

FOR SALE

*±33.93 AC Section Line Corner site
along Highway*



HWY 287 & NAFZIGER RD, COOLIDGE



Property Highlights

Size: ±33.93 AC

APN: 209-15-007B

±1,257 SF of frontage on Highway 287

±1,208 SF of frontage on Nafziger

Zoning: Agriculture

Water: AZ Water Company (12" distribution line in ROW)

Water provider: AZ Water Company

Coolidge 2025 general plan: Urban Neighborhood

Jurisdiction: Coolidge

Price: \$1,870,000 (\$55,113/AC)

Exclusively listed by

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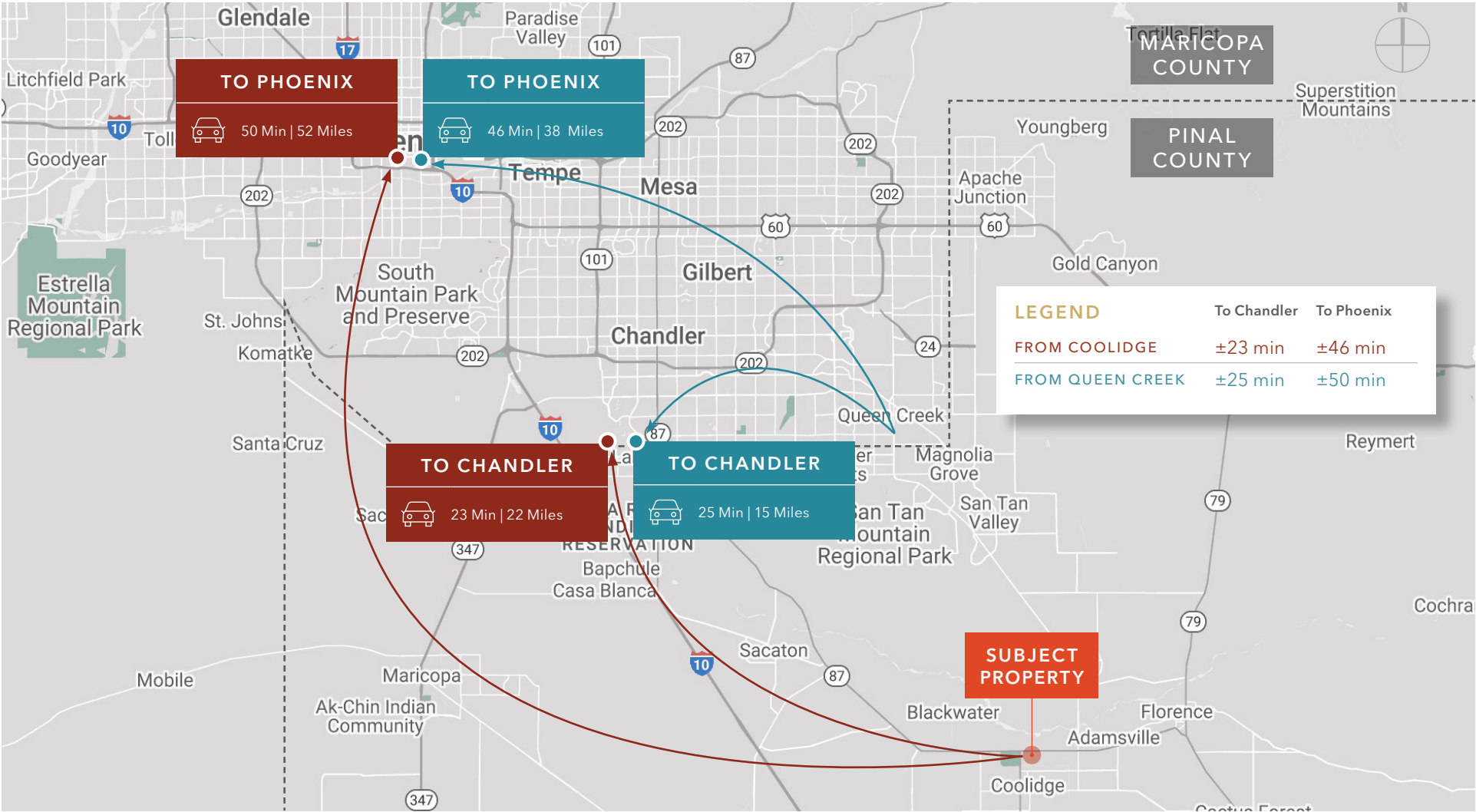


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COOLIDGE: CLOSER THAN YOU THINK



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FOR SALE



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



**492,312
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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