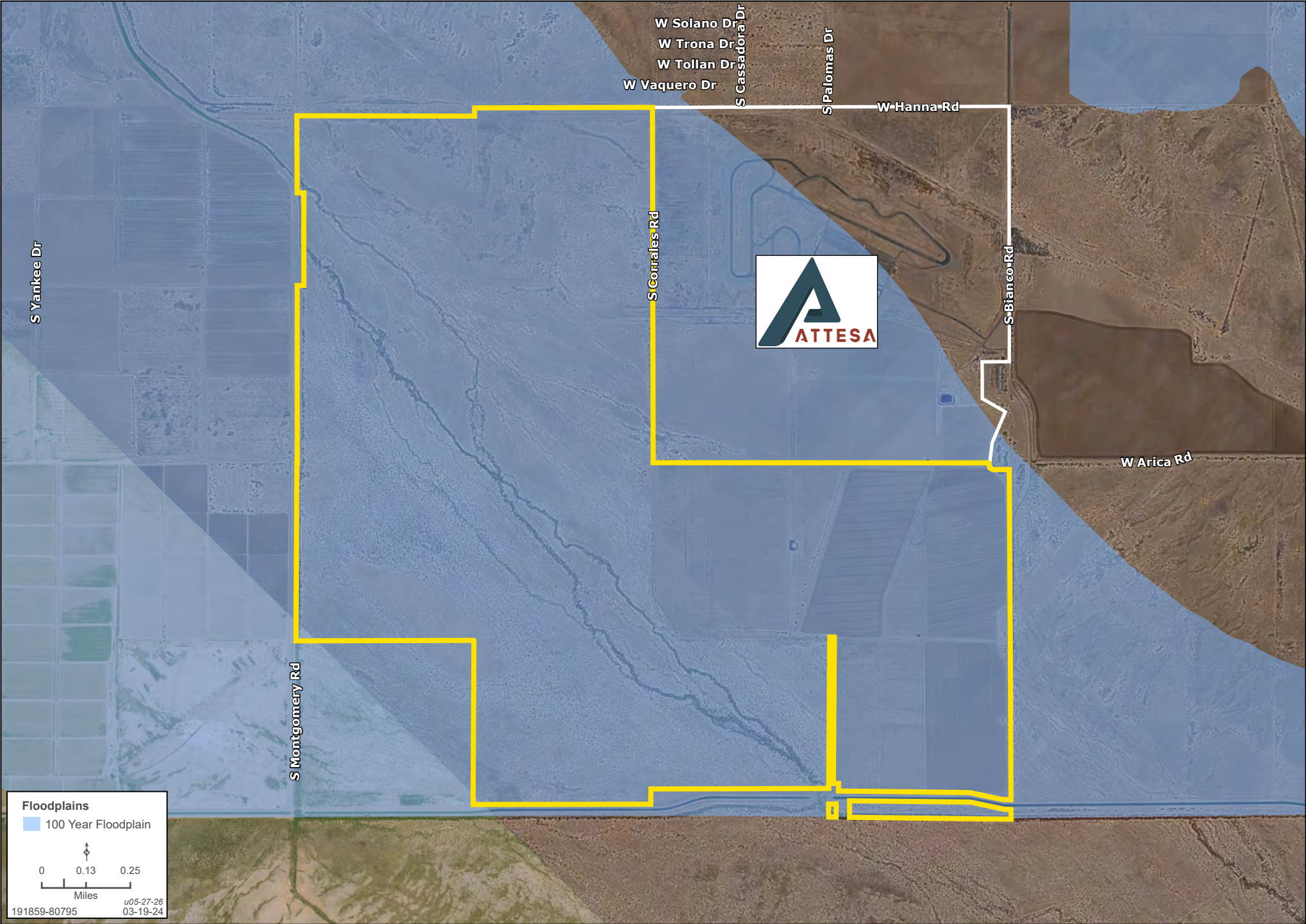
DETAIL

Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com

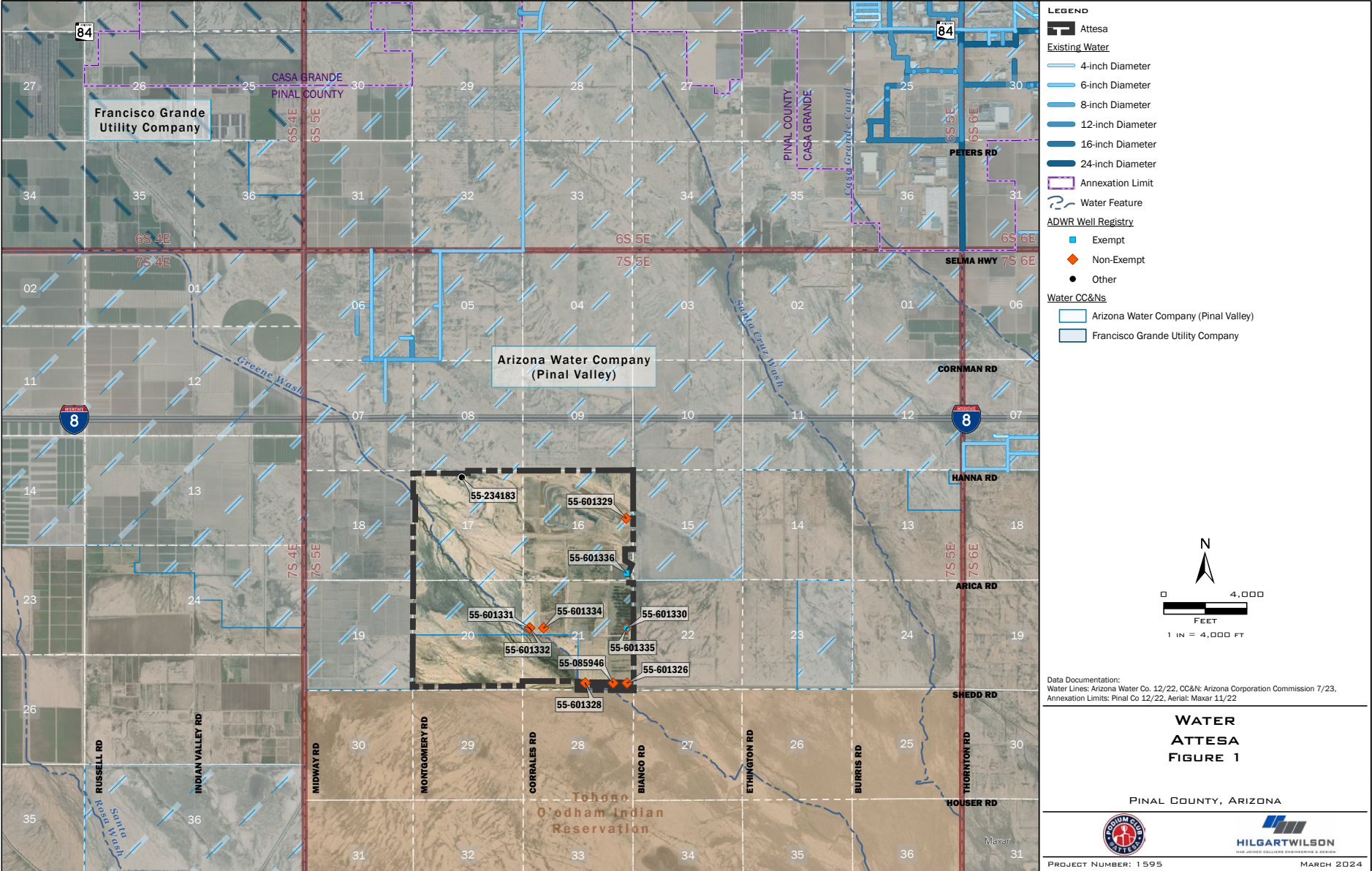


FLOODPLAINS

Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com

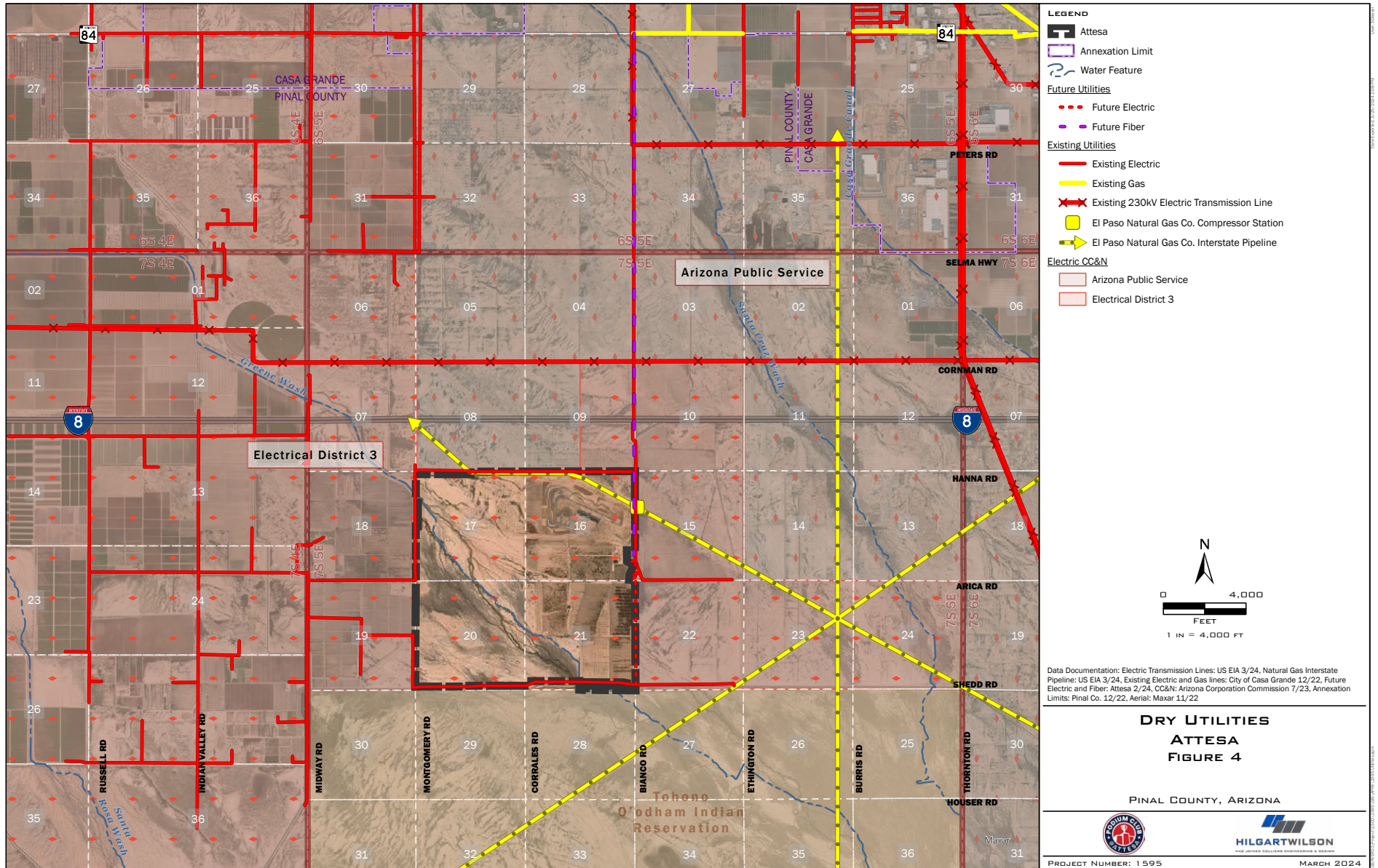


WATER





DRY UTILITIES



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



About

Land Advisors
Organization

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. AZPinal191859 - 05.27.2026.



LandAdvisors.com