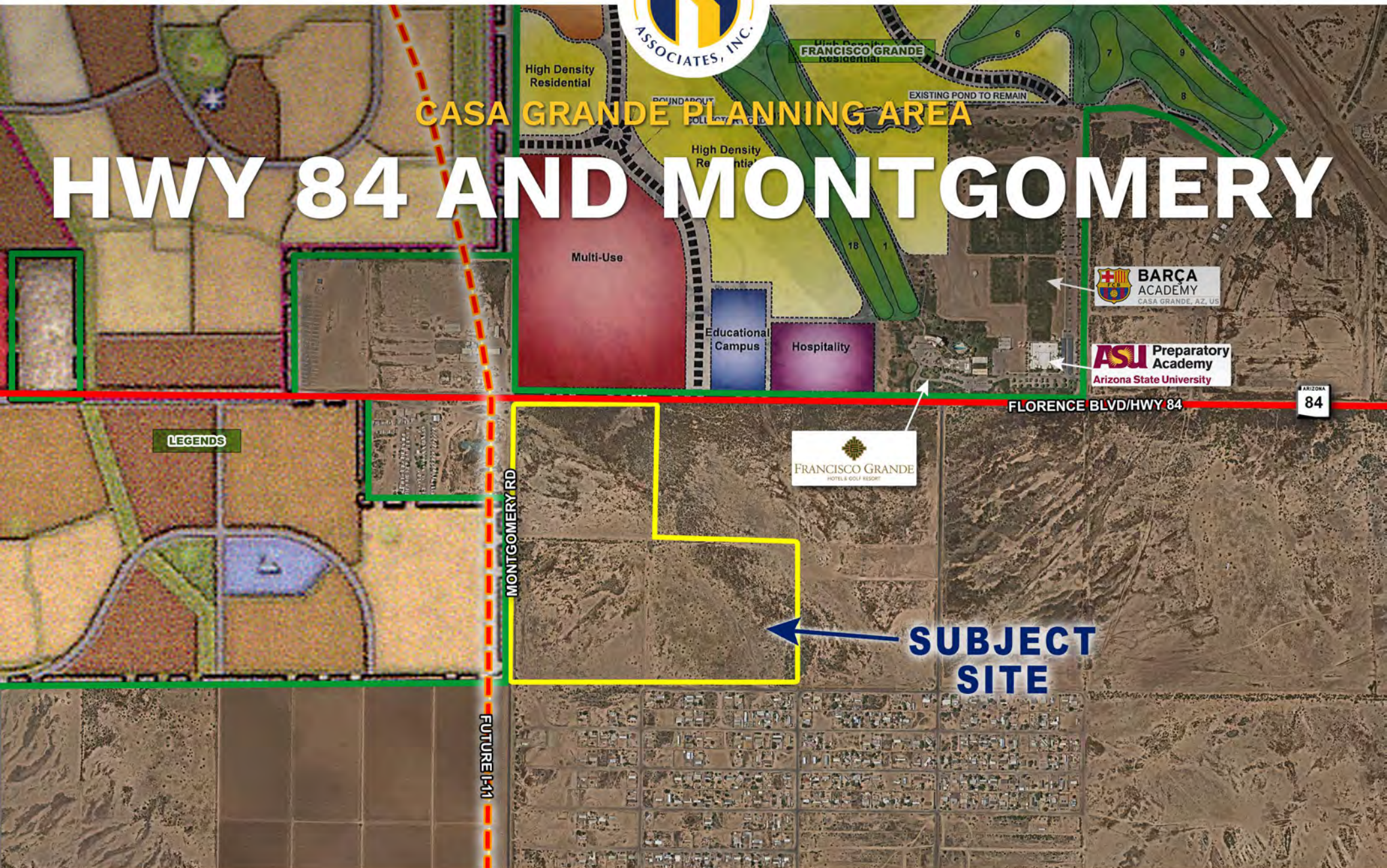




## CASA GRANDE PLANNING AREA

# 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

\$2,360,000

### 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](http://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](http://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](http://casagrandeaz.gov)





# HIGHWAY 84 AND MONTGOMERY / PINAL COUNTY SUBMARKET

