

±194.24 RAIL SERVED ACRES FOR SALE

CASA GRANDE, ARIZONA



CONTACT FOR MORE INFORMATION

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ORGANIZATION

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PROPERTY HIGHLIGHTS



PREMIER PROPERTY ACCESS

Located between the **City of Casa Grande** and the **City of Maricopa**, with almost 1 mile of frontage on Highway 238.



UTILITY INFRASTRUCTURE & RAIL SERVICE

Served by **Arizona Water Company** for water with an on site Water Campus, electric service from **San Carlos Electric**, **Grandfathered Water Rights**, Rail via **Union Pacific Railroad** and an on site Effluent Return line and Lift Station being constructed by the City of Casa Grande.



SURROUNDED BY MAJOR MANUFACTURERS

Minutes from **Lucid Motors**, **Kohler**, **Chang Chun Petrochemical**, and more than **12 semiconductor suppliers** operating in the Casa Grande market.



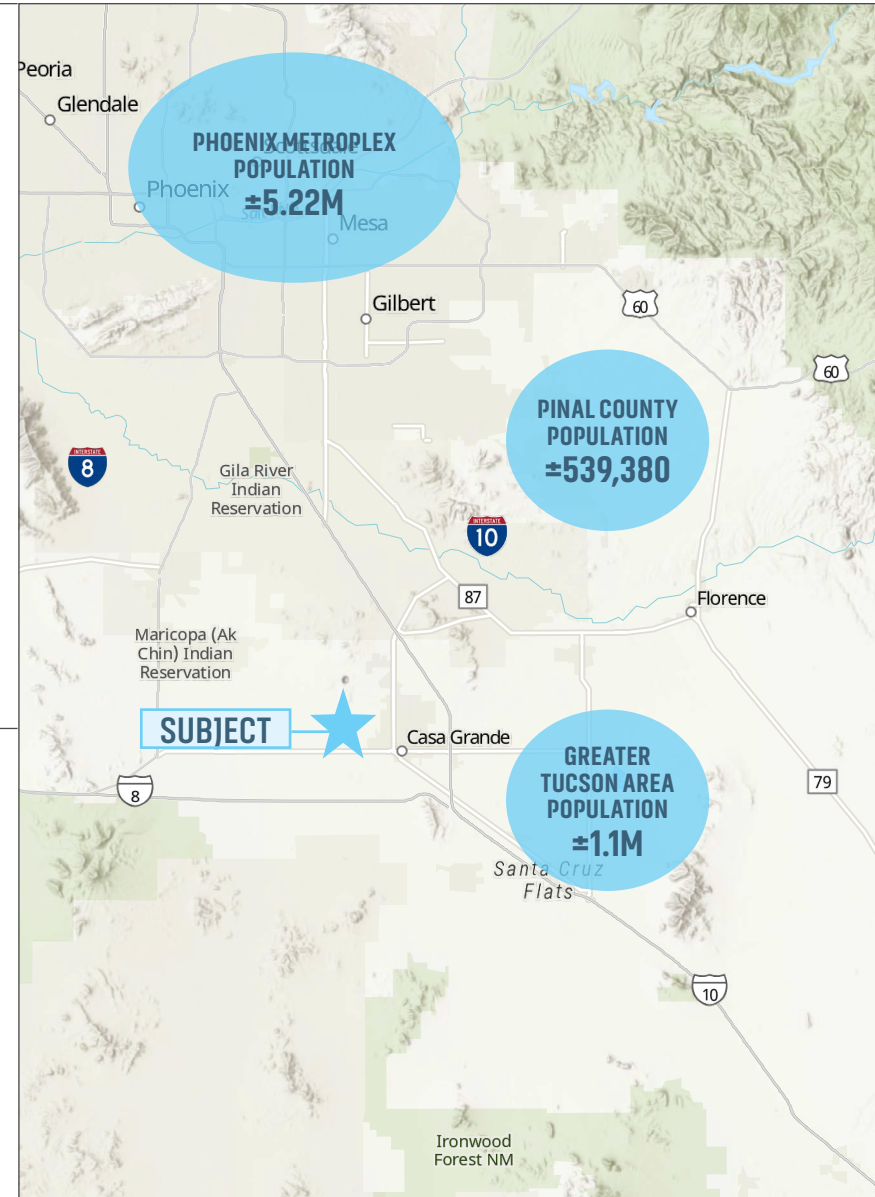
±194.28 (DIVISIBLE) ACRES, FULLY SHOVEL-READY

Ready for immediate development with flexible parcel sizes to accommodate a variety of industrial users.



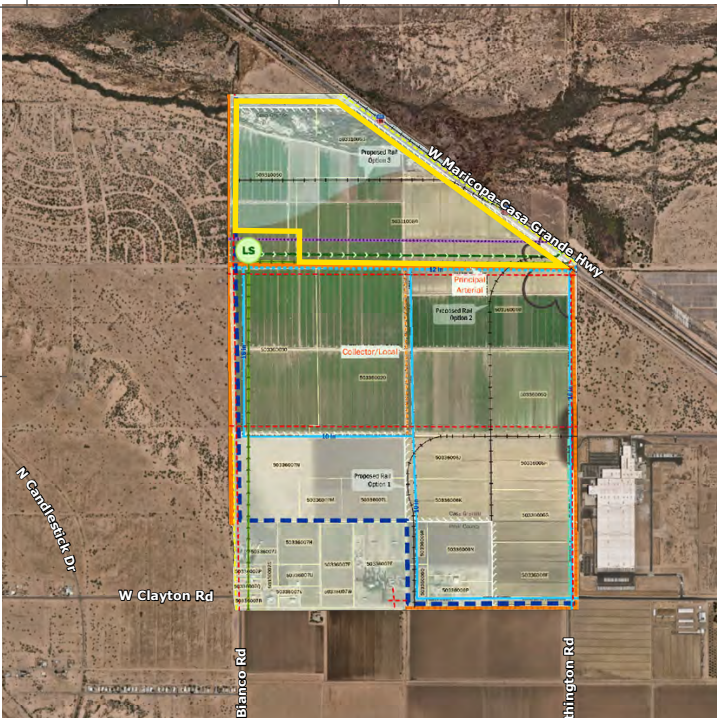
IN ONE OF ARIZONA'S FASTEST-GROWING INDUSTRIAL CORRIDORS

Located between Phoenix and Tucson with access to a large workforce, expanding infrastructure, and billions of dollars in ongoing industrial investment.



EXECUTIVE SUMMARY



 LOCATION The Property is located near the intersection of Bianco and Kortsen Roads in Casa Grande, Arizona.	 LOT SIZE ±194.28 (Divisible)	 PRICE Submit	 ZONING I-2, (Heavy Industrial) City of Casa Grande	 TAXES \$30,126.92 (2026)	 PARCELS 503-31-008A, 503-31-005E, 503-31-006B Please click here to view the Overall Parcel Exhibit
 INDUSTRY USES Heavy Industrial (I-2) Zoning, Manufacturing, Logistics, and High-Intensity Industrial Uses	 IRRIGATION San Carlos Irrigation District Please click here to view Water Rights	 TECHNOLOGY CORRIDOR Be a Part of the Technology Hub - Casa Grande Tech Corridor			
 CAPITAL ADVANTAGES Eligible for new market tax credits. Located in the Arizona Commerce Authority Opportunity Zone. Please click here for more information	 ECONOMIC GROWTH More than 27k New Jobs Coming to Pinal County Please click here to view new jobs				

CORPORATE NEIGHBORS

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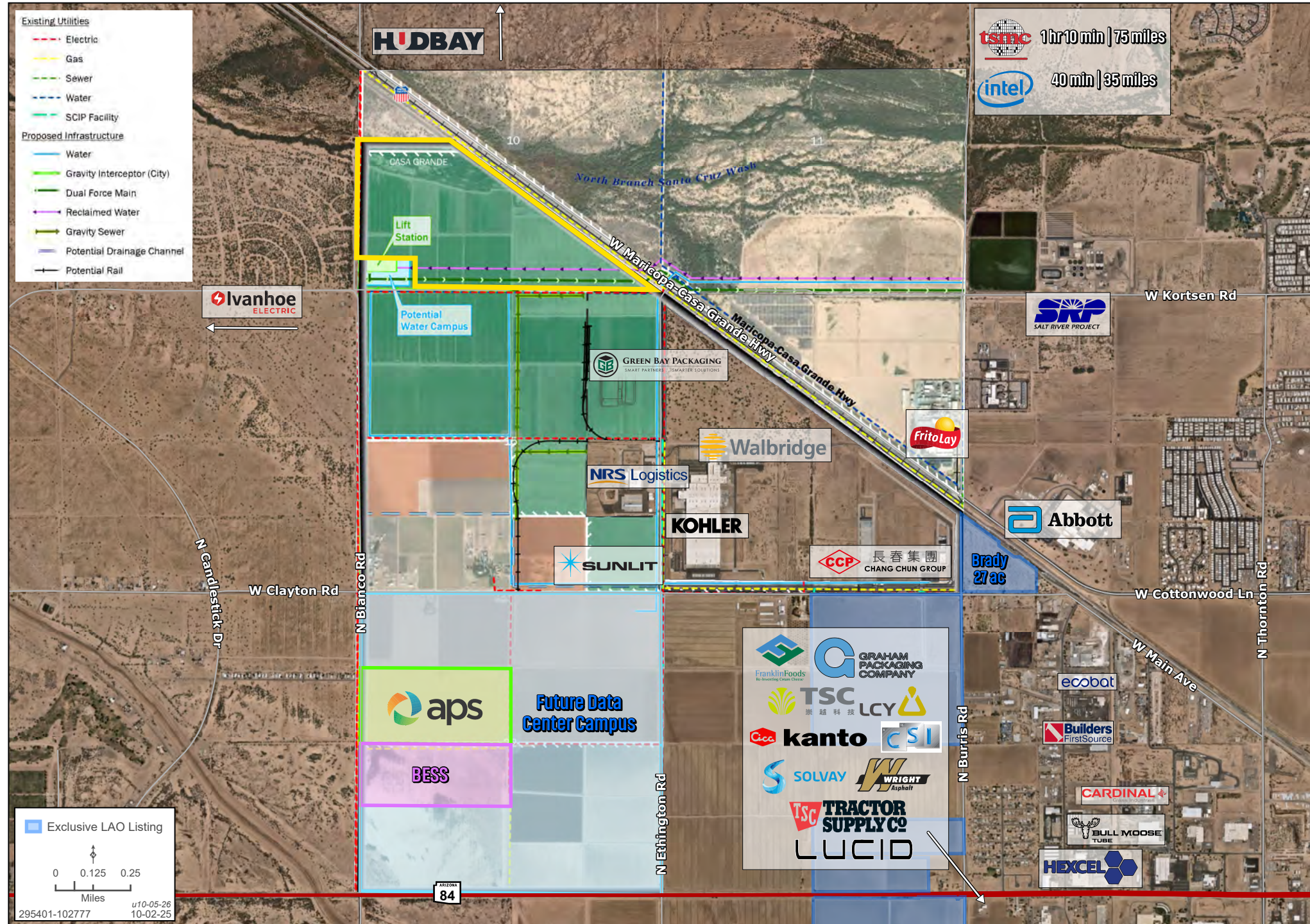
AMENITIES | ±194.28 RAIL SERVED ACRES FOR SALE | CASA GRANDE, AZ

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AUZA | ±194.28 RAIL SERVED ACRES FOR SALE | CASA GRANDE, AZ

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SEMICONDUCTOR SUPPLY CHAIN | ±194.28 RAIL SERVED ACRES FOR SALE | CASA GRANDE, AZ

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SEMICONDUCTOR SUPPLIERS



Air Products
[Website](#)

Size: ±11,987 sq ft (Phase 1) | **Jobs:** ±75 employees
Capex: ±\$100M
Purpose: To produce zero-carbon/ green liquid hydrogen for transportation markets.
Future: Unknown



Chang Chun Group
Petrochemical
[Website](#)

Size: ±109,346 sq ft (Phase 1) | **Jobs:** ±209 employees
Capex: ±\$300M
Purpose: To manufacture ultra-pure/ electronic-grade chemicals used in semiconductor wafer fabrication.
Future: Continued phase buildout up to about ±540,000 sq ft, and continued rail developments.



CSI (Chemical
Strategies Inc.)
[Website](#)

Size: ±70k to 100k sq ft | **Jobs:** ±50 employees
Capex: \$10M to \$14M
Purpose: Act as a chemical distribution and third-party logistics hub.
Future: As of early 2026, there are no announcements as to a projected timeline for construction.

JHGNSES

Jheng He Gases
[Website](#)

Size: ±20 acres of land | **Jobs:** ±57 employees
Capex: ±\$1.628M (land acquisition cost)
Purpose: To produce electronic-grade special gases, food-grade gases, and support gas supply system construction.
Future: Presence remains unestablished and conceptual.



Kanto PPC
[Website](#)

Size: ±50 acres of land | **Jobs:** ±161 employees
Capex: ±\$120M (Phase 1), ±500M at full buildout
Purpose: To produce ultrapure hydrochloric acid, ammonium hydroxide and other chemicals.
Future: Production is scheduled to begin in late 2027. The site is designed to grow into a full semiconductor chemical campus, with plans to potentially incorporate a sulfuric acid recycling system.



LCY Electronic
Materials
[Website](#)

Size: ±80,000 sq ft (Phase 1) | **Jobs:** ±100 employees
Capex: ±\$100M
Purpose: To manufacture high-grade isopropyl alcohol (IPA) and other electronic-grade chemicals.
Future: Unknown



NRS Logistics
[Website](#)

Size: ±69,000 sq ft | **Jobs:** ±50 employees | **Capex:** ±\$90M
Purpose: Act as a specialized chemical & gas logistics hub that stores and distributes hazardous/controlled semiconductor and EV battery materials.
Future: 2nd Phase adding rail infrastructure & temperature-controlled storage areas.



Solvay
[Website](#)

Size: ±625 acres of land | **Jobs:** ±25 employees
Capex: ±\$60M
Purpose: To produce electronic-grade hydrogen peroxide to clean silicon wafers.
Future: As of March 2024, Solvay has paused the plan after losing chips act funding.



Sunlit
[Website](#)

Size: ±40 acres of land | **Jobs:** ±300 employees
Capex: ±\$9.2M (land acquisition cost)
Purpose: To manufacture ultra-pure hydrofluoric acid
Future: Positioned as a growth site with multi-phase potential and to use in transloading and tying in for Union Pacific Rail access.



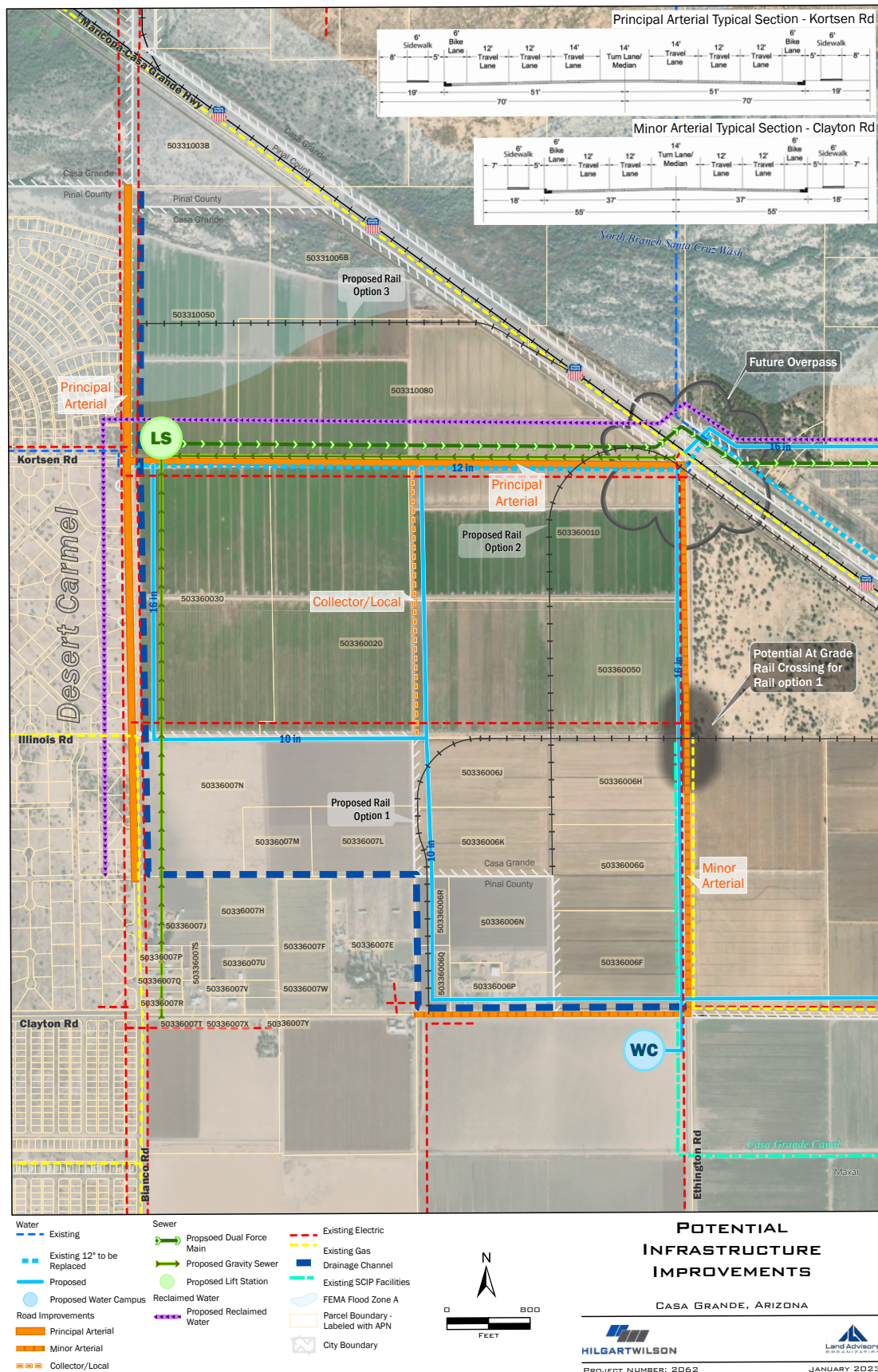
TSC (TopCo
Scientific)
[Website](#)

Size: ±31 acres of land | **Jobs:** ±150 employees
Capex: ±\$2.6M (land acquisition cost)
Purpose: To distribute and store specialty chemicals, electronic materials, and photolithography materials.
Future: Unknown

Estimated Industry Job Count at Full Buildout: ±1,177

8 of these 10 land transactions were facilitated by Kirk P. McCarville & Trey Davis from the Land Advisors Organization

MASTER UTILITY MAP



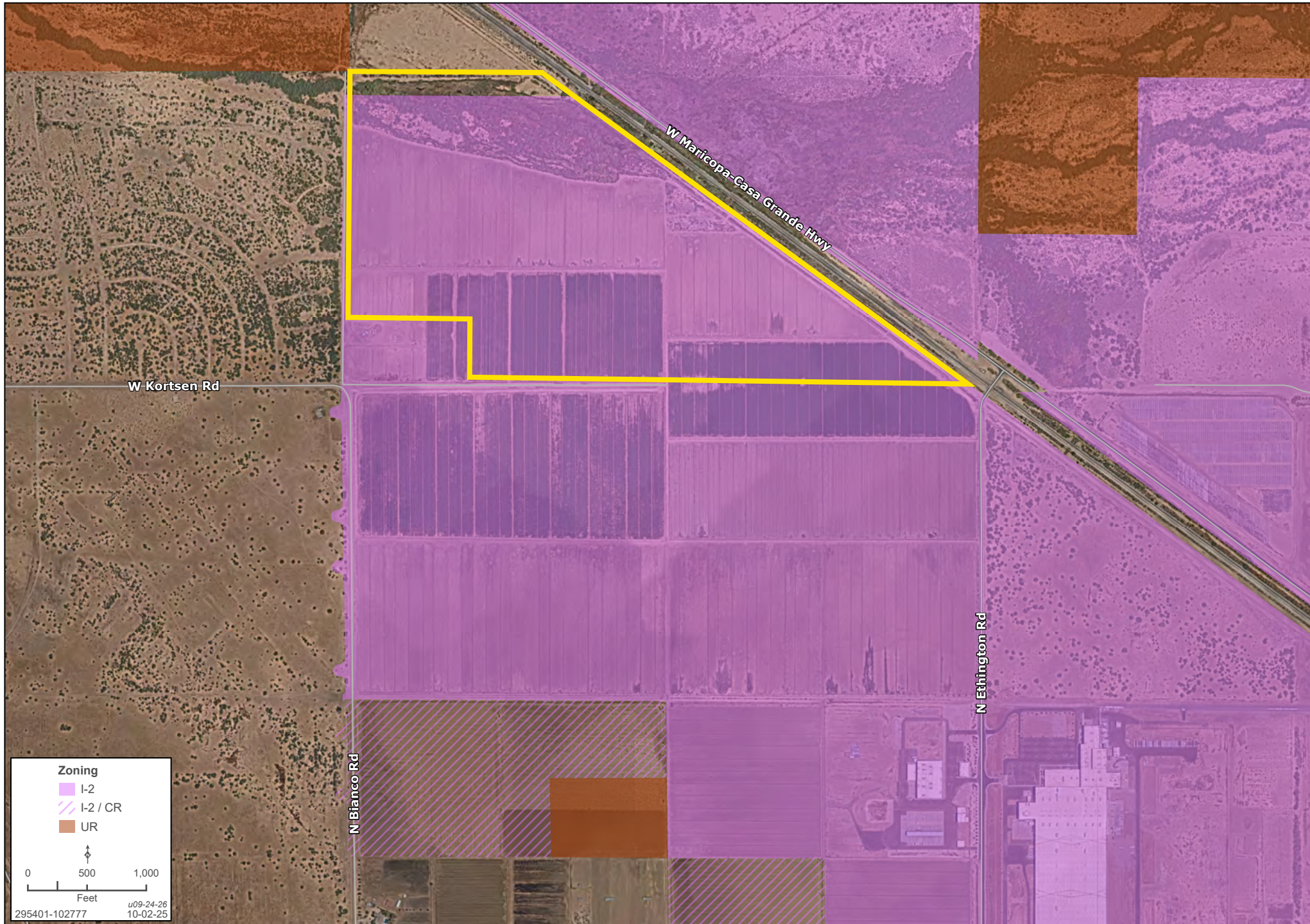
DETAIL | ±194.28 RAIL SERVED ACRES FOR SALE | CASA GRANDE, AZ

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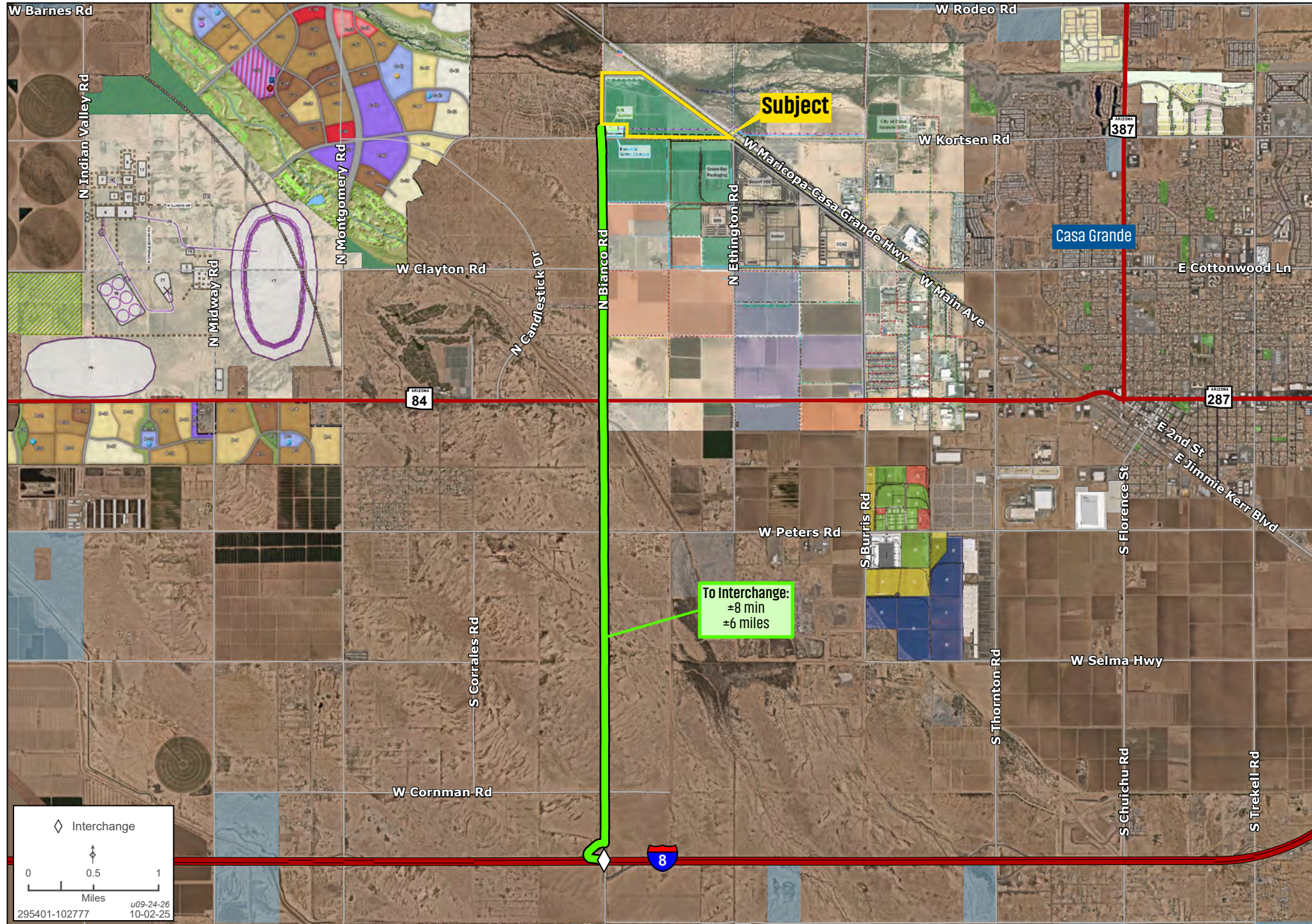
ZONING | ±194.28 RAIL SERVED ACRES FOR SALE | CASA GRANDE, AZ

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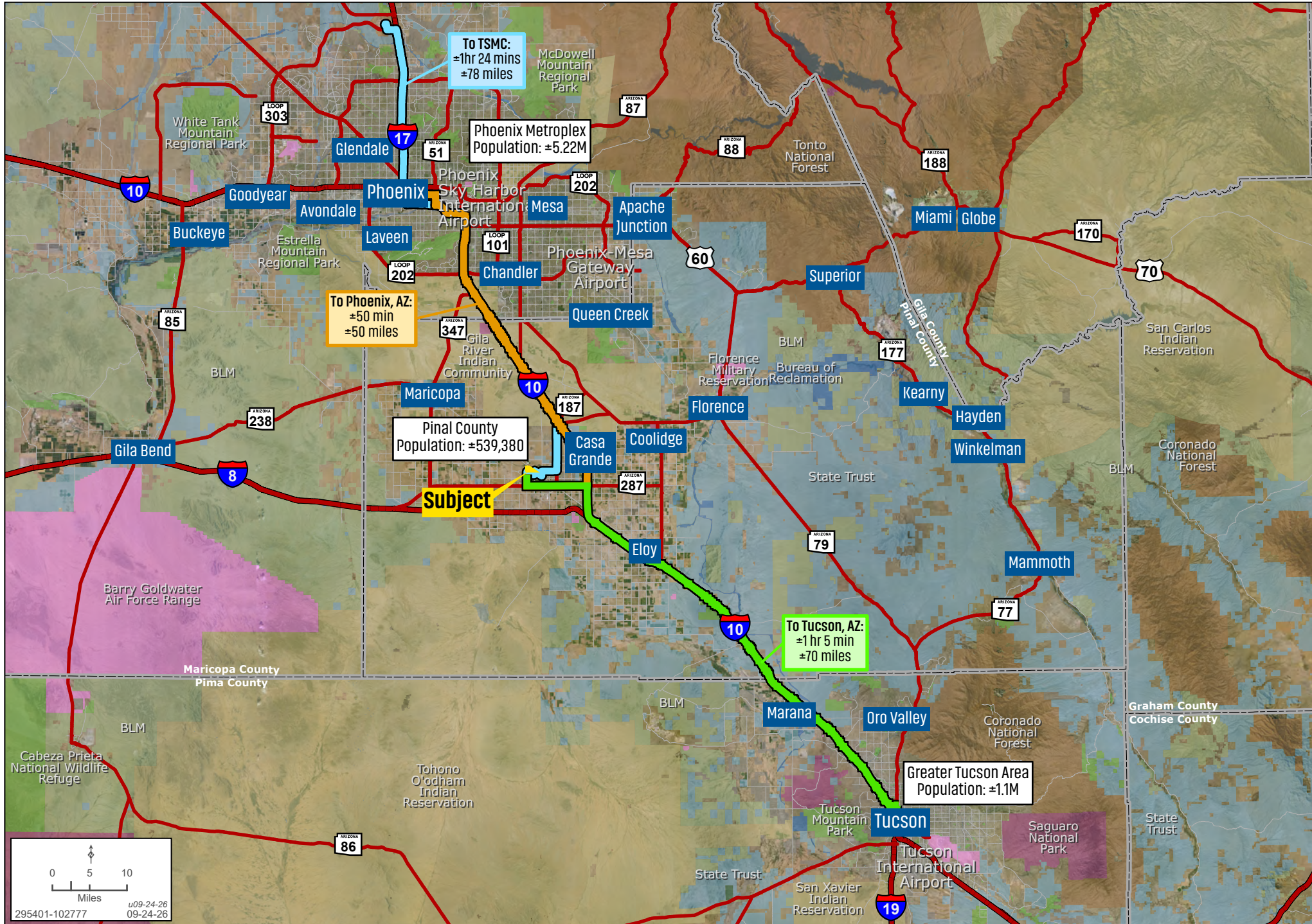
DISTANCE TO INTERCHANGE | ±194.28 RAIL SERVED ACRES FOR SALE | CASA GRANDE, AZ

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PROXIMITY | ±194.28 RAIL SERVED ACRES FOR SALE | CASA GRANDE, AZ

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PINAL COUNTY HIGHLIGHTS

CLICK THE LINKS BELOW FOR MORE INFORMATION



New Jobs

Coming to
Pinal County



Casa Grande

Incentive
Package



Pinal County

Incentive
Package



Casa Grande

Users



Bios



About

Land Advisors
Organization

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