

- ❑ **Location:** NEC Burris Road and Interstate 8, Pinal County, AZ
- ❑ **APN:** 511-11-004C, 004D
- ❑ **Zoning:** GR – General Rural (Pinal Co.)
- ❑ **General Plan:** Commerce/Business
- ❑ **Size:** +/- 60 Acres
- ❑ **Taxes:** \$1,282 (2022)
- ❑ **Price:** \$20,000/acre or \$1,200,000
- ❑ **Comments:** Property is located just east of Thornton Road interchange along Interstate 8. Subject lies in the Opportunity Zone, and just south of the Casa Grande Industrial Corridor. Lucid Motors will be building just half a mile north of this site. Excellent Investment or 1031 Exchange.

EXCLUSIVELY LISTED



SUBJECT



Notable Area Employers

CENTRAL ARIZONA COMMERCE PARK
 LCY
 Dispatch
 TRIUMVIRATE ENVIRONMENTAL
 WRIGHT Asphalt
 JARESON ENTERPRISES
 SHEFFIELD LUBRICANTS
 Desert Mountain
 UNION PACIFIC

SUBJECT

ATTESA Future Motorsports Complex

Casa Grande

Ehrmann
 NVC
 Food Life
 MONSANTO
 Daisy
 LKQ
 Walmart

Cardinal Glass Industries Inc.
 HEXCEL
 PRICE
 BULL MOOSE TIRES COMPANY

TSC
 LUCID

KOHLER

Abbott

ALLIANCE TRISTAR

Clayton Rd
 Gila Bend Hwy
 Peters Rd
 Selma Hwy
 Cornman Rd
 Hanna Rd
 Arica Rd
 Shedd Rd

Montgomery Rd
 Corrales Rd
 Bianco Rd
 Burris Rd
 Thornton Rd
 Chuichu Rd
 Trekeff Rd
 Peart Rd
 Hennes Rd
 Cox Rd

11

8

11

10

Highway 84

0 2 4 Miles

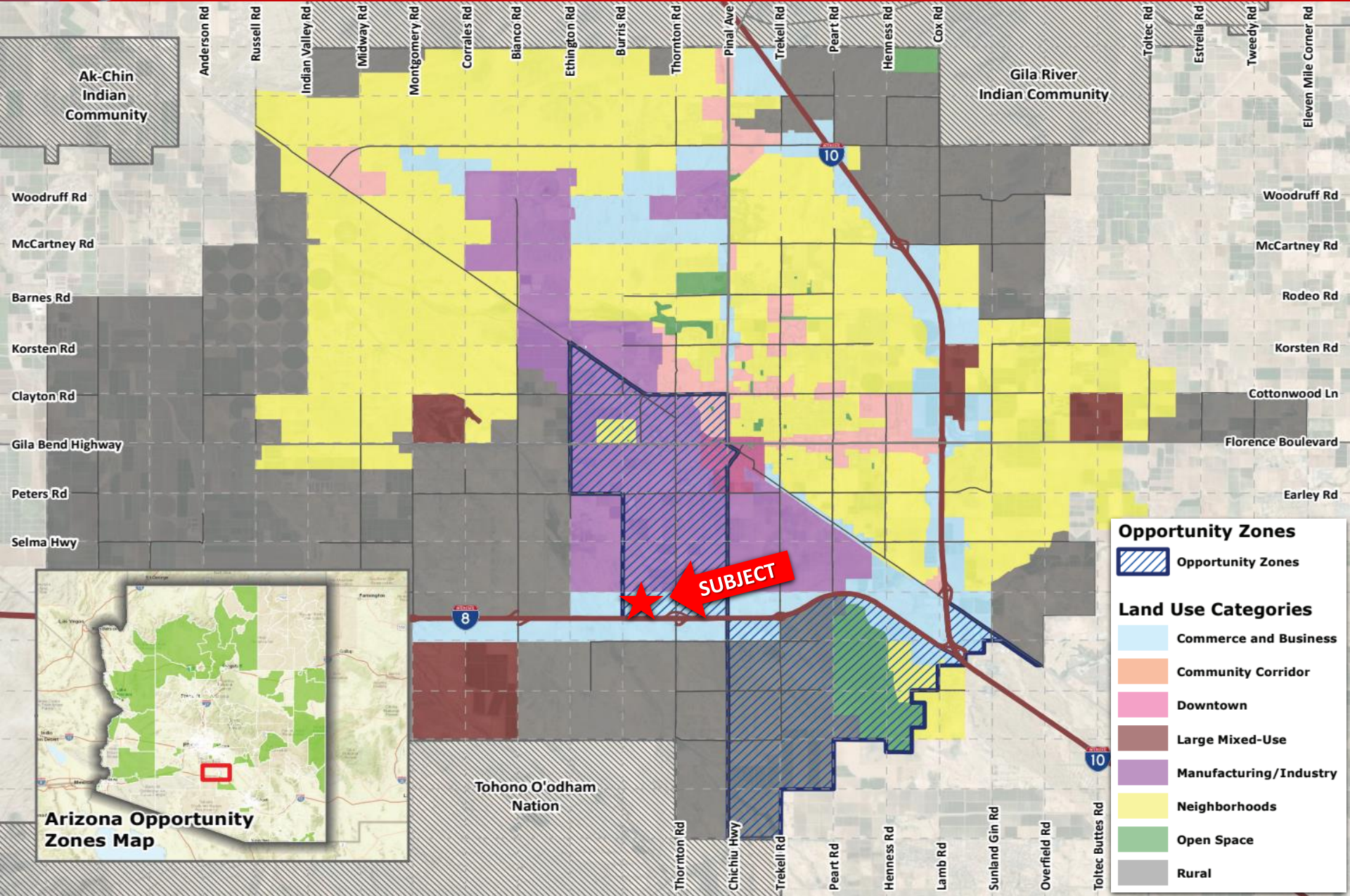
Tribal Lands

BLM

State Land

Military





Opportunity Zones

- Opportunity Zones

Land Use Categories

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



SUBJECT