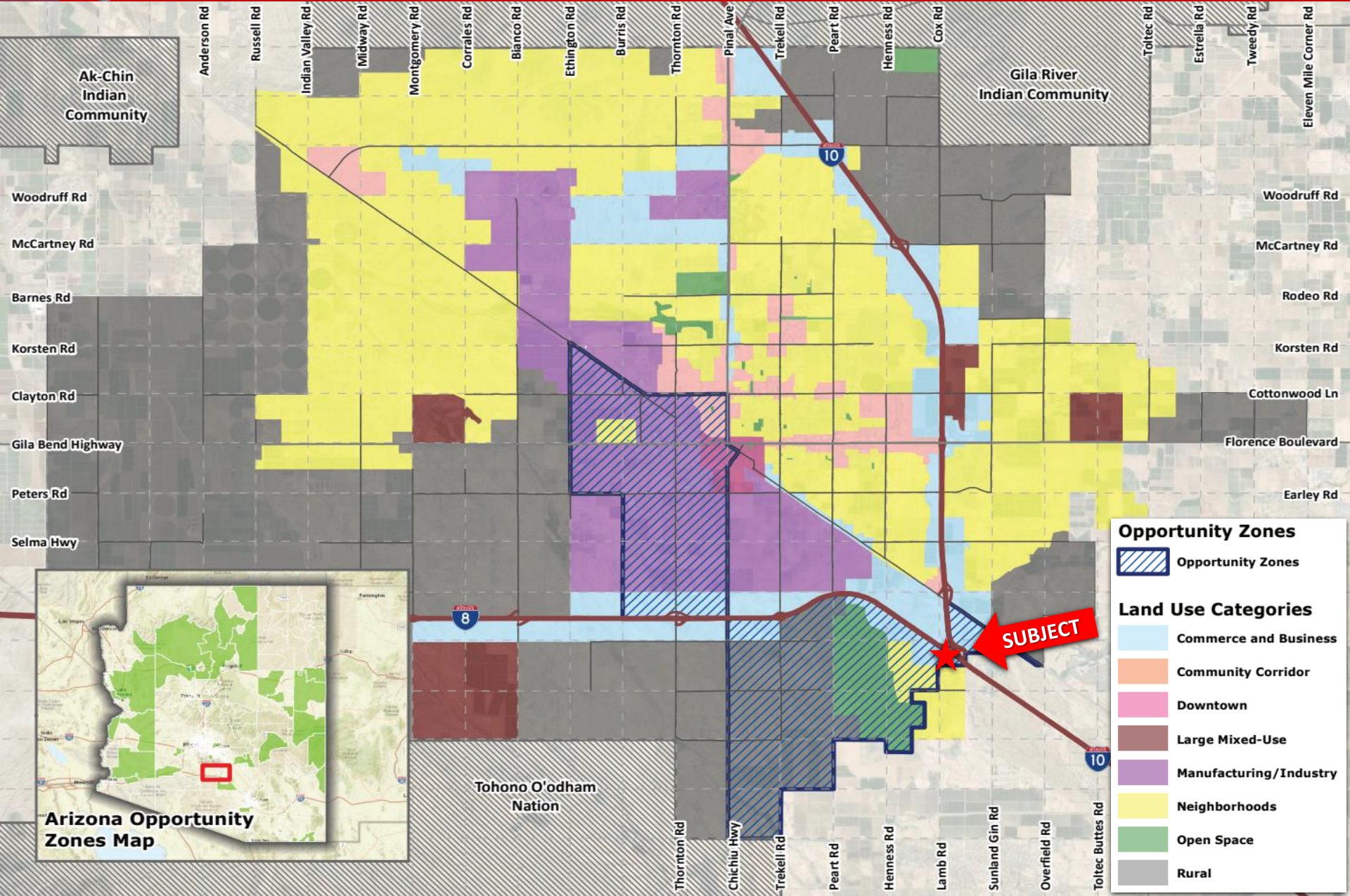


- Location:** South of Interstate 10 and Interstate 8 Interchange.
- APN:** 511-33-008B
- Size:** +/- 50.26 Acres
- Zoning:** PAD, City of Casa Grande
- General Plan:** Commercial/Business
- Price:** \$65,000/ac or \$3,266,900
- Comments:** Property is located at the Interchange of I-10 and I-8. Current zoning allows for Office, Commercial, and related Business Park uses. Property has nearly  $\frac{3}{4}$  mile of frontage on I-8. Seller will entertain all offers.
- Property is located within the **Opportunity Zone.**

**EXCLUSIVELY LISTED**







**Opportunity Zones**

- Opportunity Zones

**Land Use Categories**

- Commerce and Business
- Community Corridor
- Downtown
- Large Mixed-Use
- Manufacturing/Industry
- Neighborhoods
- Open Space
- Rural

**Street Grid (Left to Right):** Anderson Rd, Russell Rd, Indian Valley Rd, Midway Rd, Montgomery Rd, Corrales Rd, Bianco Rd, Ethington Rd, Burris Rd, Thornton Rd, Pinal Ave, Trekell Rd, Peart Rd, Henness Rd, Cox Rd, Toltec Rd, Estrella Rd, Tweedy Rd, Eleven Mile Corner Rd

**Street Grid (Top to Bottom):** Woodruff Rd, McCartney Rd, Barnes Rd, Korsten Rd, Clayton Rd, Gila Bend Highway, Peters Rd, Selma Hwy, Florence Boulevard, Earley Rd

**Indian Communities:** Ak-Chin Indian Community, Gila River Indian Community, Tohono O'odham Nation

**Highways:** I-8, I-10, I-19

**SUBJECT**

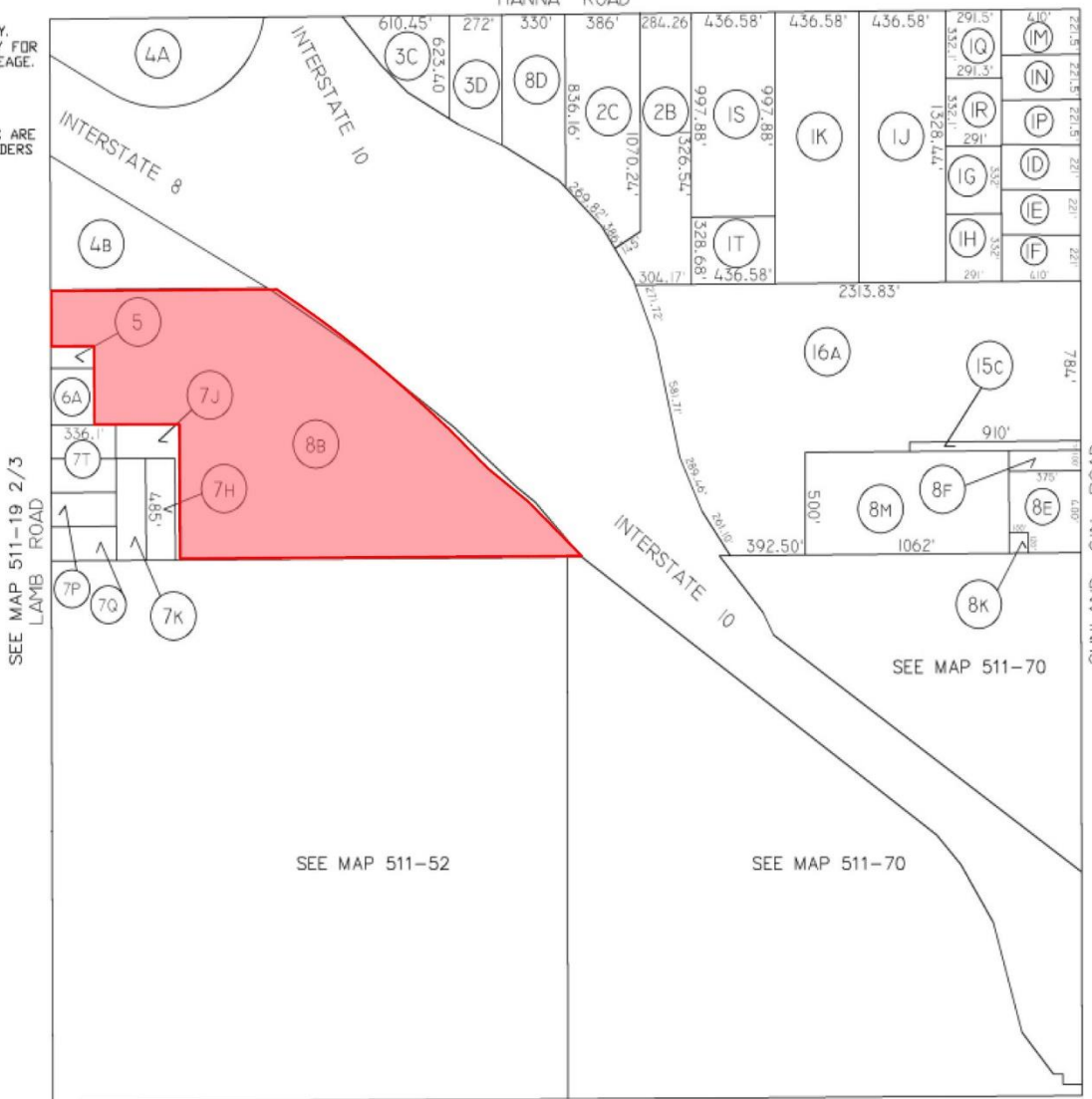
**SEC. 13 N/2, TN.7S RG.6E**

SEE MAP 511-32  
HANNA ROAD

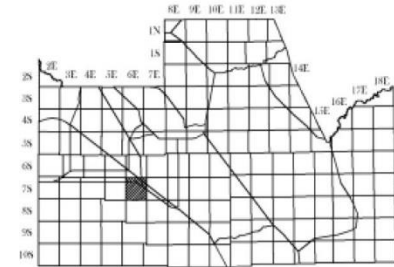
511-33

THIS MAP IS FOR TAX PURPOSES ONLY.  
THIS OFFICE WILL NOT ASSUME LIABILITY FOR  
REPRESENTATION, MEASUREMENTS OR ACREAGE.

ORIGINAL SURVEYS & SUBDIVISION PLATS ARE  
ON FILE WITH THE PINAL COUNTY RECORDERS  
OFFICE.

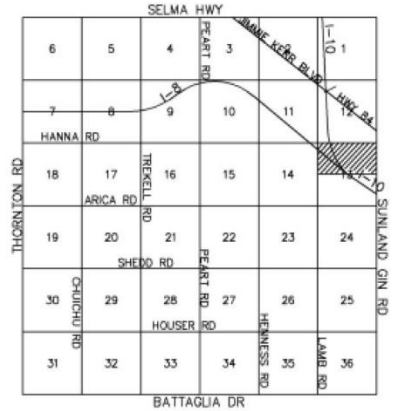


**LOCATION MAP**



SCALE: 1" = 600'  
Update by: Y  
8-14-2009

**VICINITY MAP**



SEE BOOK 402

SEE MAP 511-52

SEE MAP 511-70

SEE MAP 511-70

SEE MAP 511-58

ARICA ROAD

SEE MAP 511-37

PINAL COUNTY ASSESSORS MAP