



CITY OF COOLIDGE (PINAL COUNTY), ARIZONA

LANGLEY RANCH



**SUBJECT
SITE**



**GILA RIVER
INDIAN COMMUNITY**

Public Land Ownership	
	Federal Land
	National Forest
	Indian Community
	Regional Parks
	State Trust Land
	Sonoran Preserve

Langley Ranch
Looking Southwest



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CITY OF COOLIDGE (PINAL COUNTY), ARIZONA

LANGLEY RANCH

LOCATION

Located at the northwest Corner of Toltec Buttes Road and Woodruff Road in Coolidge (Pinal County), Arizona.

SIZE

320.66 Acres

ZONING

PAD | City of Coolidge

PRICE

Submit

TERMS

Cash

UTILITIES

Sewer: City of Coolidge

Water: Arizona Water Company

ASSESSOR PARCEL NUMBERS

509-50-007A & 007B

PROPERTY TAXES

2024 Assessment: \$67,585.20



COOLIDGE QUICK FACTS



POPULATION

2025 population: **21,531**
Population growth 2010 - 2020: **0.89%**
Median age of **34.5**



HOUSEHOLDS

Number of households: **4,935**
Average household income: **\$60,682**



COMMUTE TIMES

Phoenix, AZ **1 hour**
Tucson, AZ **1 hour, 10 mins**
Goodyear, AZ **1 hour, 15 mins**
Tempe, AZ **55 mins**



EMPLOYER STATS

Number of Employers: **155**
Number of Jobs: **2,490**
Largest Industry Cluster: **Retail (25% of Jobs)**



LARGEST EMPLOYERS

Nikola **2,000 + employees**
AES **300 employees**
Walmart **300 employees**
Bright International Corp **250 employees**
Steel Girder Llc **130 employees**
Senenergy Petroleum **50 employees**

Source: coolidgechamber.gov

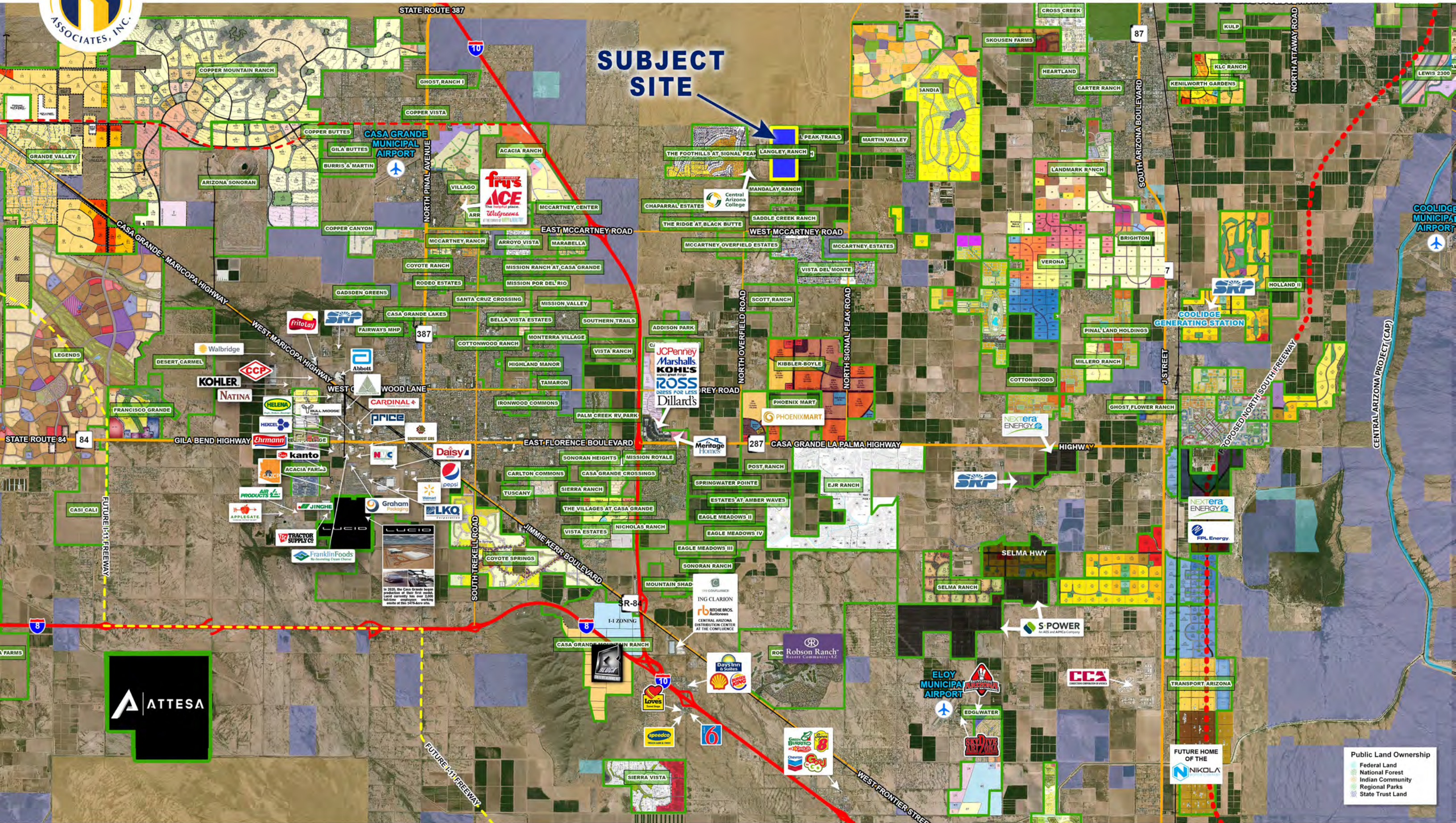


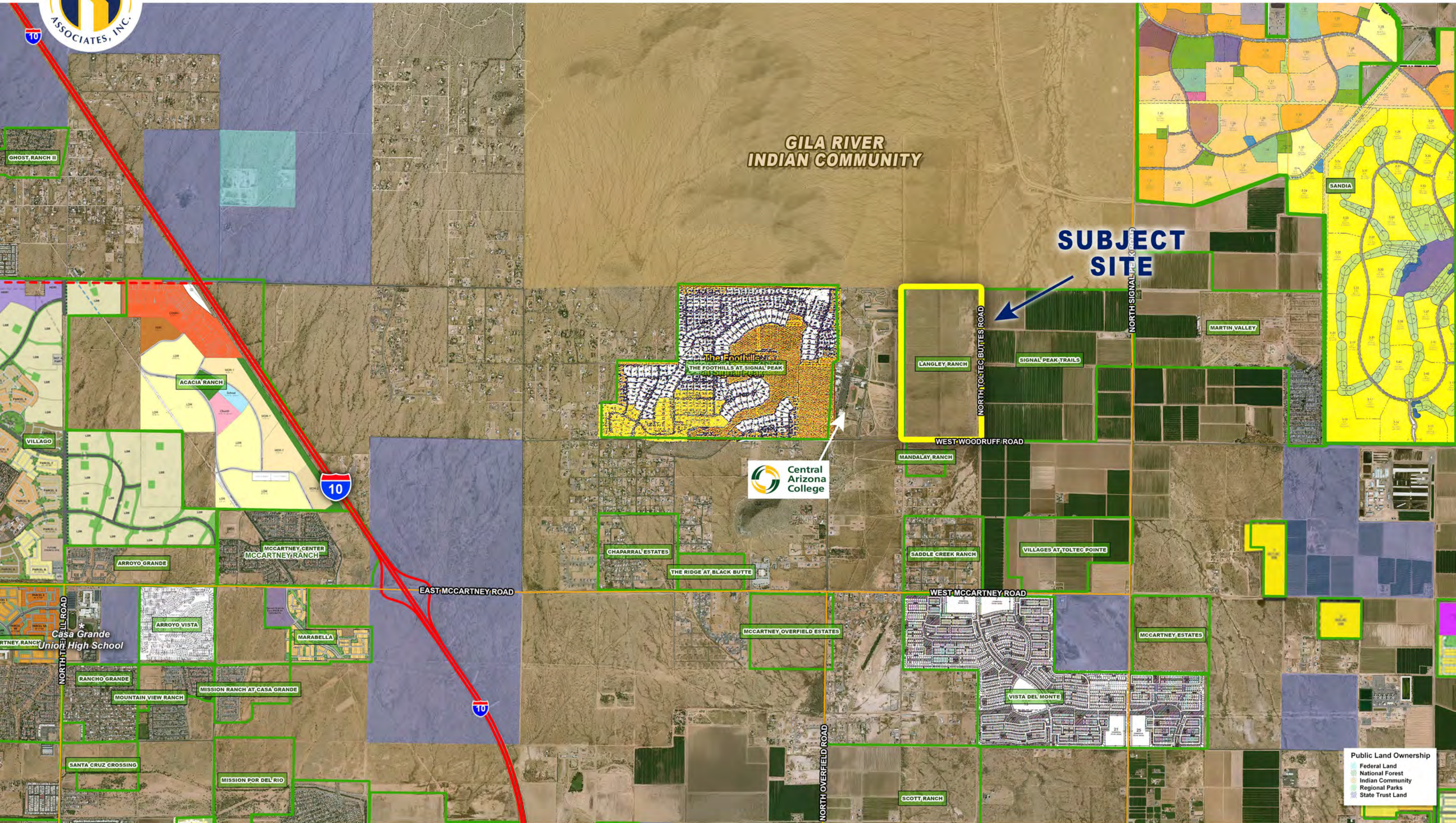
EDUCATION

Coolidge is home to the largest college in Pinal County and Excelent Schools

Central Arizona College **7,442**
Central Arizona Valley Institute of Technology **31**
Coolidge High School **583**
Imagine Schools-Coolidge **652**

Source: coolidgechamber.gov

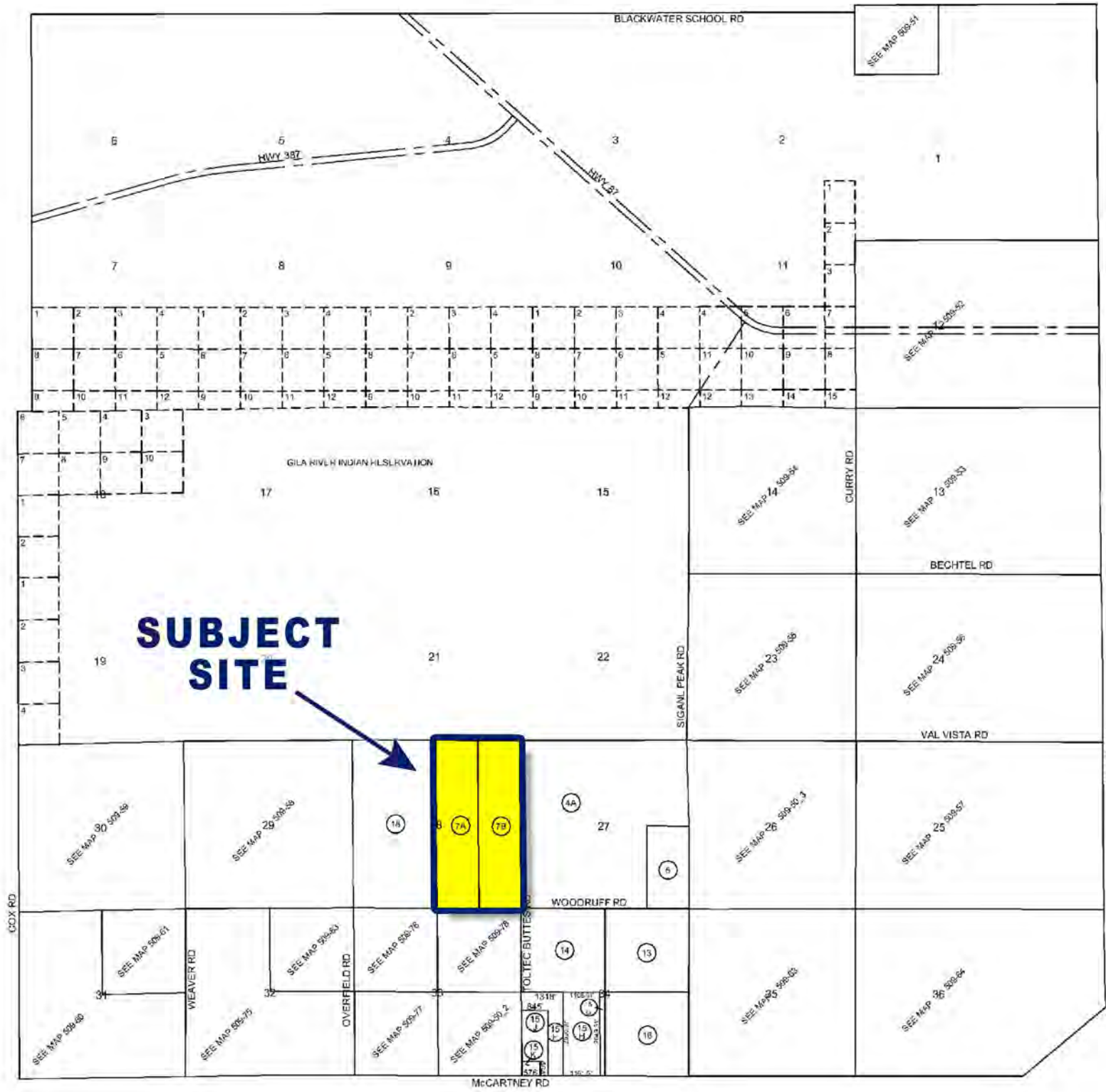




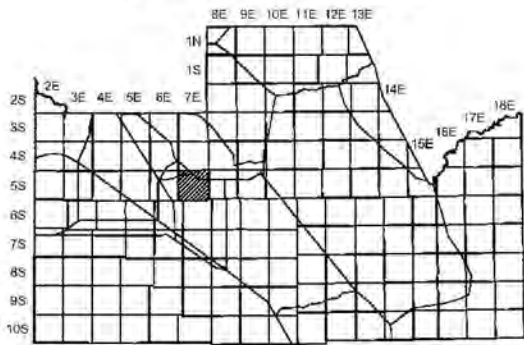


TN.5S RG.7E

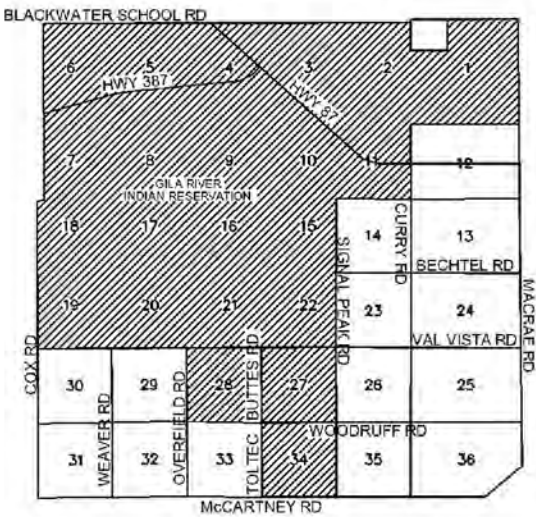
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LOCATION MAP



VICINITY MAP



NOT TO SCALE

UPDATED BY: DN
03-10-2009

THIS MAP IS FOR VALUATION PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR
SURVEYS & SUBDIVISION PLATS ARE ON
WITH THE PINAL COUNTY RECORDER'S
PINAL COUNTY ASSESSOR

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