

# ±470.75 RAIL SERVED ACRES FOR SALE

CASA GRANDE, ARIZONA



CONTACT FOR MORE INFORMATION

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 Land Advisors<sup>®</sup>  
ORGANIZATION

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# EXECUTIVE SUMMARY



<b>LOCATION</b>	This property is located at the northeast corner of the southeast corner of Bianco Road and Kortsen Road in Casa Grande, Arizona.
<b>SIZE</b>	±470.75 Acres
<b>PRICE</b>	Submit
<b>ZONING</b>	I-2, City of Casa Grande
<b>PARCELS</b>	503-31-005E, 503-31-006B, 503-31-008A, 503-36-001B, 503-36-002A, 503-36-003A, 503-36-006J, 503-36-006K
<b>UTILITIES</b>	<p>Water - Arizona Water Company</p> <ul style="list-style-type: none"> <li>• 12 inch water main in Kortsen Road alignment</li> <li>• 36 inch water main one mile east in Burn's Road Alignment</li> </ul> <p>Electric - San Carlos Electric</p> <p>Gas - Southwest Gas</p>
<b>COMMENTS</b>	<ul style="list-style-type: none"> <li>• Large contiguous San Carlos Farm adjacent to city limits</li> <li>• Located between the City of Casa Grande and the City of Maricopa with almost 1 mile of frontage on Highway 238</li> <li>• Infrastructure solutions readily available</li> <li>• Click here for more information on the <a href="#">Pinal County Market</a></li> </ul>

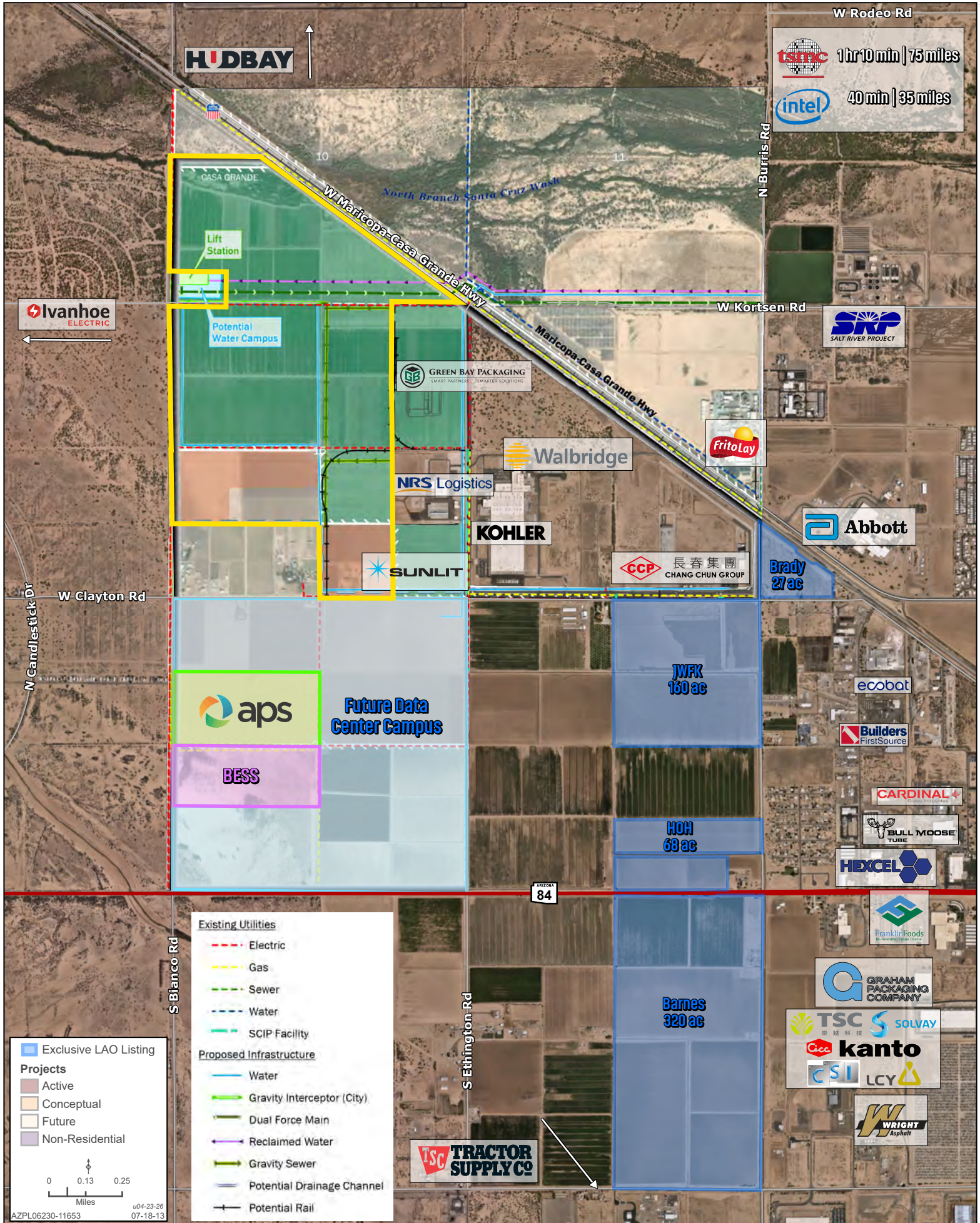
## DRIVE TIME

CITY	DRIVE TIME	DISTANCE
Phoenix	50 Minutes	50 Miles
Tucson	1 Hour 5 Minutes	70 Miles
San Diego	4 Hours 50 Minutes	340 Miles
Los Angeles	6 Hours 10 Minutes	420 Miles
Las Vegas	5 Hours 50 Minutes	370 Miles
Denver	13 Hours	900 Miles
Albuquerque	7 Hours 10 Minutes	420 Miles
San Bernadino	5 Hours 20 Minutes	370 Miles

## PROPERTY HIGHLIGHTS

- Rail Service via Industrial Rail Co. & Union Pacific via the newly expanded Casa Grande Rail Yard
- On site Effluent Return line and Lift Station constructed by City of Casa Grande
- On site Water Campus being constructed by Arizona Water Company
- Less than 1 mile from APS future Bianco Switching Yard





W Rodeo Rd

**tsmc** 1 hr 10 min | 75 miles

**intel** 40 min | 35 miles

**Existing Utilities**

- Electric
- Gas
- Sewer
- Water
- SCIP Facility

**Proposed Infrastructure**

- Water
- Gravity Interceptor (City)
- Dual Force Main
- Reclaimed Water
- Gravity Sewer
- Potential Drainage Channel
- Potential Rail

Exclusive LAO Listing

**Projects**

- Active
- Conceptual
- Future
- Non-Residential

0 0.13 0.25 Miles

04-23-26 07-18-13

AZPL06230-11653

**TSC TRACTOR SUPPLY CO.**

**GRAHAM PACKAGING COMPANY**

**TSC SOLVAY**

**CCC kanto**

**CSI LCY**

**WRIGHT Asphalt**

**aps**

**Future Data Center Campus**

**BESS**

**JWFK 160 ac**

**HOH 68 ac**

**Barnes 320 ac**

**Brady 27 ac**

**Lift Station**

**Potential Water Campus**

**HUBBAY**

**Ivanhoe ELECTRIC**

**GREEN BAY PACKAGING**

**Walbridge**

**NRS Logistics**

**KOHLER**

**SUNLIT**

**CCP 長春集團 CHANG CHUN GROUP**

**FritoLay**

**Abbott**

**SRP SALT RIVER PROJECT**

**ecobat**

**Builders FirstSource**

**CARDINAL**

**BULL MOOSE TUBE**

**HEXCEL**

**FranklinFoods**

**GRAHAM PACKAGING COMPANY**

**TSC SOLVAY**

**CCC kanto**

**CSI LCY**

**WRIGHT Asphalt**

# CORPORATE NEIGHBORS

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



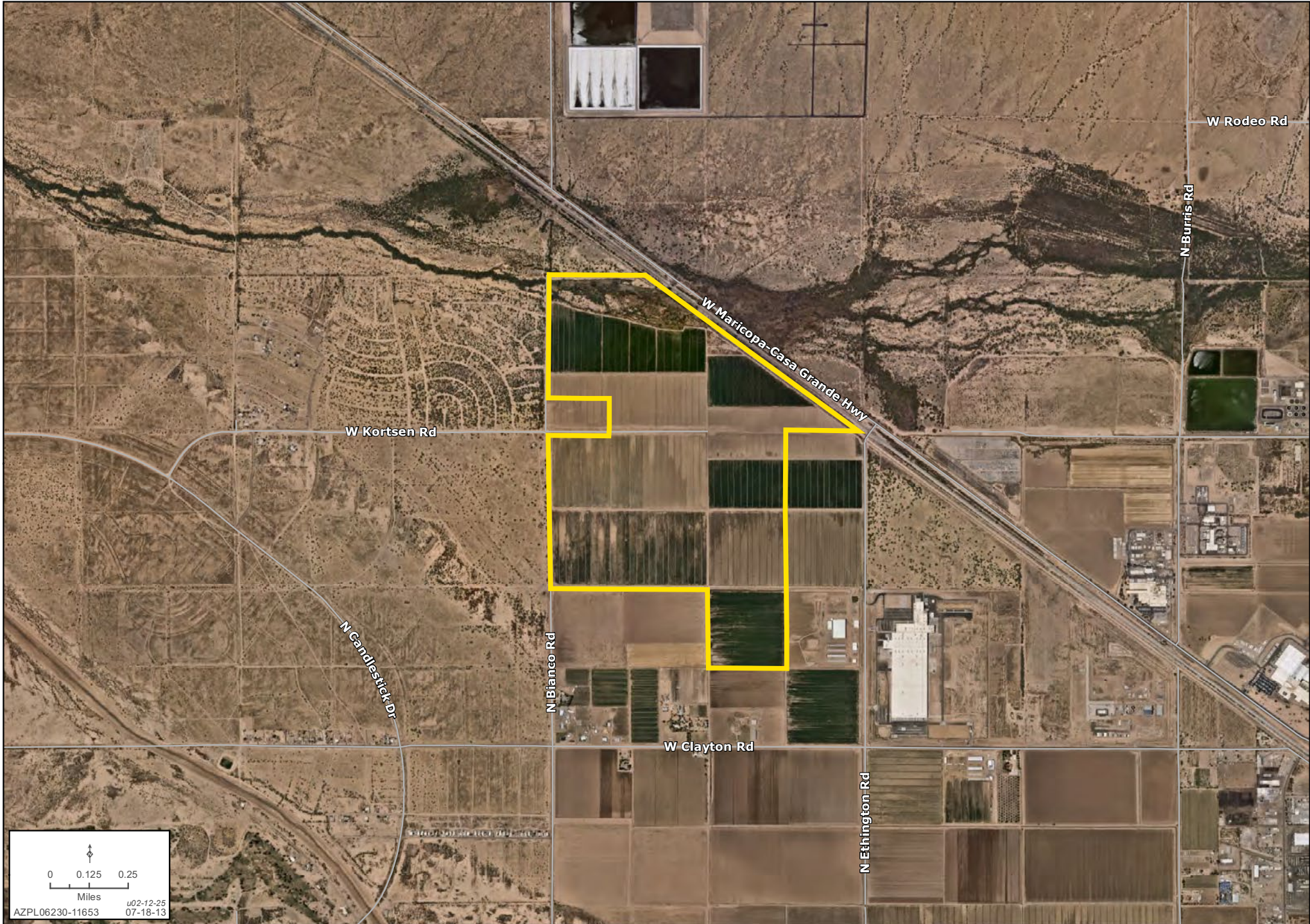
**Projects**

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

0 0.5 1  
Miles  
05-12-26  
AZPL06230-11653 07-18-13

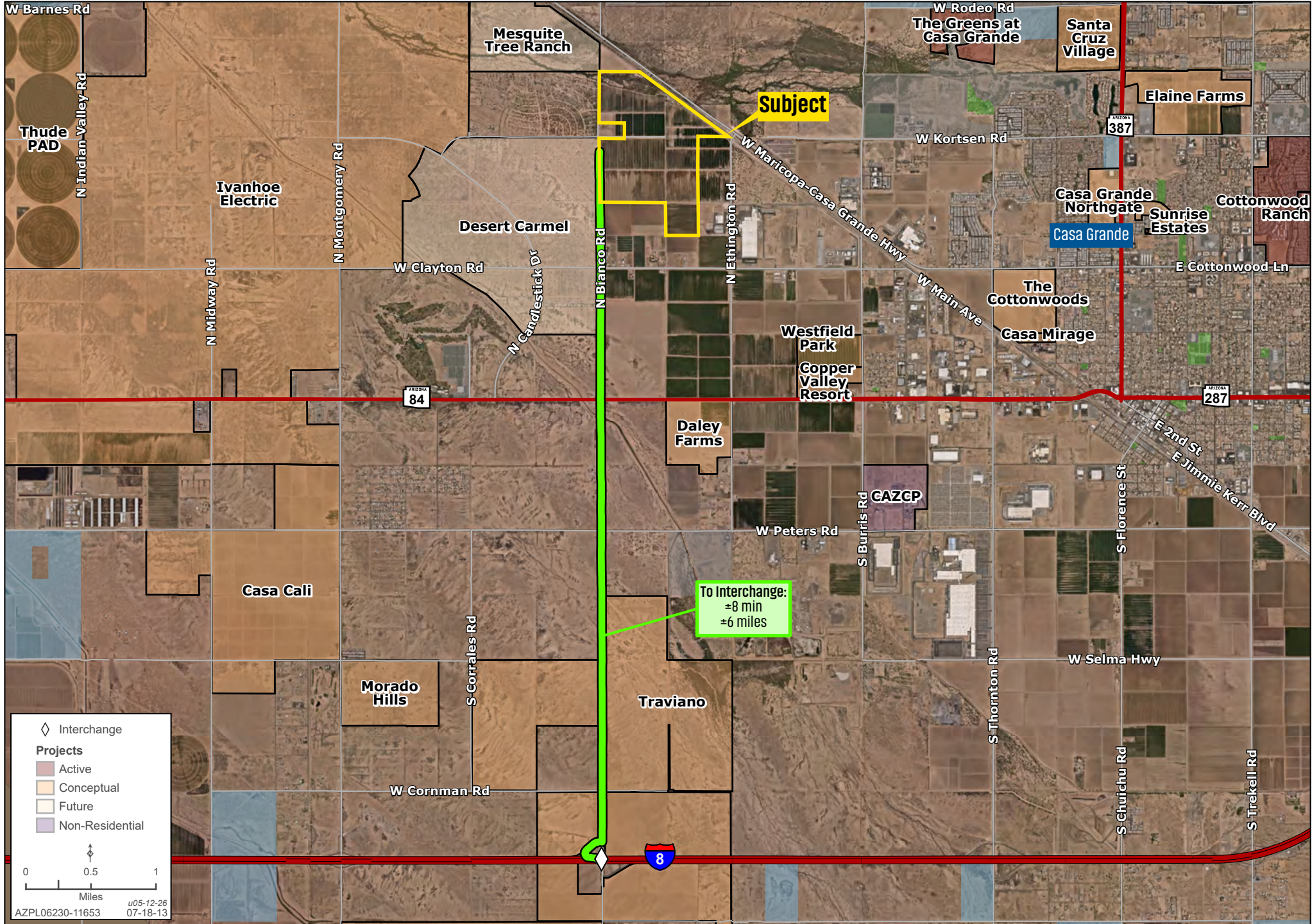
# DETAIL MAP

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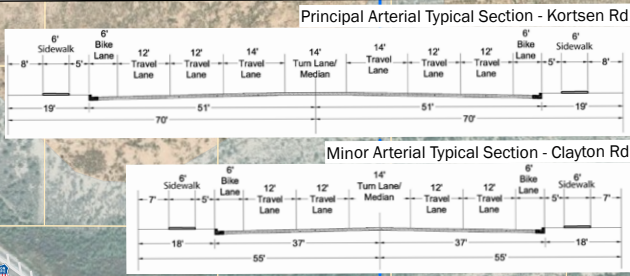
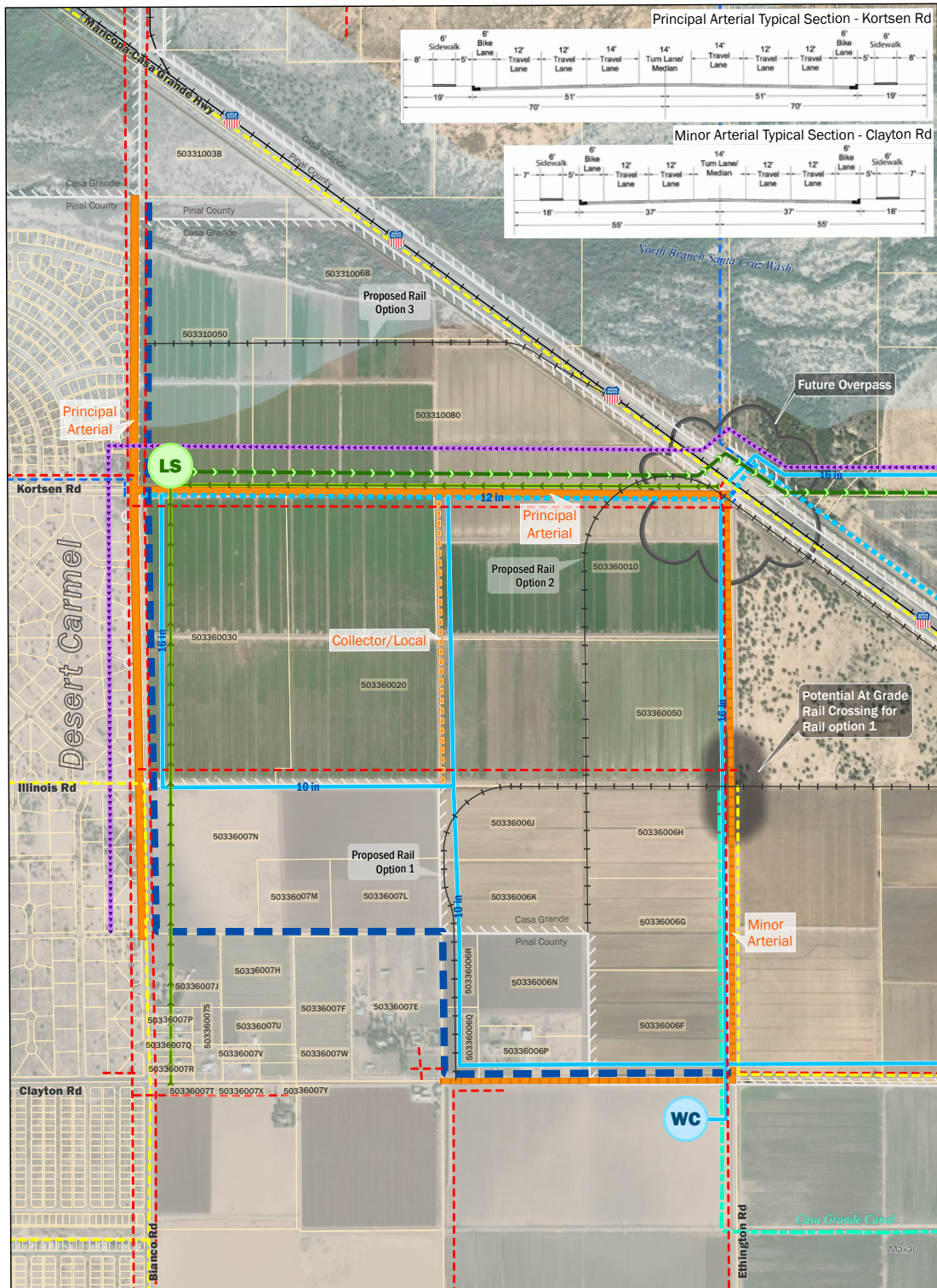


# DISTANCE TO INTERCHANGE

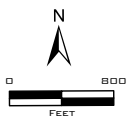
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# MASTER UTILITY MAP



- |                             |                          |                                    |
|-----------------------------|--------------------------|------------------------------------|
| <b>Water</b>                | <b>Sewer</b>             | <b>Electric</b>                    |
| Existing                    | Proposed Dual Force Main | Existing Electric                  |
| Existing 12" to be Replaced | Proposed Gravity Sewer   | Existing Gas                       |
| Proposed                    | Proposed Lift Station    | Drainage Channel                   |
| Proposed Water Campus       | Reclaimed Water          | Existing SCIP Facilities           |
| Proposed Principal Arterial | Proposed Reclaimed Water | FEMA Flood Zone A                  |
| Proposed Minor Arterial     |                          | Parcel Boundary - Labeled with APN |
| Proposed Collector/Local    |                          | City Boundary                      |



## POTENTIAL INFRASTRUCTURE IMPROVEMENTS

CASA GRANDE, ARIZONA



PROJECT NUMBER: 2062

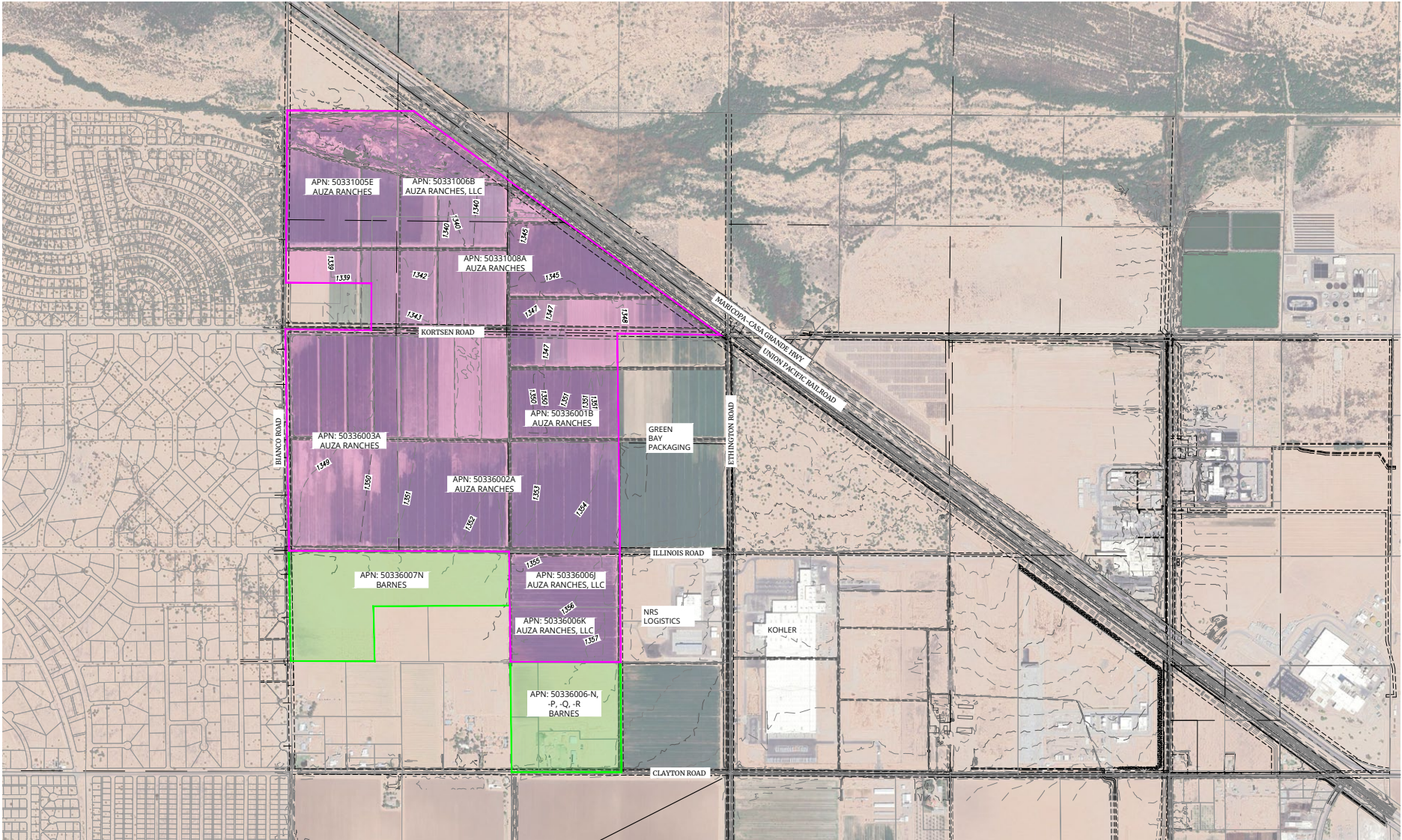
JANUARY 2023



# OVERALL PARCEL EXHIBIT



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**AUZA RANCHES**  
CASA GRANDE, AZ

- AUZA PROPERTY: 476.2 ACRES
- BARNES PROPERTY: 96.1 ACRES

OVERALL PARCEL EXHIBIT



1" = 500'  
June, 2025  
24036 2062  
RJM

This plan is conceptual and subject to change through the planning and development process.  
U:\3000\2025\ENGINEERING\2025.06\_AUZA\AUZA OVERALL PARCELS\2062\_AUZA OVERALL EXHIBIT.dwg 6/10/2025 8:55 AM



## Arizona Department of Water Resources Groundwater Right/Facility Report

<b>RIGHT #:</b> 58-101041.0013	<b>STATUS DATE:</b> 7/7/2011	
<b>AMA:</b> PINAL AMA	<b>RIGHT/PERMIT/FACILITY TYPE:</b> IRRIGATION USE	
<b>LAND OWNERSHIP :</b> PRIVATE OR COMPANY	<b>FILE STATUS:</b> ACTIVE - FULL CONVEYANCE	
<b>2018 ALLOTMENT:</b> 436.44	<b>BMP Enrollee:</b> N	<b>RETIRED ACRES:</b> 0.00
<b>WATER DUTY ACRES:</b> 110.49	<b>IRRIGATION ACRES</b> 115.00	<b>WATER DUTY</b> 3.95 <b>Mgt Plan</b> 3
<b>IRRIGATION DISTRICT NAME:</b> SAN CARLOS	<b>MAWA:</b> 3.8	

### NAME & ADDRESS

AUZA RANCHES LLC P O BOX 10008  CASA GRANDE AZ 85130	<b>TYPE:</b> OWNER
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VALLEY CONSULTING SERVICE ATTN: JIM JEPSEN P.O. BOX 2241 COOLIDGE AZ 85128	<b>TYPE:</b> REPORTING PARTY
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### PLACE OF USE

NW SE 15 T6.0S R5.0E  
 E1/2 SE 15 T6.0S R5.0E

### BOOK/MAP/PARCEL

<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 006G	<b>Part:</b>
<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 006H	<b>Part:</b>
<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 006J	<b>Part:</b>
<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 006K	<b>Part:</b>
<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 006F	<b>Part:</b>

### WELL SERVING

<b>Well#</b> 55 - 622028	<b>Location</b> SE NE SE 16 T6.0S R6.0E	<b>Year</b> 2018
<b>Well#</b> 55 - 622029	<b>Location</b> SE NE SE 16 T6.0S R6.0E	<b>Year</b> 2018
<b>Well#</b> 55 - 622030	<b>Location</b> SE SW SW 10 T6.0S R5.0E	<b>Year</b> 2018

### RIGHT TO FACILITY RELATIONSHIPS

\*\*\* NO DATA FOUND \*\*\*

# GROUNDWATER RIGHTS



## Arizona Department of Water Resources Groundwater Right/Facility Report

**RIGHT #:** 58-150085.0002      **STATUS DATE:** 6/16/2011  
**AMA:** PINAL AMA      **RIGHT/PERMIT/FACILITY TYPE:** IRRIGATION USE  
**LAND OWNERSHIP :** PRIVATE OR COMPANY      **FILE STATUS:** ACTIVE - FULL CONVEYANCE  
**2018 ALLOTMENT:** 1,054.48      **BMP Enrollee:** N      **RETIRED ACRES:** 0.00  
**WATER DUTY ACRES:** 269.00      **IRRIGATION ACRES** 279.00      **WATER DUTY** 3.92      **Mgt Plan** 3  
**IRRIGATION DISTRICT NAME:** SAN CARLOS      **MAWA:** 3.78

### NAME & ADDRESS

AUZA RANCHES LLC      **TYPE:** OWNER  
P O BOX 10008  
  
CASA GRANDE      AZ      85130

VALLEY CONSULTING SERVICE      **TYPE:** REPORTING PARTY  
ATTN: JIM JEPSEN  
P.O. BOX 2241  
COOLIDGE      AZ      85128

### PLACE OF USE

S1/2 10 T6.0S R5.0E  
NE 15 T6.0S R5.0E

### BOOK/MAP/PARCEL

<b>Book:</b> 503	<b>Map:</b> 31	<b>Parcel:</b> 006B	<b>Part:</b>
<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 001	<b>Part:</b>
<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 005	<b>Part:</b>
<b>Book:</b> 503	<b>Map:</b> 31	<b>Parcel:</b> 5	<b>Part:</b>
<b>Book:</b> 503	<b>Map:</b> 31	<b>Parcel:</b> 8	<b>Part:</b>

### WELL SERVING

<b>Well#</b> 55 - 622029	<b>Location</b> SE NE SE 16 T6.0S R6.0E	<b>Year</b> 2018
<b>Well#</b> 55 - 622030	<b>Location</b> SE SW SW 10 T6.0S R5.0E	<b>Year</b> 2018
<b>Well#</b> 55 - 622028	<b>Location</b> SE NE SE 16 T6.0S R6.0E	<b>Year</b> 2018

### RIGHT TO FACILITY RELATIONSHIPS

\*\*\* NO DATA FOUND \*\*\*



## Arizona Department of Water Resources Groundwater Right/Facility Report

RIGHT #:	58-111837.0004	STATUS DATE:	7/6/2011	
AMA:	PINAL AMA	RIGHT/PERMIT/FACILITY TYPE:	IRRIGATION USE	
LAND OWNERSHIP :	PRIVATE OR COMPANY	FILE STATUS:	ACTIVE - FULL CONVEYANCE	
2018 ALLOTMENT:	759.77	BMP Enrollee:	N	RETIRED ACRES: 0.00
WATER DUTY ACRES:	161.31	IRRIGATION ACRES	195.00	WATER DUTY 4.71 Mgt Plan 3
IRRIGATION DISTRICT NAME:	SAN CARLOS		MAWA:	3.9

### NAME & ADDRESS

AUZA RANCHES LLC P O BOX 10008  CASA GRANDE AZ 85130	TYPE: OWNER
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VALLEY CONSULTING SERVICE ATTN: JIM JEPSEN P.O. BOX 2241 COOLIDGE AZ 85128	TYPE: REPORTING PARTY
---	-----------------------

### PLACE OF USE

NW 15 T6.0S R5.0E  
 SW NE 15 T6.0S R5.0E

### BOOK/MAP/PARCEL

Book:	503	Map:	36	Parcel:	002	Part:	
Book:	503	Map:	36	Parcel:	003	Part:	

### WELL SERVING

Well#	55 - 622028	Location	SE NE SE 16 T6.0S R6.0E	Year	2018
Well#	55 - 622029	Location	SE NE SE 16 T6.0S R6.0E	Year	2018
Well#	55 - 622030	Location	SE SW SW 10 T6.0S R5.0E	Year	2018

### RIGHT TO FACILITY RELATIONSHIPS

\*\*\* NO DATA FOUND \*\*\*

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