

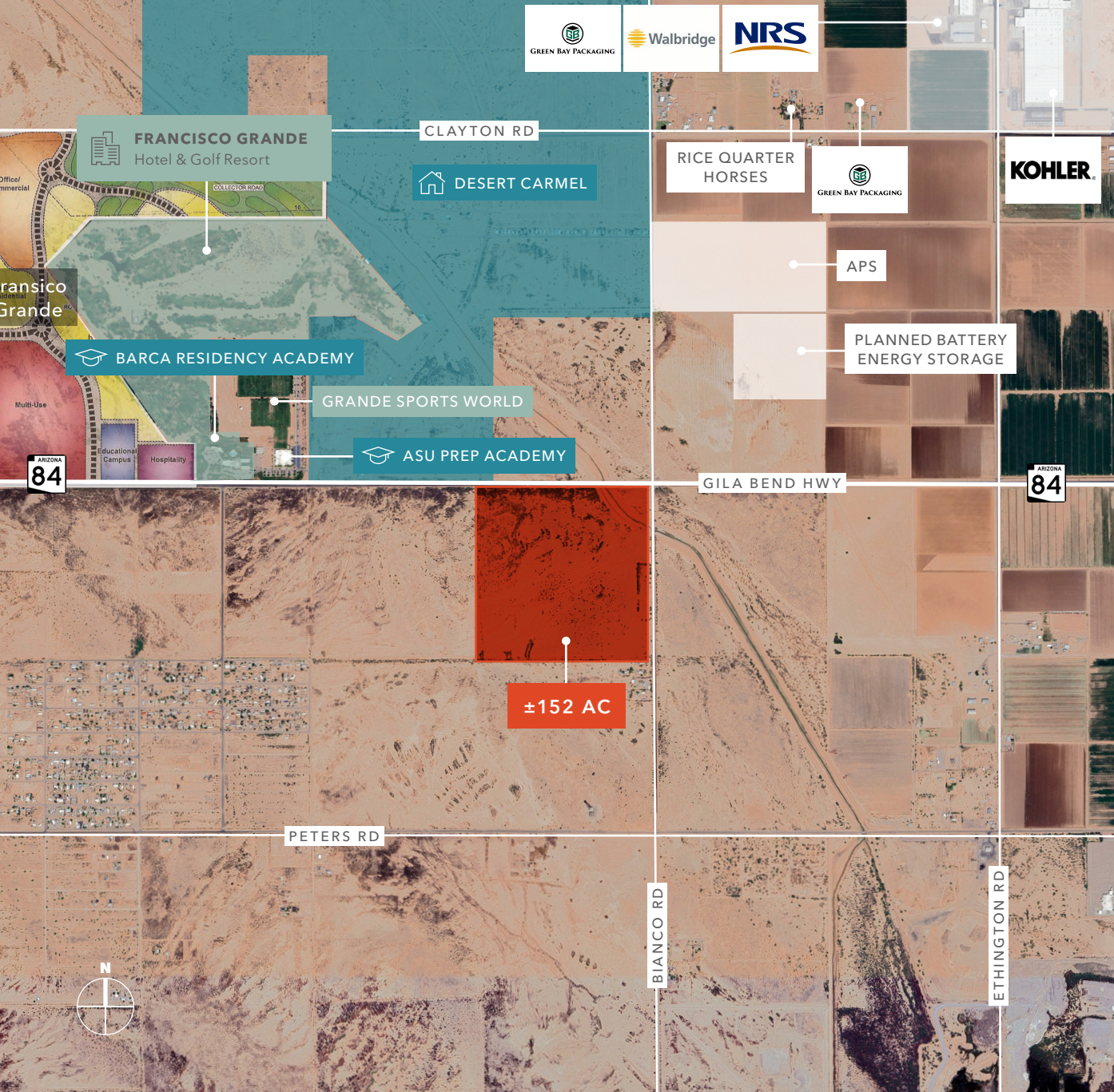
±152 ACRES FOR SALE

~~\$2,200,000 (\$14,474/AC)~~

Reduced Price: \$1,850,000 (\$12,171/AC)

BIANCO RD & HWY 84 SWC, CASA GRANDE, AZ





PROPERTY HIGHLIGHTS

Bianco Rd & Hwy 84 SWC

Total AC: ±152 Acres

Zoning: GR (General Rural) Pinal County

Comprehensive Plan: Moderate Low Density Residential (1-3.5 du/ac)

Water: Arizona Water Company (2 miles east)

Sewer: Casa Grande (2 miles east)

APN: 503-50-002A

Price: \$2,200,000 (\$14,474/AC)

Price Reduced: **\$1,850,000 (\$12,171/AC)**

7 MIN

DRIVE TO EMPLOYMENT CORRIDOR

3 MI

FROM I-8 FREEWAY CORRIDOR

17 MIN

DRIVE TO I-10

6 MIN

DRIVE TO HWY I-8

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CASA GRANDE ECONOMIC *DEVELOPMENT*

LUCID MOTORS

The \$300 million, 820,000 SF manufacturing facility near the I-10 and I-8 has generated over 2,000 jobs, producing luxury electric sedans. Additionally, Lucid Motors is estimated to produce \$32 billion economic impact for the city and county over the next 20 years.

ARIZONA INTERNATIONAL RACEWAY (AIR) @ ATTESA

In 2022 construction was completed on the first phase of its 2,350-acre project in Casa Grande, Arizona. The Podium Clube at Attesa, featuring a 2.32-mile, 15-turn, paved road court is now open. At full buildout the site will be the state's only permanently zoned, professional motorcycle and automobile road racing facility.

- The master-planned project will feature motorsports entertainment, advanced technology research, as well as residential, industrial and commercial properties as well as a hotel, convention center and private air strip.
- Total construction costs for the project exceed \$1.1 billion, with construction projected to employ almost 10,00 direct and indirect jobs creating an estimated \$1.2 billion impact.
- Upon completion, Attesa expects to hire over 13,000 employees, achieving \$1.8 billion in economic growth.

Located in the Heart of the Arizona Innovation and Technology Corridor, Casa Grande serves as the manufacturing, logistics, health care, retail and commercial hub for Pinal County, conveniently located between the state's major metropolitan areas of Phoenix and Tucson. Casa Grande is less than 30 minutes from Phoenix and 45 minutes from Tucson, making the City perfect for servicing both markets that boast a population of 5.5 million people.

Casa Grande offers thousands of acres of developable land in its Industrial Corridor, pre-zoned for industrial uses and available at a fraction of the cost of metro-area lands. Most of this land has utilities to the site, adjacent to it or in proximity. This reduces upfront costs for project development and construction.

Casa Grande is the only community in the state directly served by two major interstates (I-8 and I-10), the main line of the Union Pacific Railroad, and is within one hour of three international airports.

Industrial Corridor is home to numerous manufacturing and logistics companies that take advantage of incentives associated with federally recognized Opportunity and Foreign Trade Zones and New Market Tax Credits. The City employs an effective development team approach to all new projects/companies. Our team provides direct access to decision-makers who review and approve business plans and permits and proactively communicate with representatives to expedite all review processes.



BRIAN ROSELLA
602.513.5103
brian.rosella@kidder.com

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