

±40 ACRES FOR SALE

ESTRELLA RD & HANNA RD, CASA GRANDE, AZ





PROPERTY HIGHLIGHTS

±40.33 AC

APN: 402-27-006D

Zoning: GR (General Rural) Pinal County

Planned land use: Very Low Density Residential (0-1 DU/AC) - Pinal County

Water: Water main is ±1,200 ft away and runs along Estrella Rd

Sewer: Available at Estrella Shedd approximately 1.5 miles away

Potential for annexation into City of Eloy

Pricing: \$604,950 (\$15,000/AC)

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Positioned at the heart of Arizona's growth corridor, Pinal County offers scalable opportunity, being one of the fastest-growing populations in the state.



**502,000
POPULATION**



**23.5%
POP GROWTH**



**\$380,767
MEDIAN HOME
VALUE**



**\$99,187
AVG HH
INCOME**



**40.8
MEDIAN AGE**



**23.5% COLLEGE
EDUCATION OR
HIGHER**

Pinal County has emerged as one of Arizona's most productive and fastest-growing regions, driven by strong population growth, strategic transportation access, and large-scale industrial investment. Located along Interstate 10, Interstate 8, and US-60, the county is well positioned to capture spillover growth from Phoenix's East Valley and the Tucson metro area. Since 2010, Pinal County's population has increased approximately 23.5%, approaching 500,000 residents. Growth has been fueled by major manufacturing, logistics, and distribution investments that have created thousands of jobs and strengthened economic resilience, highlighted by significant commitments from companies such as LG Energy Solution, Lucid Motors, Nikola, Procter & Gamble, Kohler, and others.

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