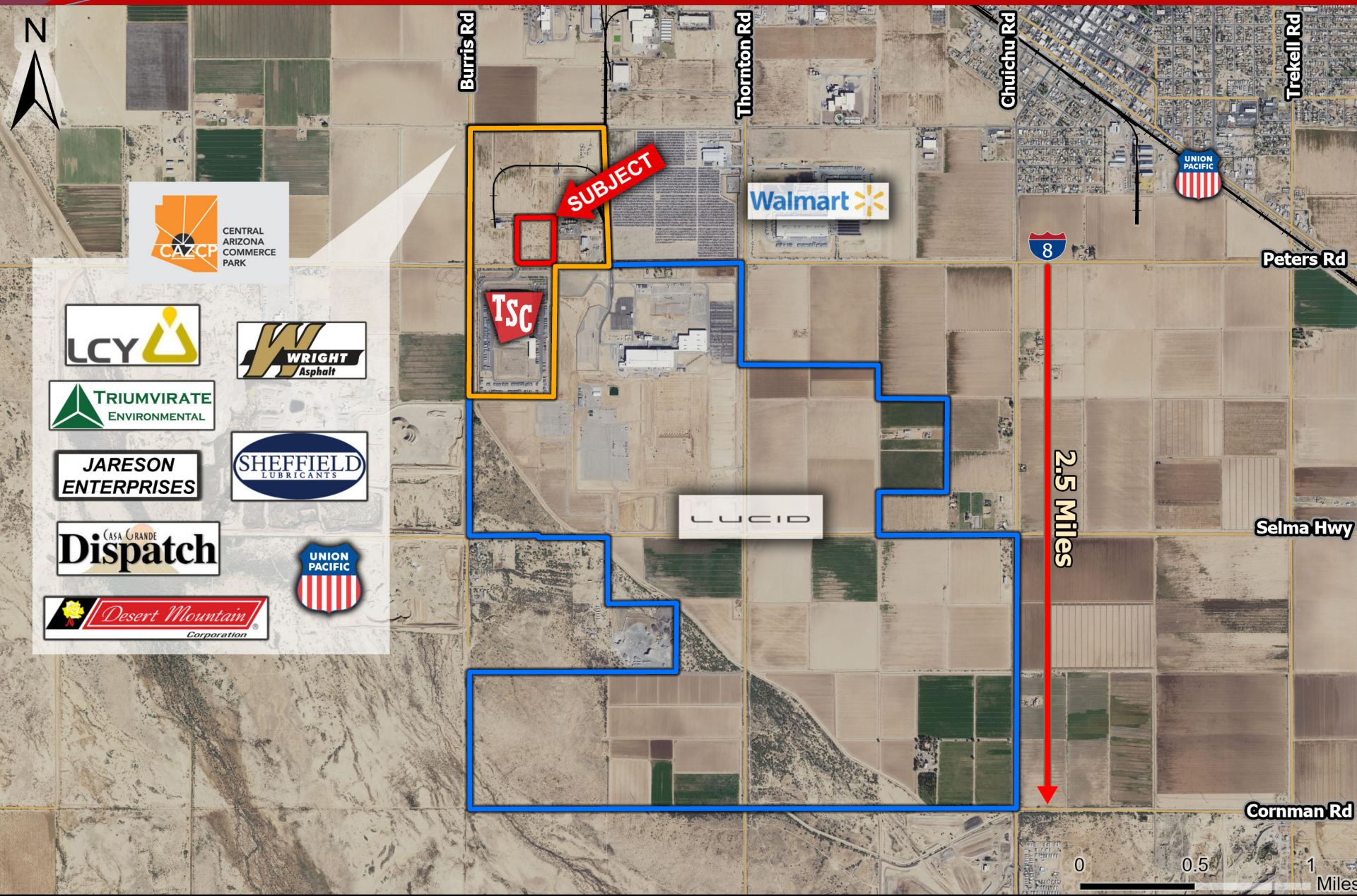




- **Location:** Just east of the NEC of Burris Road and Peters Road, Casa Grande, Arizona.
- **Size:** +/- 14.36 acres
- **Zoning:** I-2 (Manufacturing / Industry)
- **Utilities:** All to site
- **Price:** \$3,500,000.00
- **Comments:**
 - ✓ Great location within the Central Arizona Commerce Park in Casa Grande, AZ. All off-sites have been completed and approvals are in place for a 110,000 SF commercial cannabis cultivation and processing facility.
 - ✓ Property is located in a designated Opportunity Zone which is designed to incentivize long-term real estate investments. <https://realwealth.com/learn/what-is-an-opportunity-zone-tax-benefits/>
 - ✓ The Casa Grande Industrial Corridor is experiencing exceptional growth with numerous well know employers taking up positions in the area. https://www.pinalcentral.com/casa_grande_dispatch/area_new_s/developer-sees-second-wave-of-industry-coming-to-casa-grande-coolidge/article_e0cd055-d520-5a1c-a7fa-201820d7d142.html

“Shovel Ready” Development Opportunity





Burris Rd

Thornton Rd

Chuichu Rd

Trekel Rd

Peters Rd

Selma Hwy

Cornman Rd

SUBJECT

TSC

Walmart

LUCID

8

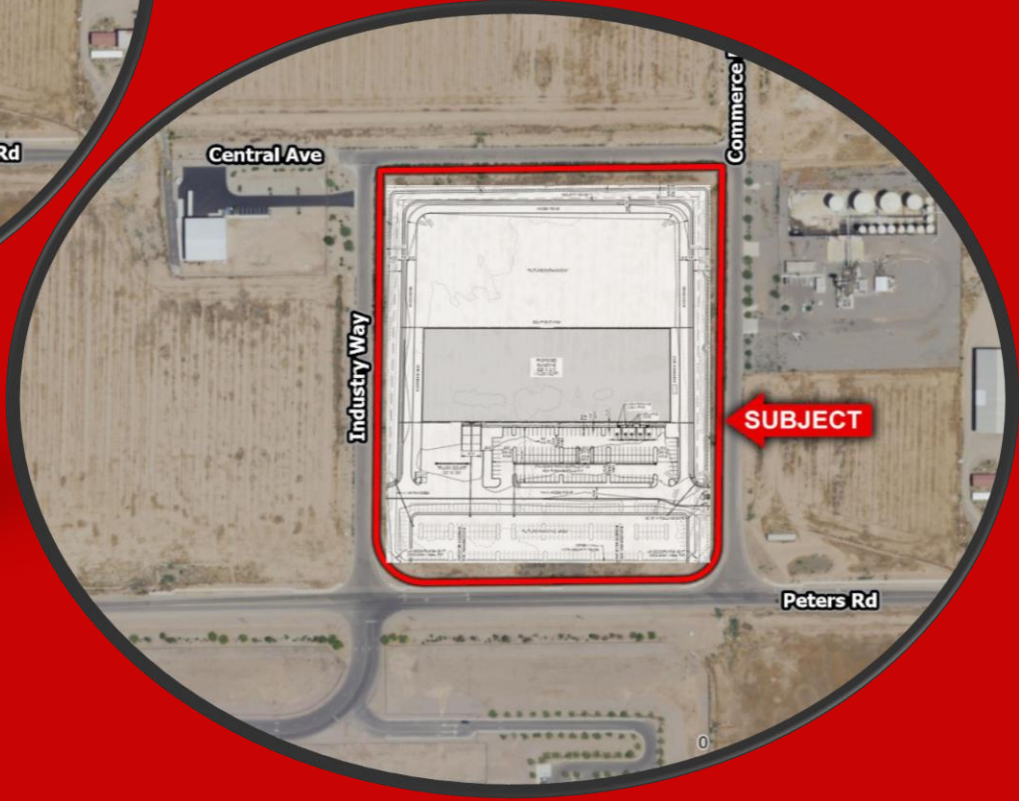
2.5 Miles



CENTRAL ARIZONA COMMERCE PARK



0 0.5 1 Miles



21-0654 - Trulieve Casa Grande

PRELIMINARY SITE PLAN

FOR TRULIEVE CASA GRANDE CASA GRANDE, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN CITY OF CASA GRANDE, PINAL COUNTY, ARIZONA

OWNER:
CASA GRANDE INDUSTRIAL CORPORATION
7154 E. STETSON DRIVE, SUITE 300
SCOTTSDALE, AZ 85251

DEVELOPER:
ARCO MURRY CONSTRUCTION COMPANY
3840 W. CYPRESS ST., SUITE B
TAMPA, FL 33607
CONTACT: KYLE HASSE
(813) 294-7123

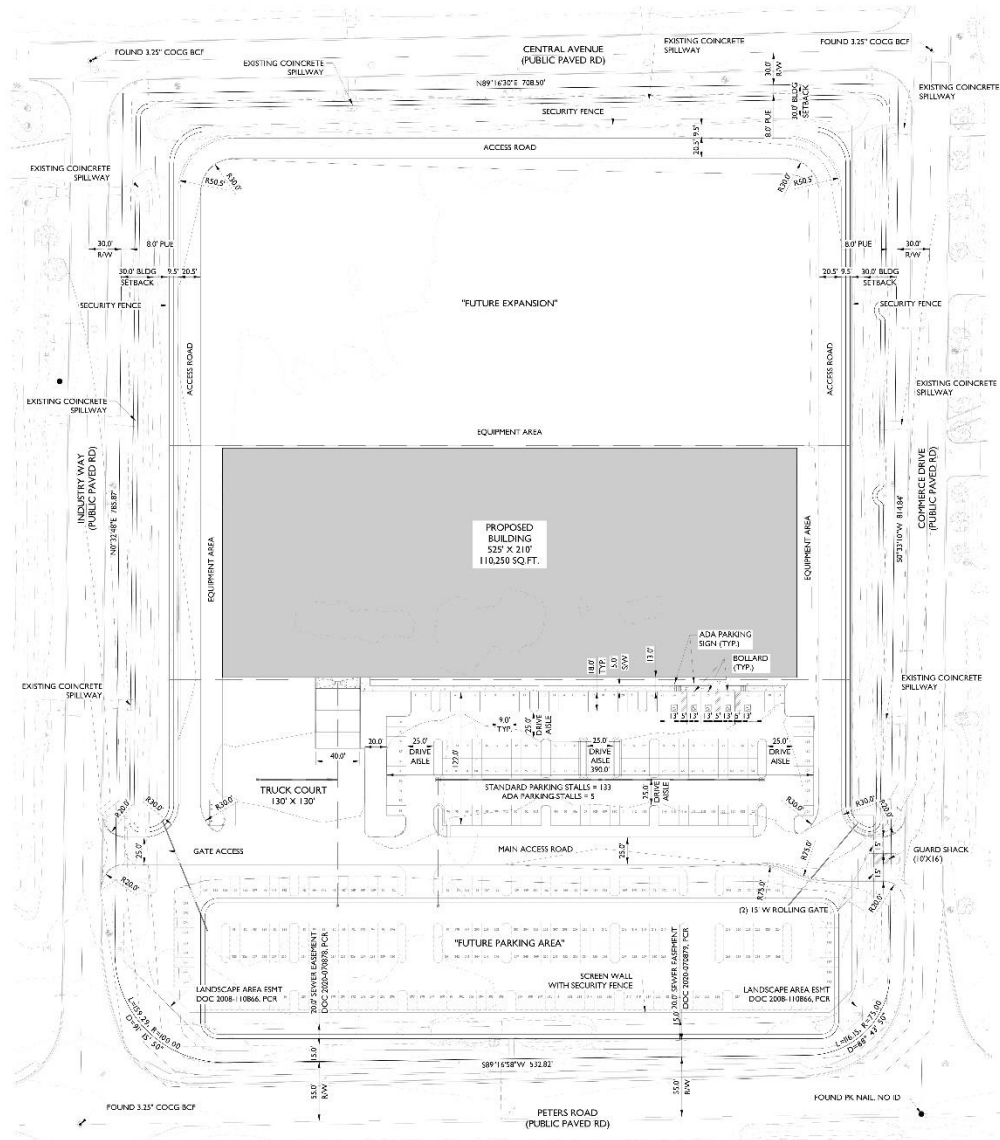
ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, AZ 85202
TEL: 480.503.2150
CELL: 586.432.8545
CONTACT: TODD S. EPS
EMAIL: Todd.Eps@epsgrp.com

BASIS OF BEARING:
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN ON THE FINAL PLAT FOR "CENTRAL ARIZONA COMMERCE PARK", RECORDED IN FILE NUMBER 2008110864, PINAL COUNTY RECORDS, THE BEARINGS OF WHICH IS:

NORTH 99 DEGREES 16 MINUTES 58 SECONDS EAST
PROJECT DATA:
APR 503-48-1097/503-48-1050 / 503-48-1060
503-48-1070 / 503-48-1080 / 503-48-1090
503-48-1100 / 503-48-1110 / 503-48-1120
503-48-1130 / 503-48-1140 / 503-48-1150

GROSS AREA: 14.361 ACRES
625,633 SQ. FT.
BUILDING COVERAGE: 18%
ZONING: I-2

FLOOD ZONE INFORMATION:
THIS PROJECT IS LOCATED WITHIN ZONE X OF THE FEDERAL FLOOD INSURANCE RATE MAP. MAP NUMBER 13156-DATED 05-04-2007. ZONE X IS DESIGNATED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LESSES FROM 1% ANNUAL CHANCE FLOOD.



SOUTH QUARTER CORNER SECTION 25, T6S, R5E FOUND IRON PIPE IN HOLE 97281



11331 N. Alma School Road
Mesa, AZ 85202
TEL: 480.503.2150
WWW.EPSGROUP.COM

Project

Trulieve Casa Grande
NYC of Pinal and Coconino Counties, AZ

Plan Date: 11/10/23

Engineer: EPS
Drawn by: EPS

Job No.

21-0654

Sheet No.

SP01

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