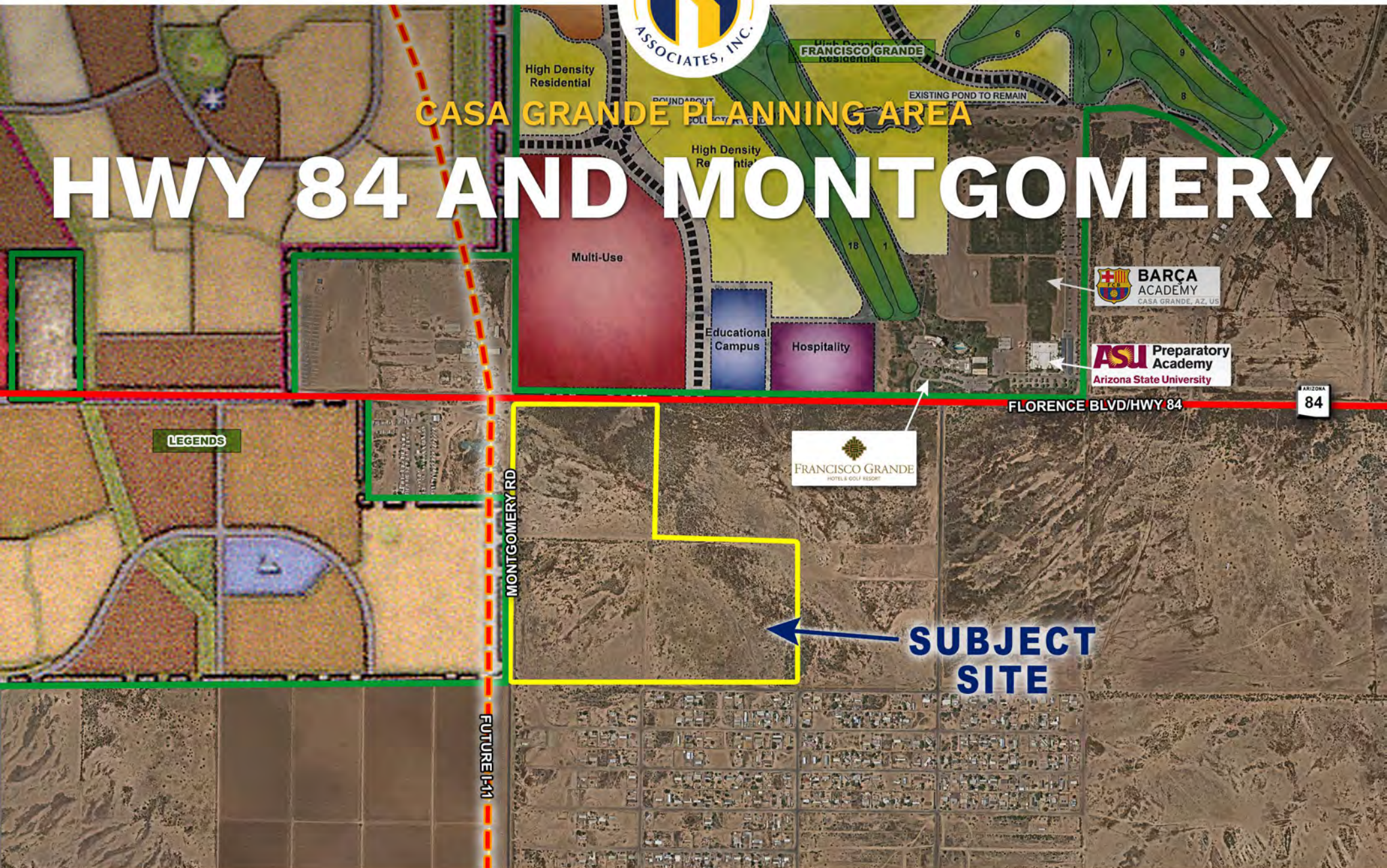




CASA GRANDE PLANNING AREA

HWY 84 AND MONTGOMERY





CASA GRANDE PLANNING AREA

HIGHWAY 84 AND MONTGOMERY

LOCATION

Southeast corner of Highway 84/Florence Boulevard and Montgomery Road (Future Interstate 11 alignment) within the City of Casa Grande planning area in Pinal County, Arizona.

SIZE

±118 Acres

ASSESSOR PARCEL NUMBERS

503-51-006 and 007

ZONING

General Rural Residential

Allows 1.25 DU/Ac, Pinal County

PRICE

\$1,180,000 (\$10,000 per Acre)

TERMS

Submit

COMMENTS

Site is just east of major employers. Property is on the proposed Interstate 11 alignment, across from Francisco Grande Resort and Barça Soccer Academy.

UTILITIES

Electric: ED3

Water: TBD

Sewer: TBD

Telephone/Cable: CenturyLink

PROPERTY TAXES

2024 Assessment: \$1,507.44

ADDITIONAL DOCUMENTS

[CLICK HERE](#)

Flood Map

General Plan Map



CASA GRANDE QUICK FACTS



POPULATION

2023 population: **65,064**
Annual population growth: **2.99%**
Median age of **36.1**



GROWTH

Population estimate 2030: **75,049**
Number of households: **20,027**



ACTIVITIES

Casa Grande draws **golfers year-round**, with excellent play at a variety of area courses. Stroll through **historic downtown Casa Grande**, one of Arizona's Main Street communities, with more than 40 buildings in national and local historic registers. **Hike, bike** and even take a **farm or dairy tour**.



TOP EMPLOYERS

Lucid Motors (**2,500 employees**)
Abbott Nutrition
Cardinal Glass
Daisy Brand
Franklin Foods
Frito Lay
Graham Packaging
Hexcel Corporation
Kohler (**400 employees**)
Price Industries
Truss Company Industrial Park (**400 employees**)
Wright Asphalt
Wal-Mart Distribution
Source: casagrandeaz.gov



INDUSTRIAL CORRIDOR

Thousands of Acres of Developable Land

Air Products
CCP Group Development
Jing He
Kohler
Lucid
Kanto PPC
Solvay
Triumvirate Environmental
Source: casagrandeaz.gov



LAND USE

81% of the more than 71,000 acres of land within the City's incorporated limits is **undeveloped or in agricultural use**. **Residential development and government uses** comprise the next two largest categories of land use totaling **12%**.

Source: casagrandeaz.gov



HIGHWAY 84 AND MONTGOMERY / PINAL COUNTY SUBMARKET

