

**±2.07 ACRES FOR SALE**

**PALM PARKE BLVD & TREKKEL RD**



**CONTACT FOR MORE INFORMATION**

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ORGANIZATION

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# EXECUTIVE SUMMARY



|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| LOCATION  | The property is located at the southwest corner Palm Parke Blvd & Trekell Rd in Casa Grande, Arizona. |
| SIZE      | ±2.07 Acres                                                                                           |
| PRICE     | Submit                                                                                                |
| PARCEL    | 504-29-101A                                                                                           |
| TAXES     | \$2,645.58 (2025)                                                                                     |
| ZONING    | Commercial Office,<br>City of Casa Grande                                                             |
| UTILITIES | Power – APS & ED#4<br>Gas – Southwest Gas<br>Water – Arizona Water Company                            |

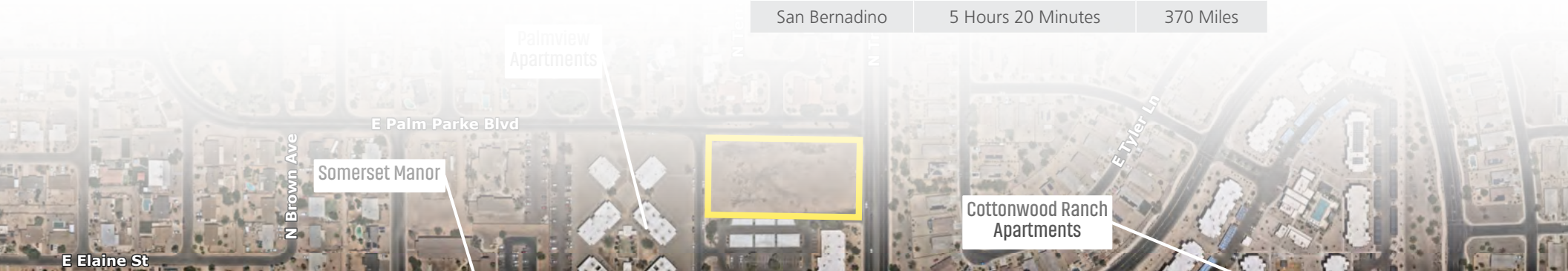
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|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMMENTS | <ul style="list-style-type: none"><li>• Prime Infill Location: Strategically positioned at the southwest corner of Palm Parke Boulevard and Trekell Road in the heart of Casa Grande's established residential growth corridor.</li><li>• Strong &amp; Growing Demographics: 63,900+ residents within 5 miles, projected to reach nearly 72,800 by 2030, supporting continued demand for neighborhood-serving uses.</li><li>• Convenient Regional Access: Located approximately 9 minutes from the nearest I-10 interchange, providing efficient connectivity throughout Casa Grande and the broader region.</li><li>• Established Residential &amp; Retail Base: Surrounded by multiple apartment communities, established neighborhoods, and nearby retailers including Safeway and Starbucks, creating a strong built-in customer base.</li></ul> |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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DEMOGRAPHICS [2025 ESRI Report](#)

## DRIVE TIME

| CITY          | DRIVE TIME          | DISTANCE  |
|---------------|---------------------|-----------|
| Phoenix       | 50 Minutes          | 50 Miles  |
| Tucson        | 1 Hour              | 65 Miles  |
| San Diego     | 5 Hours             | 350 Miles |
| Los Angeles   | 6 Hours 10 Minutes  | 420 Miles |
| Las Vegas     | 5 Hours 20 Minutes  | 350 Miles |
| Denver        | 12 Hours 50 Minutes | 900 Miles |
| Albuquerque   | 6 Hours 50 Minutes  | 455 Miles |
| San Bernadino | 5 Hours 20 Minutes  | 370 Miles |



# DEMOGRAPHICS



## Household Income and Size

|                                         |          |
|-----------------------------------------|----------|
| 2025 Average Household Income           | \$78,279 |
| 2030 Average Projected Household Income | \$69,070 |
| 2025 Total Households                   | 16,616   |
| 2030 Projected Total Households         | 19,012   |
| 2025 Average Household Size             | 2.62     |

## Population by Year (within 5 miles)

2030 PROJECTED  
72,789



2025  
63,935



2020  
54,624



# AMENITIES | ±2.07 ACRES FOR SALE

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# EMPLOYMENT | ±2.07 ACRES FOR SALE

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# Homebuilder Activity | ±2.07 Acres for Sale

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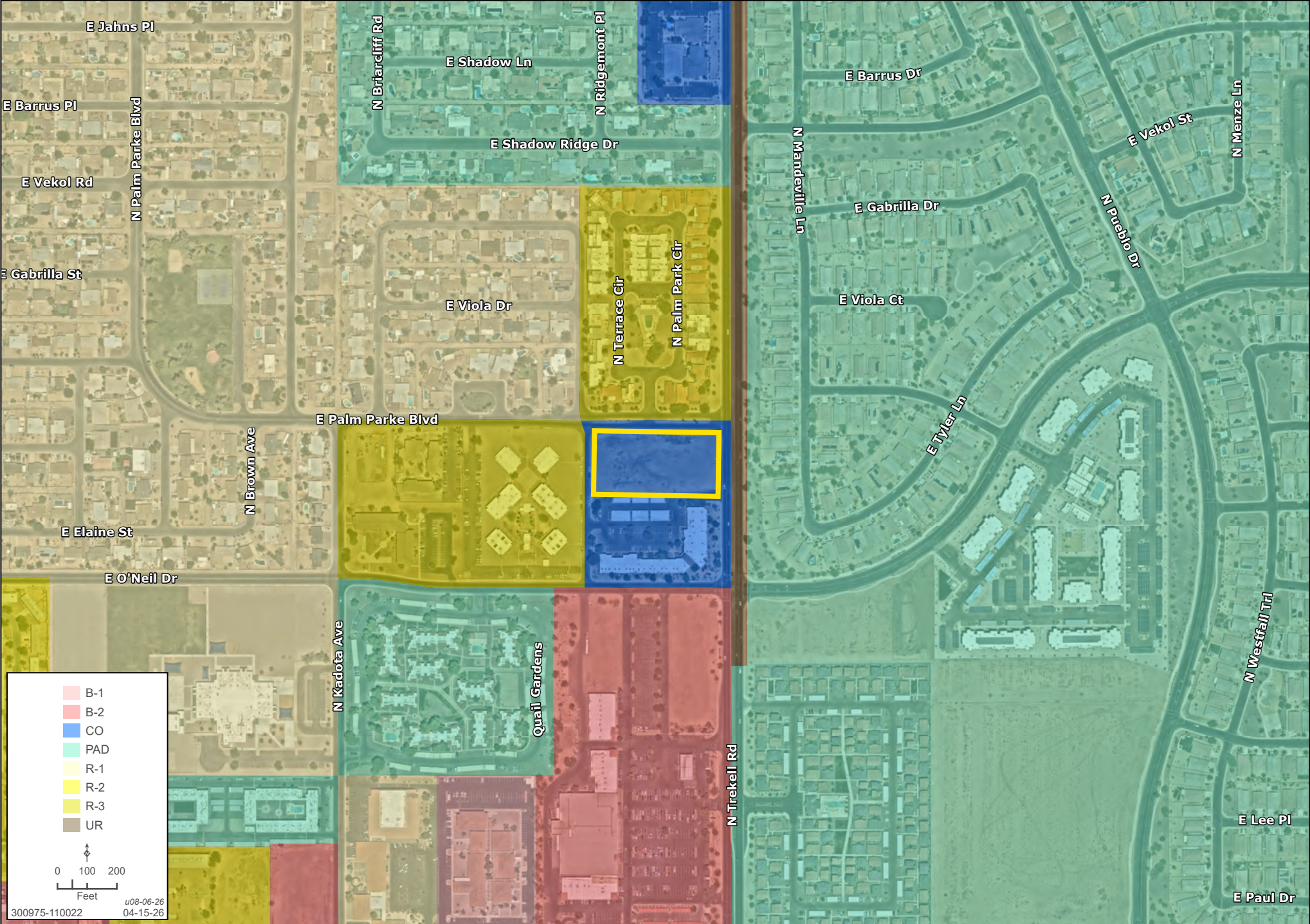
# DETAIL | ±2.07 ACRES FOR SALE

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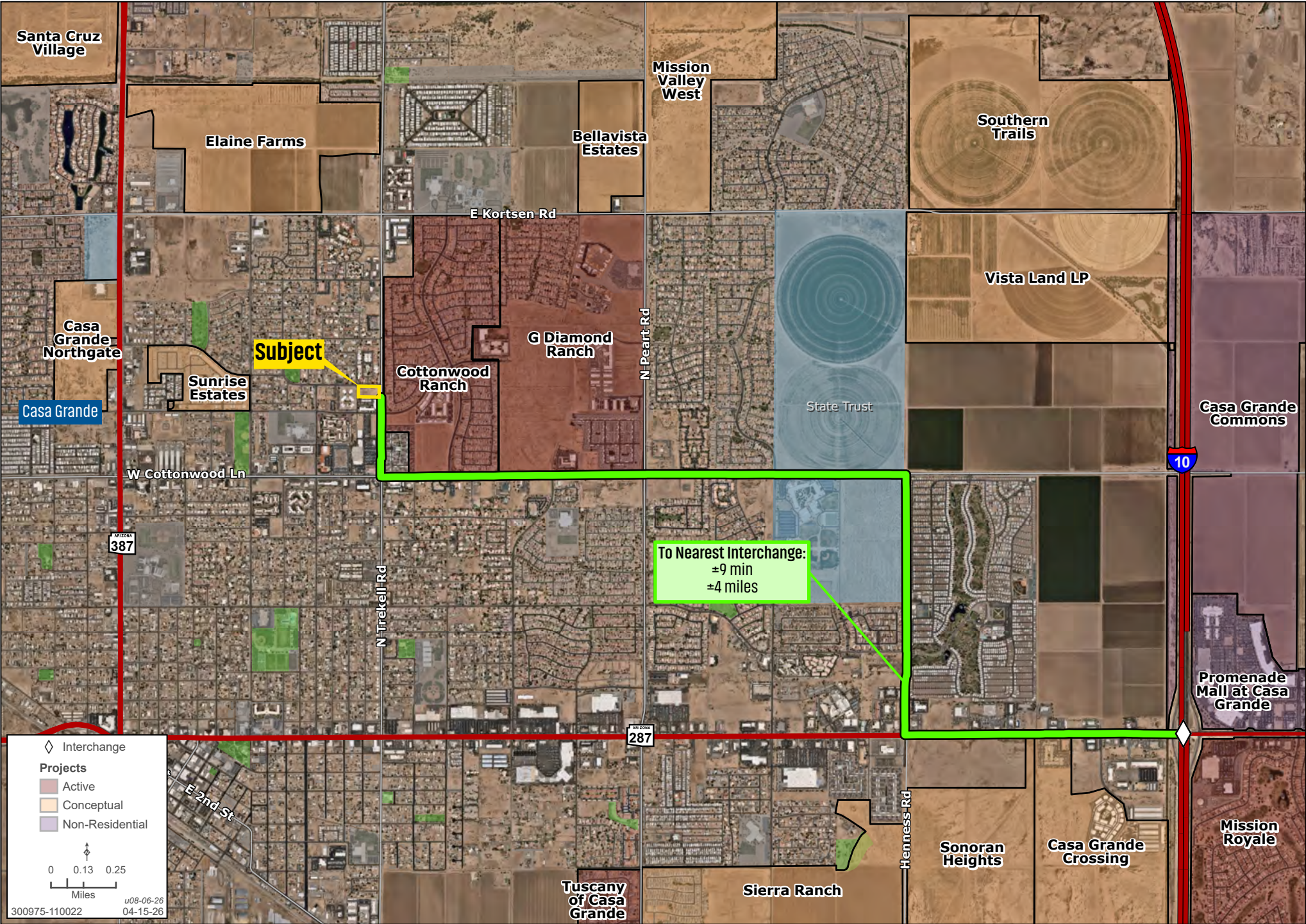
# CITY ZONING | ±2.07 ACRES FOR SALE

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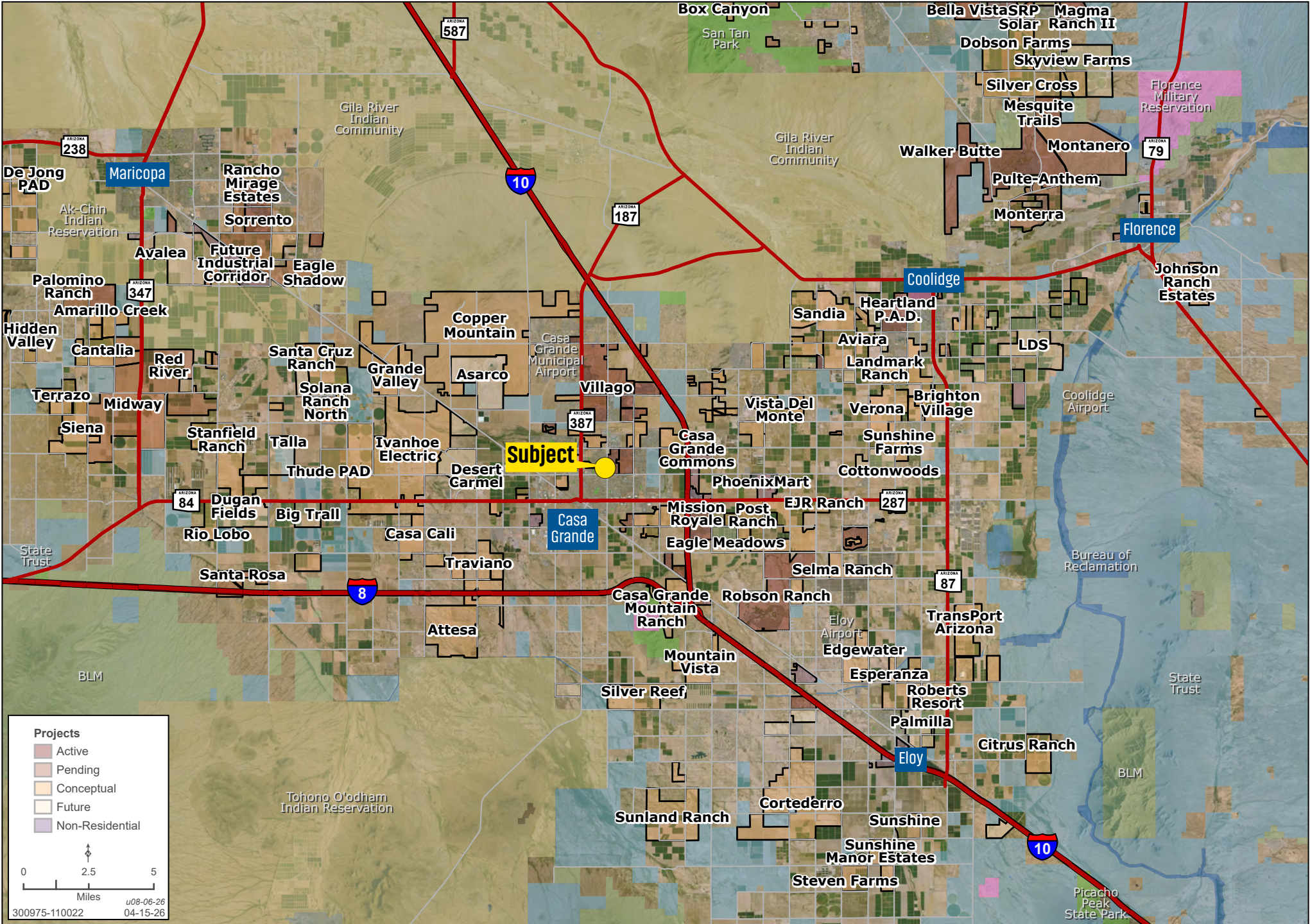


DISTANCE TO INTERCHANGE | ±2.07 ACRES FOR SALE

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