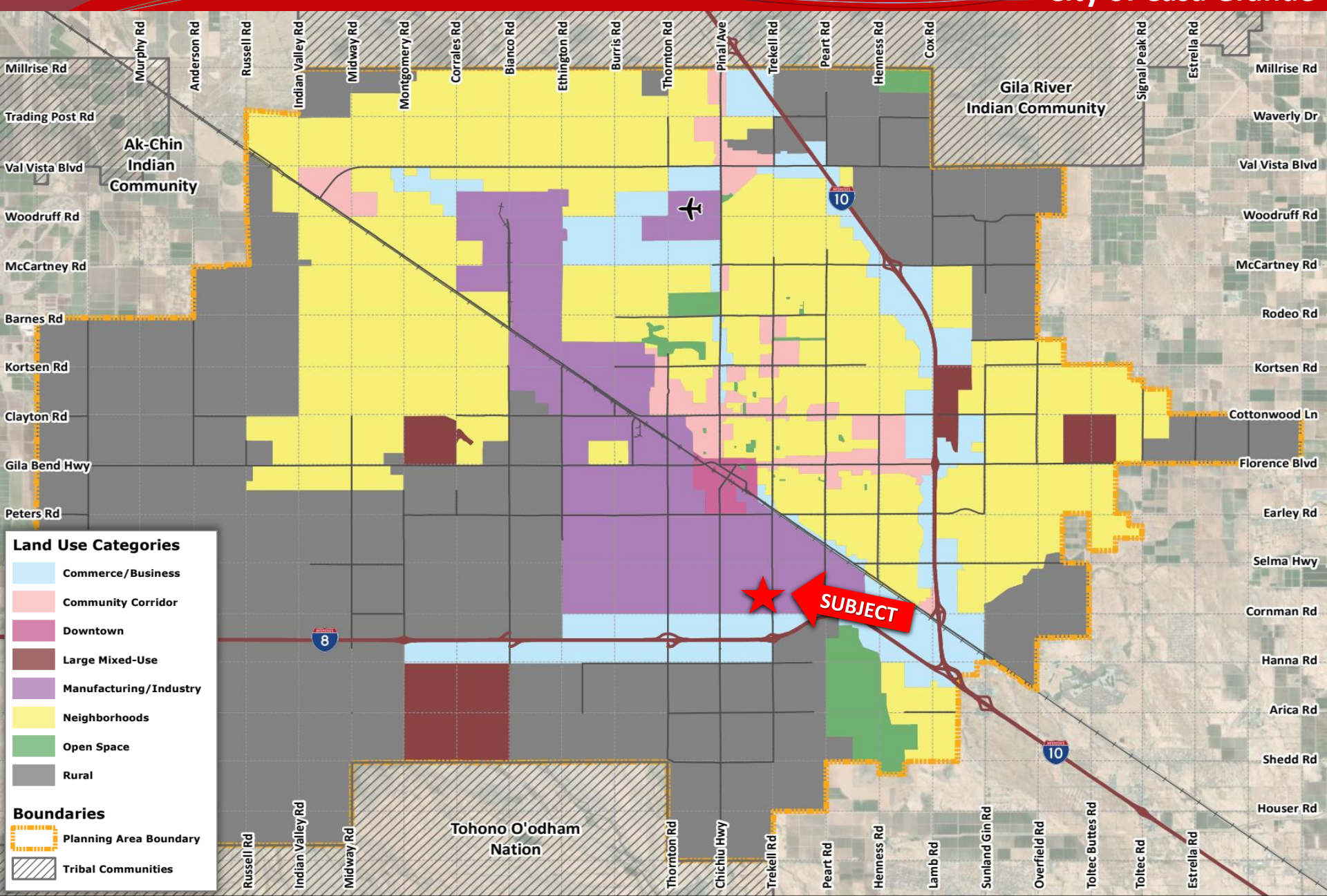


- ❑ **Location:** NWC & NEC of Trekell Road and Cornman Road, Pinal County, AZ
- ❑ **APN:** 511-24-004, 511-24-005, 511-23-008, 511-23-009
- ❑ **Zoning:** GR – General Rural (Pinal Co.)
- ❑ **General Plan:** Manufacturing/Industry
  - ❑ (City of Casa Grande)
- ❑ **Size:** +/- 240 Acres
- ❑ **Price:** \$50,000/acre or \$12,000,000
- ❑ **Comments:** Subject property is located in the growing Casa Grande Industrial Corridor on the east and west side of Trekell Rd. Subject lies ½ a mile north of a full diamond interchange on Interstate 8, and Lucid Motors is ½ a mile from the western border. Seller will give time for entitlements. Excellent Investment or 1031 Exchange.

**EXCLUSIVELY LISTED**







**Land Use Categories**

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

**Boundaries**

- Planning Area Boundary
- Tribal Communities

Millrise Rd  
Waverly Dr  
Val Vista Blvd  
Woodruff Rd  
McCartney Rd  
Rodeo Rd  
Kortsen Rd  
Cottonwood Ln  
Florence Blvd  
Earley Rd  
Selma Hwy  
Cornman Rd  
Hanna Rd  
Arica Rd  
Shedd Rd  
Houser Rd

Murphy Rd  
Anderson Rd  
Russell Rd  
Indian Valley Rd  
Midway Rd  
Montgomery Rd  
Corrales Rd  
Bianco Rd  
Ethington Rd  
Burriss Rd  
Thornton Rd  
Pinal Ave  
Trekell Rd  
Peart Rd  
Hennessy Rd  
Cox Rd  
Signal Peak Rd  
Estrella Rd

Ak-Chin Indian Community  
Gila River Indian Community  
Tohono O'odham Nation

Russell Rd  
Indian Valley Rd  
Midway Rd  
Thornton Rd  
Chichiln Hwy  
Trekell Rd  
Peart Rd  
Hennessy Rd  
Lamb Rd  
Sunland Gin Rd  
Overfield Rd  
Toltec Buttes Rd  
Toltec Rd  
Estrella Rd