



1,135 ACRE PINAL COUNTY PROPERTY INTERSTATE 8 AND MONTGOMERY ROAD

**AVAILABLE
SITE A
359.18 ACRES**

**AVAILABLE
SITE B
775.59 ACRES**

ATTESA

TONTO O'DODHAM
INDIAN COMMUNITY

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

Pinal County Bulk Sale
Looking Northeast



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1,135 ACRE PINAL COUNTY PROPERTY

INTERSTATE 8 AND MONTGOMERY ROAD

LOCATION Located southwest of Interstate 8 and Montgomery Road in Pinal County, Arizona.

SIZE 1,134.77 Total Acres

SITE A: 359.18 ACRES			
Assessor Parcel Number	Acreage	Ownership Entity	Land Use
500-23-014P	52.29	Twilight Holdings	Vacant Land
500-23-014N	52.29	Zeezrom Holdings	Vacant Land
500-23-014M	79.16	Oldham Enterprises	Vacant Land
500-23-014G	40.45	Raven II Holdings	Vacant Land
500-23-014C	40.00	Raven Land Company	Vacant Land
500-23-014J	40.00	Oldham Enterprises	Vacant Land
500-23-014K	27.48	Zeezrom Holdings	Vacant Land
500-23-014Q	27.51	Twilight Holdings	Vacant Land

SITE B: 775.59 ACRES			
Assessor Parcel Number	Acreage	Ownership Entity	Land Use
511-68-0010	40.77	Oldham Enterprises	Ag Land
511-68-002A	18.60	Oldham Enterprises	Ag Land
511-68-0080	37.75	Oldham Enterprises	Ag Land
511-68-0070	38.28	Oldham Enterprises	Ag Land
511-68-0060	38.16	Oldham Enterprises	Ag Land
511-68-0110	38.52	Scott & Elizabeth Adams	Ag Land
511-68-0100	39.51	Raven II Holdings	Ag Land
511-68-0090	40.45	J&D Land	Ag Land
511-68-0160	36.51	Oldham Enterprises	Ag Land
511-68-0150	37.35	Oldham Enterprises	Ag Land
511-68-0140	40.33	Adma Investments	Ag Land
511-68-004B	40.00	Rodolfo & Petra Carrillo	Ag Land
511-68-004A	14.64	Lake Powell Inv. Company	Ag Land
511-68-0050	35.89	Oldham Enterprises	Ag Land
511-68-012B	18.79	Oldham Enterprises	Ag Land
511-68-0130	36.90	Oldham Enterprises	Ag Land
511-16-003F	223.14	Oldham Enterprises	Ag Land



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COMMENTS

Pinal County has experienced immense growth over the past couple of years which has been fueled by rising housing prices in Maricopa County, increasing demand for housing, along with the announcements that major employers are constructing facilities in the area. Most notably are Lucid Motors and Nikola.

Located north of the Property is the City of Casa Grande. Interstate 8, Interstate 10 and the Union Pacific Railroad all run through the city providing convenient access to three major freight routes. These transportation corridors give Casa Grande and the surrounding areas an advantage for future commerce and employment. Therefore, as Pinal County and the City of Casa Grande continue to grow this Property offers a great growth path opportunity.



PINAL COUNTY *Overview*

Comprised of 5,376 square miles, Pinal County is nestled between Maricopa County (Phoenix) and Pima County (Tucson) and is the bridge that connects the two largest Arizona cities. Pinal County's excellent central Arizona location has propelled the County to become the destination of choice for people and business. As one of the fastest growing counties in the United States, with a current population of 454,915 as of 2020, Pinal County offers unparalleled opportunities for domestic and international businesses across all economic sectors.

In terms of historical growth, Pinal County has been a leader and has been able to fully recover from the past recession, and has one of the most optimistic economic futures in the southwestern United States.

Pinal County excels in the traditional economic opportunities of agriculture and mining; and combined with the emerging technologies of aerospace, bio-med, renewable/green technologies (solar and wind) and high-tech manufacturing facilities it is an economic powerhouse. Along with robust recreational, cultural and tourism opportunities, it all lends itself to the creation and continuation of a diverse economy with high-wage job opportunities, thus creating a vibrant residential population enjoying a high-level quality of life unsurpassed in Arizona.

Pinal County is world renowned for its wide-open spaces and abundance of natural and majestic beauty. The County offers a superb quality of life - and children, youth and adults are able to avail themselves of bountiful indoor and outdoor recreational and lifestyle choices. Located in the very heart of the Sun Corridor, Pinal County is a great place to live and work.

CITY *Snapshots*

APACHE JUNCTION

- Canyon Lake
- Superstition Mountain Museum
- Goldfield Ghost Town
- Lost Dutchman State Park
- The Arizona Renaissance Festival

CASA GRANDE

- Grande Sports World
- The Museum of Casa Grande
- Casa Grande Neon Sign Park
- Casa Grande Mountain Park
- 3 Golf Courses Open to Public
- 17 Miles of Hiking Trails

COOLIDGE

- Casa Grande National Monument
- Pinal Geology & Mineral Museum
- Artisan Village of Coolidge
- Copper State Heritage Museum
- Glass Studio

ELOY

- Santa Cruz Valley Historic Museum
- Sunland Visitor Center
- Picacho Peak State Park
- SkyDive Arizona
- Bent Prop Saloon & Cookery
- Robson Ranch Resort Community

MARANA

- Marana Gastronomy Tours
- The Ritz Carlton Dove Mountain
 - White Stallion Ranch
- Wild Burro Canyon Petroglyphs
 - Li'l Abner's Steakhouse

CITY OF MARICOPA

- Copper Sky Regional Park
 - APEX Motor Club
 - Duke Golf Club
 - Arizona Soaring
 - Skydive Phoenix
- Copper Sky Multigenerational Center

AK-CHIN INDIAN COMMUNITY

- Harrah's Ak-Chin Casino
- Southern Dunes Golf Club
- Ak-Chin Circle Entertainment Ctr.
 - Him-Dak Eco-Museum
- Masik Tas "Birthday" Celebration
 - Him-Dak Celebration

FLORENCE

- McFarland State Historic Park
- Pinal County Historical Museum
- St. Anthony's Orthodox Monastery
 - Historic Downtown Florence
 - The Windmill Winery
- Poston Butte Golf Course

ORACLE

- Oracle State Park
- Biosphere 2
- AZ Zip Line Adventures
- Oracle Historical Society
- Peppersauce Canyon/Cave Tours

QUEEN CREEK

- Queen Creek Olive Mill
- Schnepf Farms
- Hayden Flour Mill
- Mansel Carter Oasis Park
- Queen Creek Town Center
- Picket Post Square

SAN TAN VALLEY

- San Tan Mountain Regional Park
- Stargazing at the Park
- The Golf Club at Johnson Ranch
- Encanterra Country Club
- The Links at Queen Creek GC
- 17 Miles of Hiking Trails

SUPERIOR

- Boyce Thompson Arboretum
- Bob Jones Museum
- The Caboose Park & History Trail
- The Magma Hotel Complex
- Legends of Superior Trails



PINAL COUNTY QUICK FACTS



POPULATION

2020 population: **462,789**
Population growth annually: **3.93%**
Median age of **39.8**



GROWTH

Population estimate 2021: **494,755**
Number of households: **141,300**

ANTICIPATED DEVELOPMENTS

LUCID MOTORS

Positioned as a competitor of Tesla, Lucid Motors has opened its **Pinal County factory**. A total of four phases are planned through 2028, expanding the square footage of the factory from its current **999,000 square feet to 5.1 million square feet**. The site was selected for its infrastructure, talent and geographic location.

Source: inmaricopa.com

NIKOLA MOTOR COMPANY

Nikola chose **Pinal County** for its newest manufacturing plant. The plant is expected to create **thousands of direct and indirect jobs** within Pinal County and will build up to 35,000 hydrogen electric and **electric semi-trucks**.

Source: pinalcentral.com



PINAL COUNTY BIG BUSINESS

Abbott's Ross Products **400 employees**
Frito Lay **350 employees**
ASARCO **world's largest open pit copper mine**
Stinger Welding **major bridge fabricator in the Southwest**
Union Pacific **covers 23 states**
WAL-MART Distribution Center **400+ employees**
Western Emulsion **new facilities 2 miles south of Coolidge**

Source: pinalcountyaz.gov

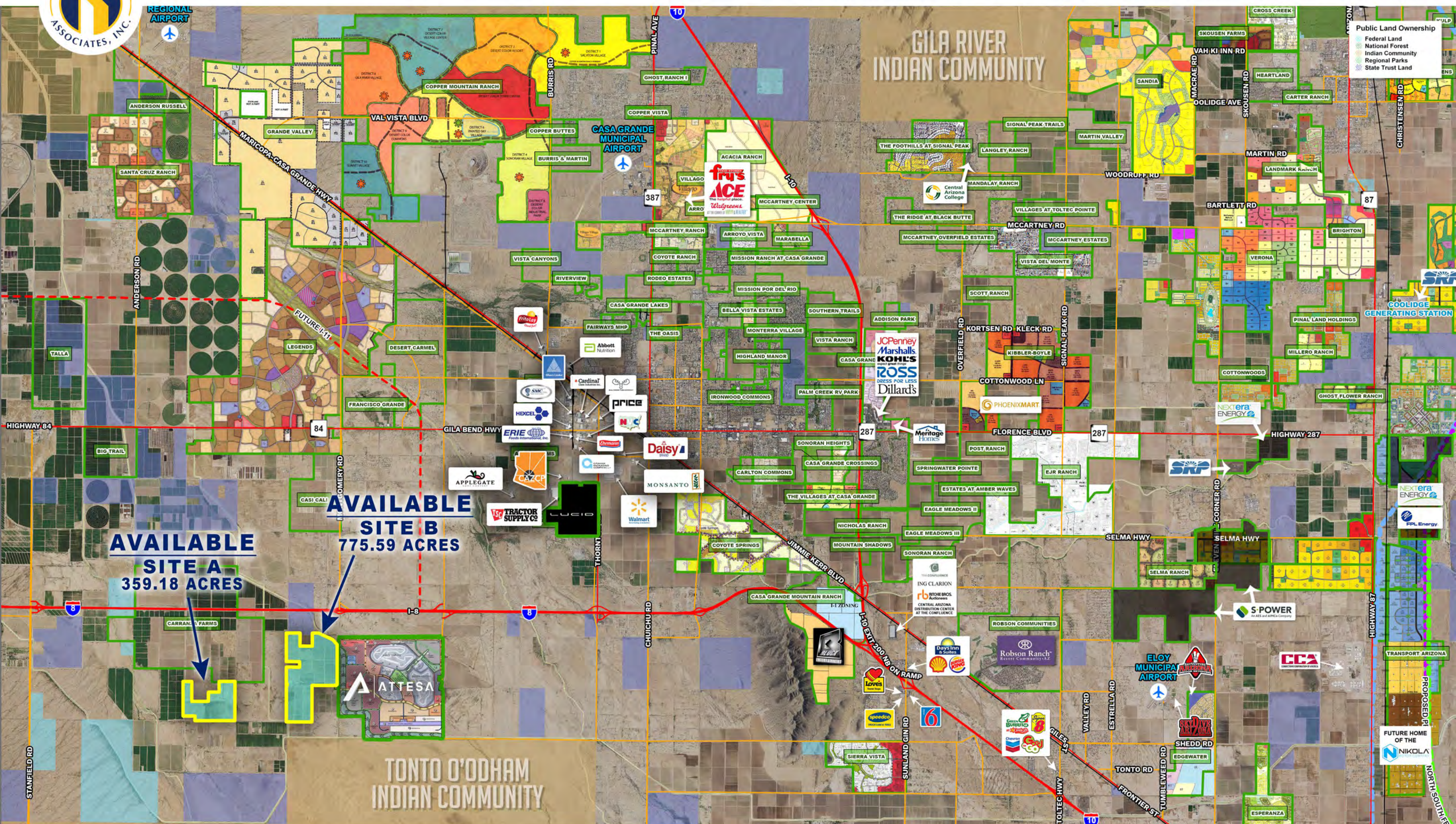


CITIES AND TOWNS

Apache Junction **40,592**
Casa Grande **55,653**
Coolidge **12,685**
Eloy **18,666**
Florence **26,420**
Gold Canyon **11,612**
Superior **3,071**



INTERSTATE 8 AND MONTGOMERY ROAD / PINAL COUNTY SUBMARKET





INTERSTATE 8 AND MONTGOMERY ROAD / PINAL COUNTY SUBMARKET

