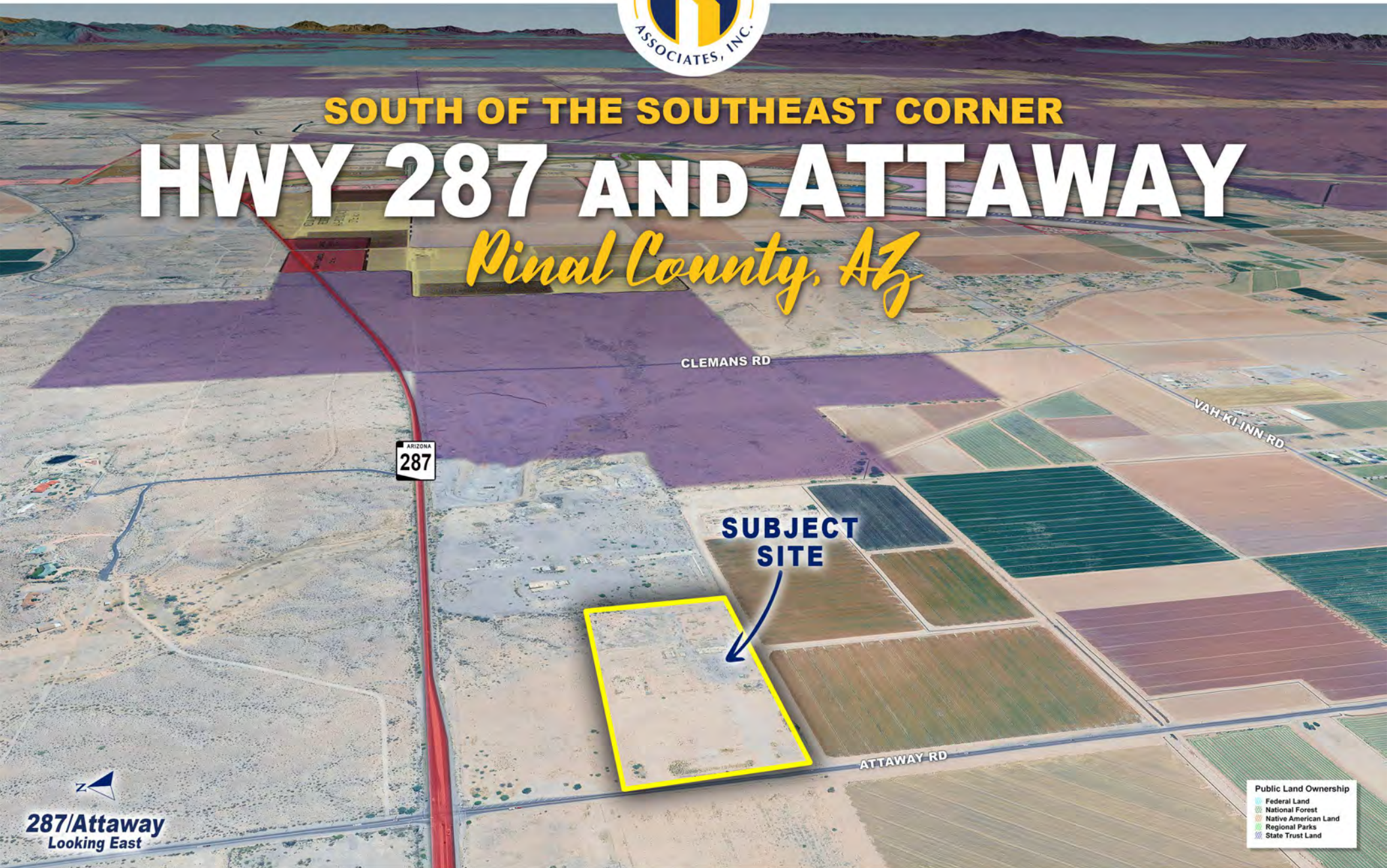




SOUTH OF THE SOUTHEAST CORNER HWY 287 AND ATTAWAY

Pinal County, AZ



287/Attaway
Looking East

Public Land Ownership
Federal Land
National Forest
Native American Land
Regional Parks
State Trust Land



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www.NathanLandAZ.com

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Scottsdale, AZ 85258



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PINAL COUNTY, ARIZONA

HWY 287 AND ATTAWAY

LOCATION

Located south of the southeast corner of Highway 287 and Attaway Road in Pinal County, Arizona.

SIZE

±19.96 Acres

ZONING

[CI-2 Industrial Zone](#) | Pinal County

Pinal County Comprehensive Plan shows: Very Low Residential (0-1 DU/Ac)

PRICE

Submit

TERMS

Cash

ASSESSOR PARCEL NUMBERS

202-26-004C and 004D

DUE DILIGENCE

Seller will provide whatever they have in their possession if any documents exist to the best of their knowledge.

UTILITIES

Site is unincorporated Pinal County, east of Attaway Road and outside the Coolidge city limit. City sewer and solid waste do not extend automatically. Annexation or a service agreement would be the path for municipal wastewater. All providers and capacities are subject to will-serve.

- *Electric:* Electrical District No. 2 (ED2) serves the Coolidge, Florence, and Casa Grande valley, including agricultural ground on this side of town. APS, Hohokam Irrigation & Drainage District, and the San Carlos Irrigation Project also operate in the Coolidge area. Provider for these parcels to be confirmed.
- *Water:* Arizona Water Company, Coolidge Division, 520-723-5346. Domestic service area to be confirmed. Irrigation water in the valley is San Carlos Irrigation Project.
- *Wastewater:* City of Coolidge collection system and lagoon plant (about 2 MGD). Service is generally limited to the city. Extension, agreement, or an on-site system to be verified with Public Works, 520-723-4882.



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UTILITIES (*continued*)

- Natural gas: Southwest Gas, 877-860-6020. Main extension to be confirmed.
- *Solid waste*: City of Coolidge inside the city. Right Away Disposal serves portions of the surrounding area.
- *Telecom*: CenturyLink / Lumen and Cox in the Coolidge market.

COMMENTS

±19.96 acres on the south side of SR 287 (Florence-Coolidge Highway) at Attaway Road, at the east edge of Coolidge and the south approach to Florence. Two parcels, 202-26-004C and 202-26-004D, zoned CI-2 Industrial by Pinal County. CI-2 allows the commercial, business, and light-industrial uses of the CB-1, CB-2, and CI-1 districts. Heavier industrial uses are available by Industrial Use Permit. The Comprehensive Plan still shows Very Low Density Residential (0–1 du/ac), which describes today’s agricultural edge, not the corridor this site sits on. Existing industrial zoning, state-highway frontage, and growth closing in from both directions support a highway-commercial or employment use as the market matures.

Coolidge is the service city. Census put the city at 19,959 as of July 2025, up about 51 percent from the 2020 base, and it is still adding rooftops. Arizona Boulevard, a short drive west, is the commercial spine: Walmart Supercenter, Safeway Plaza, Ace Hardware, fuel, and everyday services. Downtown is picking up local dining and entertainment, including La Monarca and sit-down concepts, with the larger Casa Grande retail market about 15 to 20 minutes west.

Employment is the other half of the story. Lucid acquired the former Nikola facility in Coolidge for vehicle development and pre-production, with manufacturing in Casa Grande, and extended more than 300 offers to Nikola employees. Procter & Gamble remains in site-work discussions for a manufacturing plant. Clark Pacific’s concrete-components plant, approved on about 160 acres near SR 87 and Hanna Road, has been sized at roughly 150 jobs. Central Arizona College and CAVIT are the local workforce pipeline into that manufacturing base, and the city has a large rail-served industrial park on the west side.

Coolidge Municipal Airport (P08) sits southeast of town on about 1,270 acres. It is a city-owned general-aviation field with a 5,564-by-150-foot primary runway, 100LL and Jet-A, and a growing tenant base in aircraft teardown and repair, parachute and military training, and related contractors. City officials have cited airport employment rising from about 40 to roughly 180 as power and apron work came online.



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COMMENTS (*continued*)

The rooftops that would shop a future commercial corner are already being built. In Coolidge: Heartland Ranch (D.R. Horton and KB Home), Cross Creek Ranch, Gateway Manor by Century Communities, Picacho Crossing, and Century Complete's Sundance at SR 87 and Vah Ki Inn Road, announced in 2026 with pricing from the \$260s. Apartment product is also under construction.

North of the site, Florence is entitling the next wave, and Attaway Road is the spine. In October 2025 the Town approved about 1,619 acres of Dobson Farms for industrial use, including the 780-acre Florence Tech Park at the southeast corner of Judd Road and Attaway Road, Dobson Farms East at Arizona Farms and Attaway, and Dobson Farms West across Attaway. The SRP Abel Substation sits just north of that campus. The future North-South Corridor (SR 505) and Central Arizona Parkway alignments run through the same submarket. On the residential side, Anthem at Merrill Ranch is selling now, Monarch is planned at about 2,050 lots, and Skyview Farms has been expanded to roughly 2,465 acres and nearly 10,000 homes.

Arizona State Trust Land to the east is long-term supply, not a competing pad. This is private land, already zoned industrial, on a state highway, between Coolidge rooftops to the west and the Florence employment and housing pipeline to the north. Positioned for highway commercial, service retail, a contractor or equipment yard, or light industrial as that corridor fills in.



PINAL COUNTY QUICK FACTS



POPULATION

2025 population: **512,615**

Est. Pop. Growth 2025-2030: **~12%**

**PINAL COUNTY IS GROWING 5X
THE US AVERAGE GROWTH RATE**



HOUSEHOLDS

Median household income: **\$81,207**

Number of households: **180,040**

Median age of: **39.6**

TOP ECONOMIC DEVELOPMENTS

LUCID MOTORS

Anticipated number of employees: **6,120**

LG ENERGY SOLUTION

Anticipated number of employees: **3,700**

NIKOLA

Anticipated number of employees: **1,762**

PROCTER & GAMBLE

Anticipated number of employees: **500**

Source: azbigmedia.com

CHANG CHUNG

Anticipated number of employees: **209**

KOHLER

Anticipated number of employees: **500**

KANTO PPC

Anticipated number of employees: **161**

AIR PRODUCTS

Anticipated number of employees: **75**



PINAL COUNTY BIG BUSINESS

Abbott Laboratories

Ascent Aviation Services

Banner Health

Bayer

Bridgestone

Bright International Corp

Cargill

Empire Machinery

Frito-Lay (PepsiCo)

Source: pinalcountyaz.gov

Harrah's Ak-Chin

Hexcel

Lucid Motors

Nikola Motors

Nissan

Owens Corning

Procter & Gamble

Schuff Steel

Tractor Supply

Volkswagen

Walmart Distribution Center



CITIES AND TOWNS

Apache Junction **40,626**

Casa Grande **62,664**

City of Maricopa **70,134**

Coolidge **22,042**

Eloy **17,458**

Florence **24,278**

Gold Canyon **11,612**

Queen Creek **75,150**

Superior **2,511**

