

W SELMA HWY

S HACIENDA RD

± 156.02 ACRES FOR SALE

9631 W SELMA HWY, CASA GRANDE, AZ 85194

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Located at the northwest corner of 9631 W Selma Hwy in Casa Grande, Arizona, this expansive 156.02-acre property in Pinal County offers a unique opportunity for industrial, commercial, residential, or renewable energy development. Spanning approximately 6,796,231 square feet, the site is ideally positioned to cater to the growing demand for diverse large-scale projects in the region. Its strategic location provides excellent connectivity to major transportation routes, including Interstate 10 and Interstate 8, offering convenient access to key markets in Phoenix and Tucson. The proximity to Casa Grande Municipal Airport further enhances its logistical appeal for various business operations.

A standout feature of this property is its robust power infrastructure, with three high-capacity power lines: one 500kV line, one 230kV line, and one 69kV line. This extensive power capacity makes the site highly suitable for heavy manufacturing, as well as for renewable energy initiatives like a solar farm, aligning with the growing shift towards sustainable energy. The availability of significant power on-site offers a competitive advantage for energy-intensive activities or on-site power generation, catering to various industrial needs.

The property's zoning supports a wide range or combination of uses, including industrial, commercial, and residential development. This versatility allows for multiple potential uses, from manufacturing plants, warehouses, or solar installations to commercial centers and single-family rental communities. The site's vast size and flat terrain provide ample space for flexible site planning, efficient facility layouts, and future expansion, accommodating the evolving needs of businesses or residential developers.

Located in one of Arizona's fastest-growing regions, the property benefits from Pinal County's robust economic environment, driven by substantial investment in infrastructure and development. The area has seen an influx of businesses and major employers, supported by favorable economic policies, potential tax incentives, and infrastructure assistance. For businesses considering relocation or expansion, this property offers a compelling opportunity with access to a skilled workforce and a supportive business climate.

In addition to its industrial and commercial potential, the site's suitability for single-family rentals presents a significant opportunity to meet the region's growing housing demand. Leveraging Arizona's high solar irradiance, a solar farm on this property could also contribute to the state's renewable energy goals while providing cost-effective power solutions. Overall, the NWC 9631 W Selma Hwy property offers a strategic combination of location, infrastructure, and development potential, making it an ideal choice for a wide range of projects seeking to capitalize on the region's economic growth and commitment to sustainability.

500/230 kV Power Line

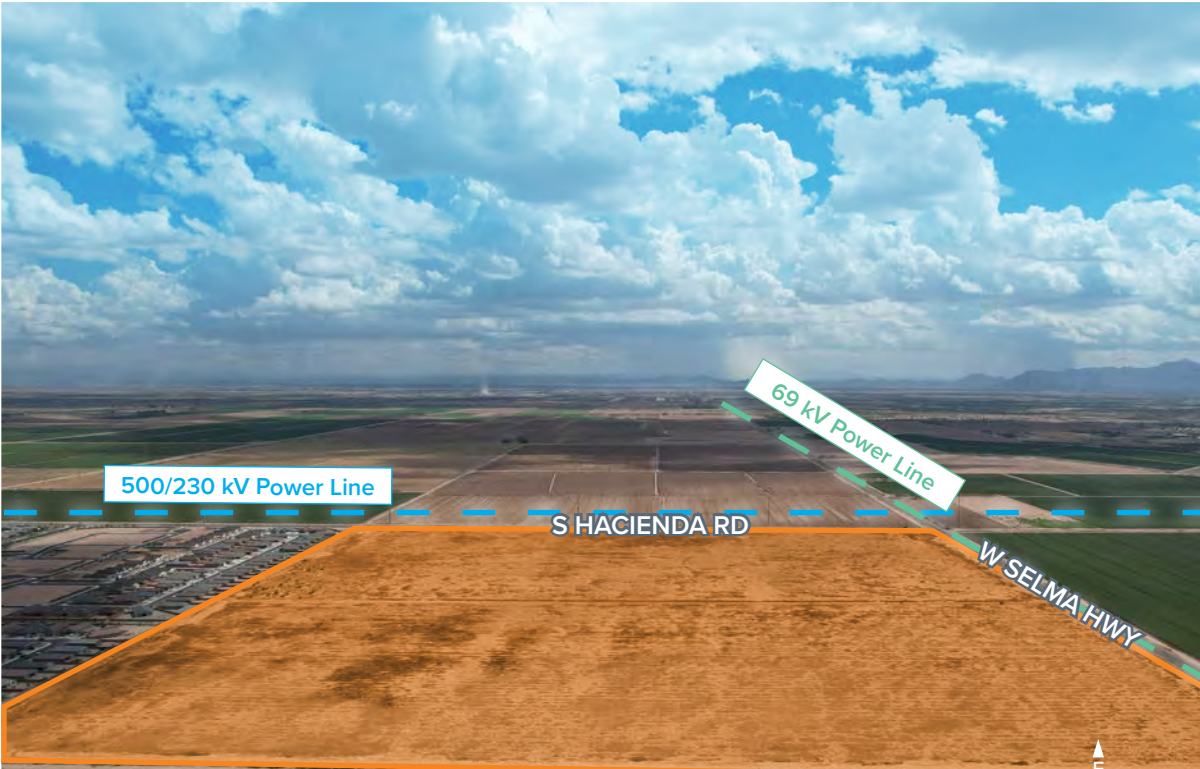
S HACIENDA RD

69 kV Power Line

W SELMA HWY



SUMMARY



County	Pinal County
APN	50538004A
Acreage	±156.02
Total SF	±6,796,231
Zoning*	PAD
Water	Arizona Water Company
Power	Electrical District 2

*Zoning Description: The property is situated along Selma Hwy, just east of Interstate 10. It was previously planned for commercial use and features a PAD zoning overlay. The seller is open to providing time to secure necessary entitlements. After discussions with the city of Casa Grande, the city is open to all potential uses including; industrial, residential, commercial, & solar. All offers are encouraged.





E KORTSZEN RD



N PEART RD

DIWAN RANCHES

E COTTONWOOD LN

3

Substation - 230 kV

THE COTTONWOODS



2

Substation - 69 kV

Daisy

PARKS RANCH

Walmart

CAVAN BUNGALOWS AT FLORENCE

1

Substation - 69 kV

69 kV Power Line

CASA GRANDE TECHNOLOGY HUB

TUSCANY

CARLTON COMMONS

SIERRA RANCH

SONORAN HEIGHTS

CASA GRANDE CROSSING

CASA GRANDE 320

VISTA ESTATES

69 kV Power Line

N TREKELL RD

W JIMMIE KERR BLVD

COYOTE SPRINGS

COYOTE SPRINGS

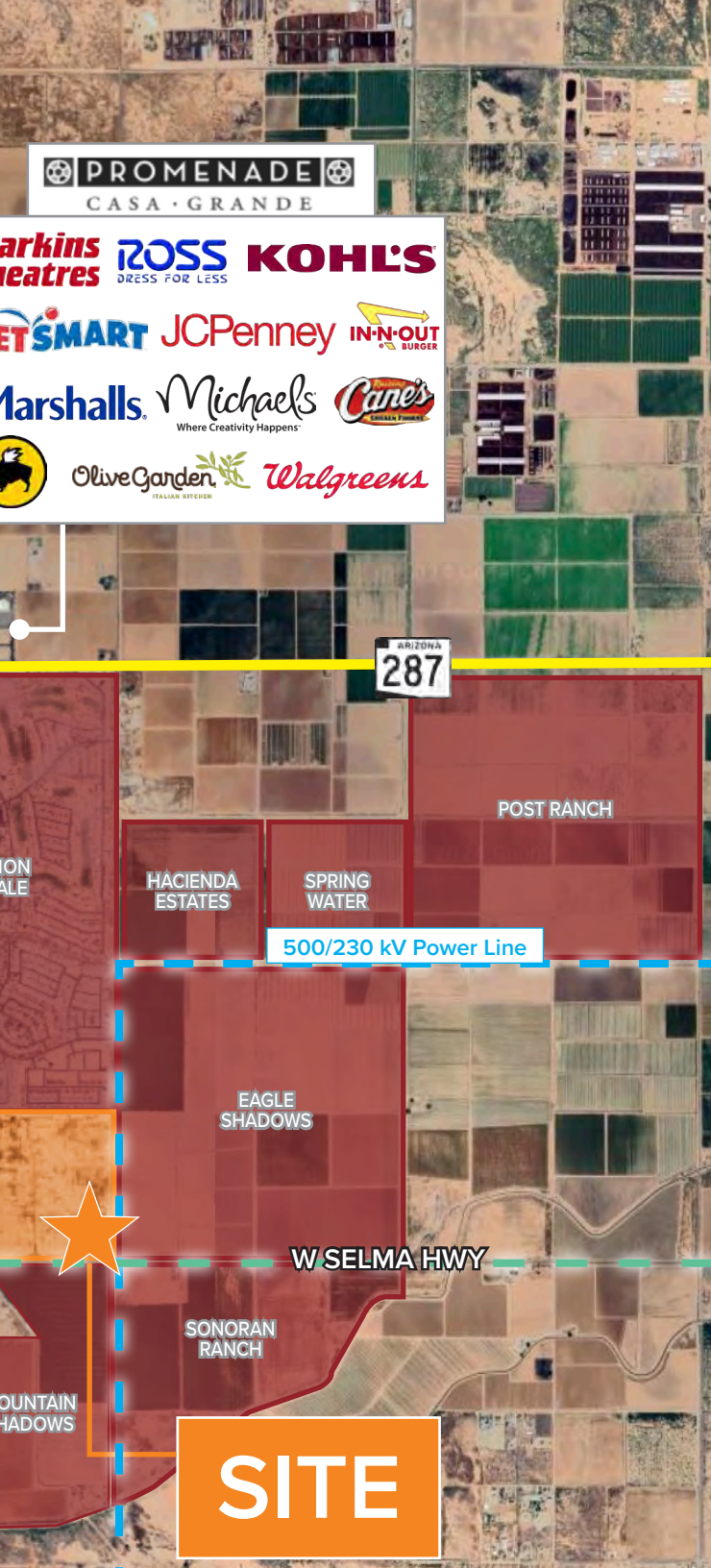
CASA VISTA

PALM COURT

P & R CASA GRANDE







COYOTE SPRINGS

TRANSWESTERN REAL ESTATE SERVICES



DEMOGRAPHICS

5 MILE RADIUS | 2023

 <p>54,499 Population</p>	 <p>19,362 Households</p>	 <p>\$75,169 Avg HH Income</p>
 <p>38.6 Median Age</p>	 <p>+1.1% 10 Year Pop. Growth</p>	 <p>14% Bach. Degree or Higher</p>

DRIVE TIMES FROM ELOY, AZ

Chandler, AZ	30 Min
Tucson, AZ	45 Min
Phoenix, AZ	45 Min
Nogales, AZ	2.5 Hours
San Diego, CA	5 Hours
Los Angeles, CA	6.5 Hours



CORPORATE NEIGHBORS

LOCATION HIGHLIGHTS



HIGH-CAPACITY POWER INFRASTRUCTURE

The property at NWC 9631 W Selma Hwy in Casa Grande benefits from the unique advantage of having three high-capacity power lines running adjacent to the site: one 500kV line, one 230kV line, and one 69kV line. This robust power infrastructure is ideal for energy-intensive operations such as heavy manufacturing or a large-scale renewable energy project like a solar farm.

The availability of such substantial power capacity ensures reliable and efficient energy supply, reducing the need for costly upgrades or external power sources. This feature not only provides a competitive edge for industrial users but also makes the site highly attractive for businesses seeking to minimize operational disruptions and power costs. The combination of multiple power lines enhances the site's appeal for a range of development opportunities, positioning it as a prime location for forward-thinking enterprises.



CASA GRANDE MUNICIPAL AIRPORT

Located just a short drive from the property, Casa Grande Municipal Airport offers a valuable logistical advantage for businesses at NWC 9631 W Selma Hwy. The airport supports general aviation and provides convenient access for corporate aircraft, making it an asset for companies that require air transport for personnel, equipment, or goods.

With its proximity, businesses can streamline their supply chains, enhance executive travel efficiency, and benefit from the airport's expanding services, which include hangar rentals, fuel services, and maintenance facilities. The airport's strategic location not only supports industrial operations but also adds appeal for commercial developments that may benefit from easy air access. This connectivity to air travel complements the property's excellent access to major highways, reinforcing its position as a highly accessible and versatile site for a wide range of development projects in Casa Grande.



LUCID MOTORS FACTORY

The Lucid Motors Factory, located near the property, underscores the rapid industrial growth in Casa Grande and highlights the area's appeal to major manufacturing enterprises. As a state-of-the-art electric vehicle production facility, Lucid Motors brings high-tech manufacturing to the region, setting a precedent for advanced industrial operations.

The proximity of the property to such a significant player in the automotive industry presents an opportunity for potential synergies, including supply chain partnerships, shared workforce resources, and collaborative initiatives in technology and innovation. Additionally, the presence of Lucid Motors contributes to the overall economic vitality of Casa Grande, attracting related industries and bolstering the local infrastructure. This proximity not only enhances the property's appeal for industrial uses but also aligns with broader trends towards sustainable and technologically advanced manufacturing, making it a prime location for businesses looking to be part of a forward-looking industrial ecosystem.



KOHLER CASA GRANDE PLANT

The Kohler Casa Grande Plant, a major fixture in the local manufacturing landscape, adds significant value to the property's appeal by showcasing the area's capacity to support large-scale industrial operations. Kohler's facility specializes in the production of plumbing fixtures and other high-quality products, highlighting Casa Grande's attractiveness to established global brands. The plant's proximity to the property offers potential benefits such as access to a skilled workforce familiar with industrial processes, opportunities for business-to-business partnerships, and a supportive industrial ecosystem.

The presence of Kohler further validates the region's infrastructure and capability to accommodate heavy manufacturing needs, including utilities, transportation, and supply chain logistics. For prospective developers or businesses, the nearby Kohler plant represents a strong indicator of the area's industrial viability and serves as a compelling draw for companies seeking a proven, business-friendly environment in which to invest and grow.



ABUNDANT AFFORDABLE WORKFORCE

Casa Grande is experiencing a significant surge in single-family home development, which is driving the growth of a local labor force that is both plentiful and cost-effective. The influx of affordable housing options attracts a diverse workforce, providing businesses with access to employees at competitive wage rates. This growing residential base not only supports industrial and commercial operations but also creates a vibrant community environment that enhances the quality of life for workers and their families.

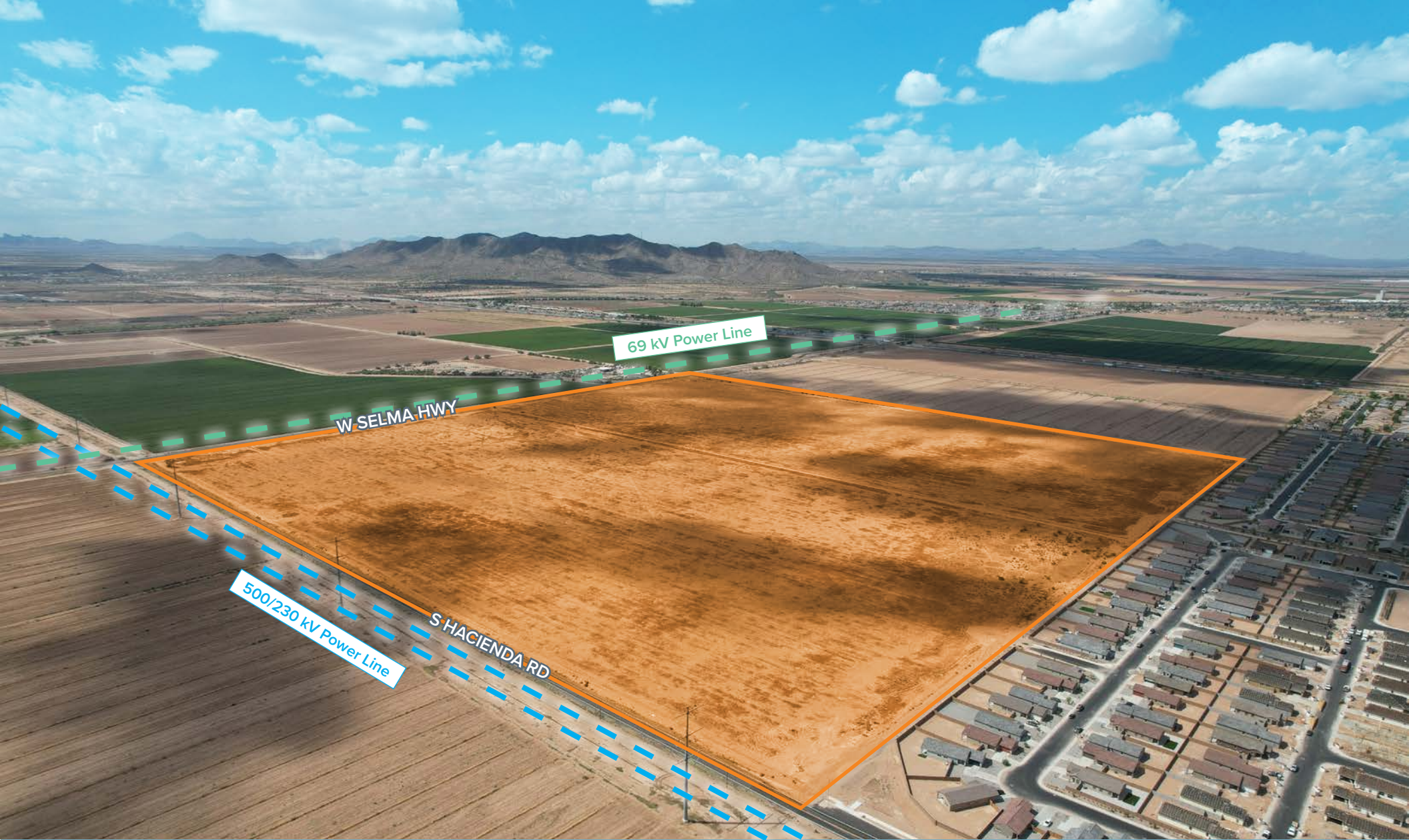
For companies considering setting up in Casa Grande, the availability of nearby affordable housing reduces the burden on employees, helps maintain lower operational costs, and fosters workforce stability. The combination of residential development and an expanding labor market positions the area as an attractive destination for businesses seeking to leverage a readily available and economical workforce while contributing to the broader economic development of Casa Grande.



STRATEGIC ACCESS TO MAJOR MARKETS

The property at NWC 9631 W Selma Hwy in Casa Grande boasts strategic proximity to Arizona's two largest markets: Phoenix and Tucson. Phoenix, located just 45 minutes to the north via Interstate 10, serves as a major metropolitan hub with access to a vast consumer base, extensive commercial activities, and diverse business services. Tucson, approximately 60 minutes to the south, offers additional market reach, further expanding business opportunities. This prime location allows companies to efficiently serve both markets, optimizing distribution routes and reducing transportation costs.

The ease of access to these urban centers enhances the site's appeal for industries that rely on fast and flexible logistics, including manufacturing, warehousing, and retail. The central positioning between Phoenix and Tucson not only maximizes market potential but also situates the property within one of the most dynamic economic corridors in Arizona, ideal for enterprises seeking to capitalize on regional growth and connectivity.



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