

This aerial map of Casa Grande, Arizona, provides a detailed view of the commercial landscape. The 'SUBJECT PROPERTY' is highlighted in red at Mission Royale, located at the intersection of Camino del Rio and Earley Rd. The map shows a dense network of commercial centers, including Central Arizona Commerce Park, Commerce Park at the Villages, and Promenade at Casa Grande. Major retail and service areas are marked with logos for stores like Walmart, Fry's, Lowe's, and Kohl's. The map also identifies key infrastructure such as Interstate 10 and State Route 84, as well as local landmarks like the Palm Creek Resort and various residential communities. A north arrow is positioned in the bottom right corner for orientation.





LAND: ±19AC  
APN:505-26-006D



ZONED PAD  
(CASA GRANDE)



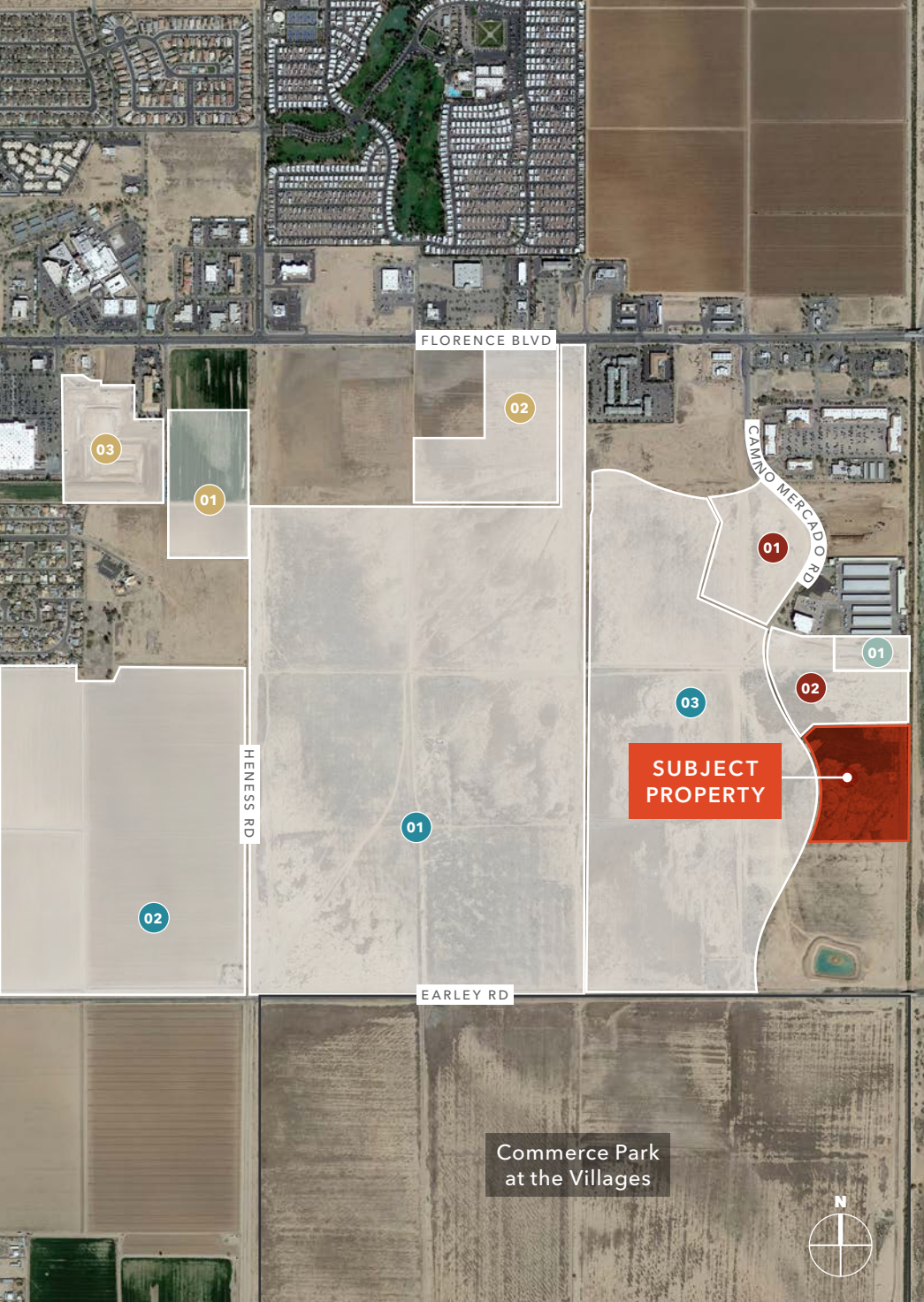
UTILITIES: WATER &  
SEWER AT CAMINO  
MERCADO RD  
NORTH OF SITE



CALL FOR PRICING  
TAXES: \$3,073  
(2023)







# NEARBY DEVELOPMENTS

## RENTAL COMMUNITIES

- 01 Bungalows On Henness  
201 Units
- 02 Villages at Copper Sky  
231 Units
- 03 Bungalows on Florence  
191 Units

## APARTMENT COMMUNITIES

- 01 Under Construction  
284 Units
- 02 Planned  
270 Units

## SINGLE FAMILY HOMES

- 01 Sonoran Heights  
1,039 Units
- 02 Carlton Commons  
999 Lots
- 03 Casa Grande Crossings  
428 Units

## HOSPITALITY

- 01 Planned Holiday Inn & Suites  
±116 Rooms

## SUBJECT PROPERTY LAND DEVELOPMENT USES

Administration, Business and Professional Offices

Business and Office Machine Sales, Service and Repair

Business, Technical and Vocational School

Call Center

Circuit Board Manufacturing And Assembly

Dancing and Theatrical Studio

Dry Cleaning and Laundry Establishment

Essential Public Service or Utility Installation

General Service Uses Including Business,, Personal and Professional Service Establishments

Interior Decorator Ship

Indoor Animal Hospital, Clinic or Kennel

Lock And Key Shop

Medical, Dental or Health Clinic

Newsstand

Offices

Optician

Photographic Studio

Public Buildings (Post Office, Police, Fire, etc.)

Restaurants

# CASA GRANDE ECONOMIC *DEVELOPMENT*

## LUCID MOTORS

The \$300 million, 820,000 SF manufacturing facility near the I-10 and I-8 has generated over 2,000 jobs, producing luxury electric sedans. Additionally, Lucid Motors is estimated to produce \$32 billion economic impact for the city and county over the next 20 years.

## ARIZONA INTERNATIONAL RACEWAY (AIR) @ ATTESA

In 2022 construction was completed on the first phase of its 2,350-acre project in Casa Grande, Arizona. The Podium Clube at Attesa, featuring a 2.32-mile, 15-turn, paved road court is now open. At full buildout the site will be the state's only permanently zoned, professional motorcycle and automobile road racing facility.

- The master-planned project will feature motorsports entertainment, advanced technology research, as well as residential, industrial and commercial properties as well as a hotel, convention center and private air strip.
- Total construction costs for the project exceed \$1.1 billion, with construction projected to employ almost 10,00 direct and indirect jobs creating an estimated \$1.2 billion impact.
- Upon completion, Attesa expects to hire over 13,000 employees, achieving \$1.8 billion in economic growth.

Located in the Heart of the Arizona Innovation and Technology Corridor, Casa Grande serves as the

manufacturing, logistics, health care, retail and commercial hub for Pinal County, conveniently located between the state's major metropolitan areas of Phoenix and Tucson. Casa Grande is less than 30 minutes from Phoenix and 45 minutes from Tucson, making the City perfect for servicing both markets that boast a population of 5.5 million people.

Casa Grande offers thousands of acres of developable land in its Industrial Corridor, pre-zoned for industrial uses and available at a fraction of the cost of metro-area lands. Most of this land has utilities to the site, adjacent to it or in proximity. This reduces upfront costs for project development and construction.

Casa Grande is the only community in the state directly served by two major interstates (I-8 and I-10), the main line of the Union Pacific Railroad, and is within one hour of three international airports.

Industrial Corridor is home to numerous manufacturing and logistics companies that take advantage of incentives associated with federally recognized Opportunity and Foreign Trade Zones and New Market Tax Credits. The City employs an effective development team approach to all new projects/companies. Our team provides direct access to decision-makers who review and approve business plans and permits and proactively communicate with representatives to expedite all review processes.



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