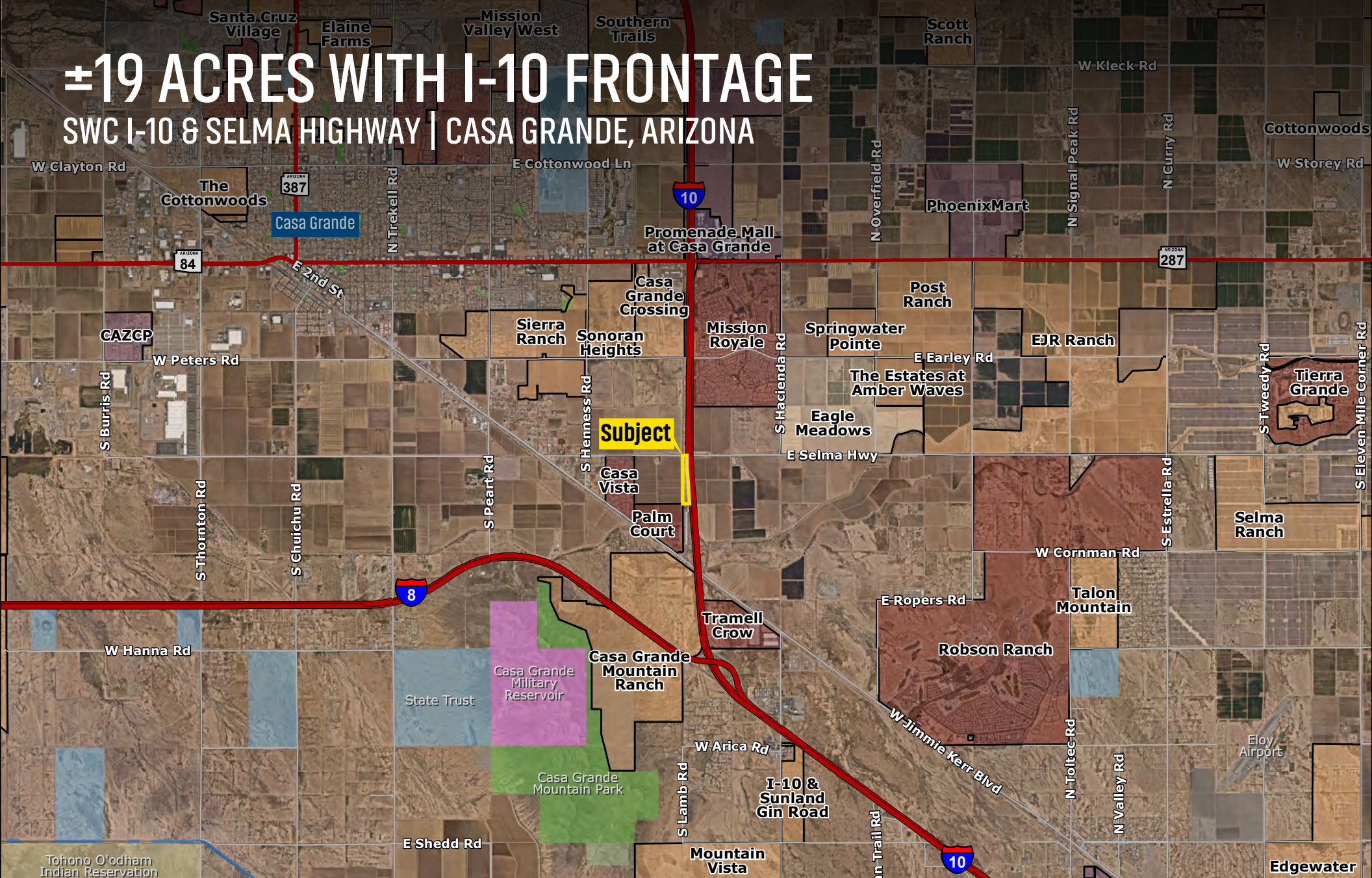


±19 ACRES WITH I-10 FRONTAGE

SWC I-10 & SELMA HIGHWAY | CASA GRANDE, ARIZONA



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EXECUTIVE SUMMARY



LOCATION

The Property is located at the southwest corner of I-10 & Selma Hwy in Casa Grande, Arizona



SIZE

±19.02 Acres



PRICE

\$237,750 (\$12,500/AC)



PARCELS

511-20-002B, 511-20-002C, 511-20-002E



ZONING

PAD, City of Casa Grande



UTILITIES

Power – Arizona Public Service (APS)

Water – Arizona Water Company

Gas – Southwest Gas Corporation



TAXES

\$5,249.56 (2023)



COMMENTS

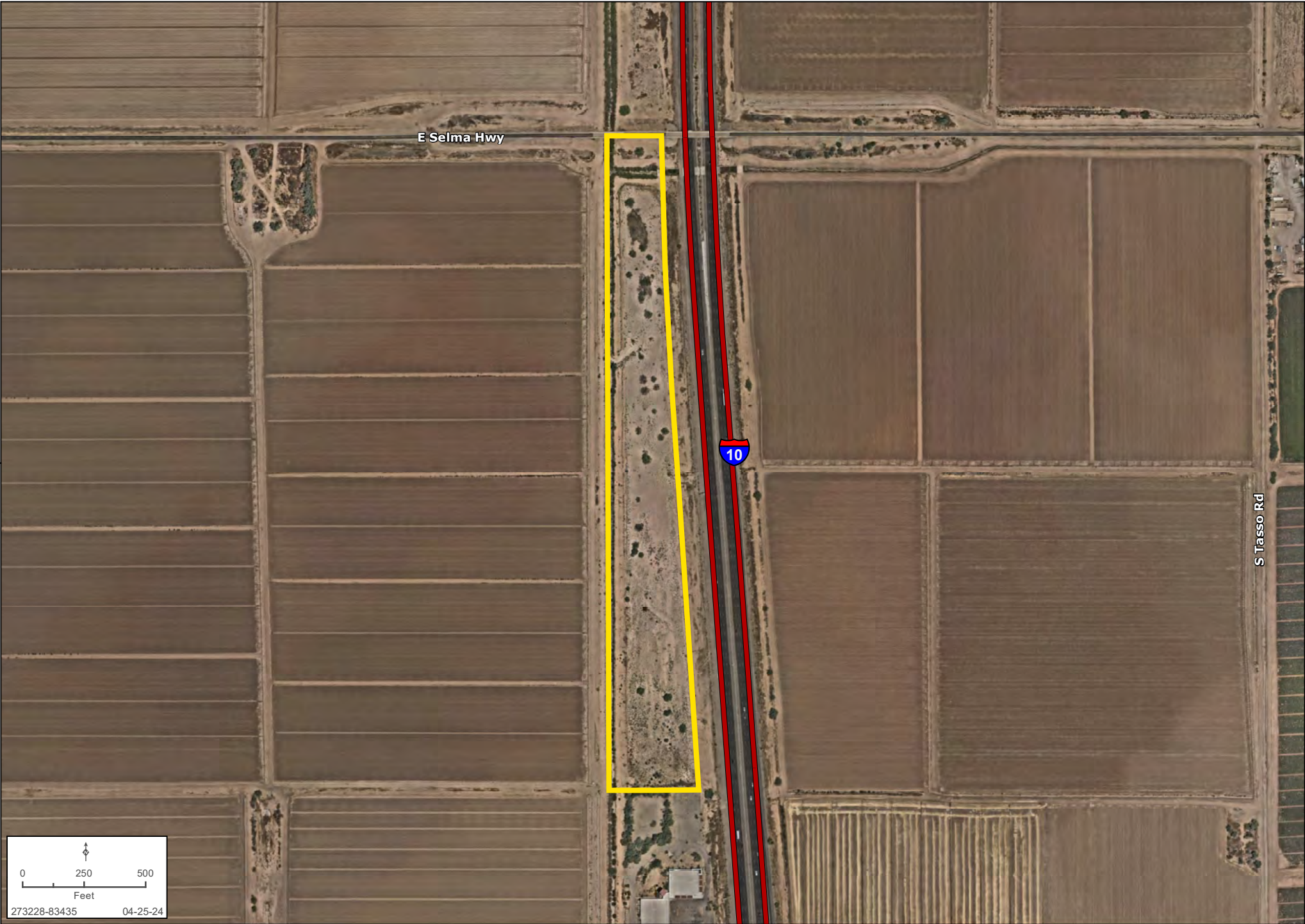
- Prime location with I-10 frontage
- Exemption from area flood plain, ensuring security against potential flooding
- Close proximity to residential areas, facilitating community integration
- Opportunity for redevelopment on the parcel to the south, enhancing potential for increased value
- Potential access to utilities facilitated by adjacent development to the south



The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

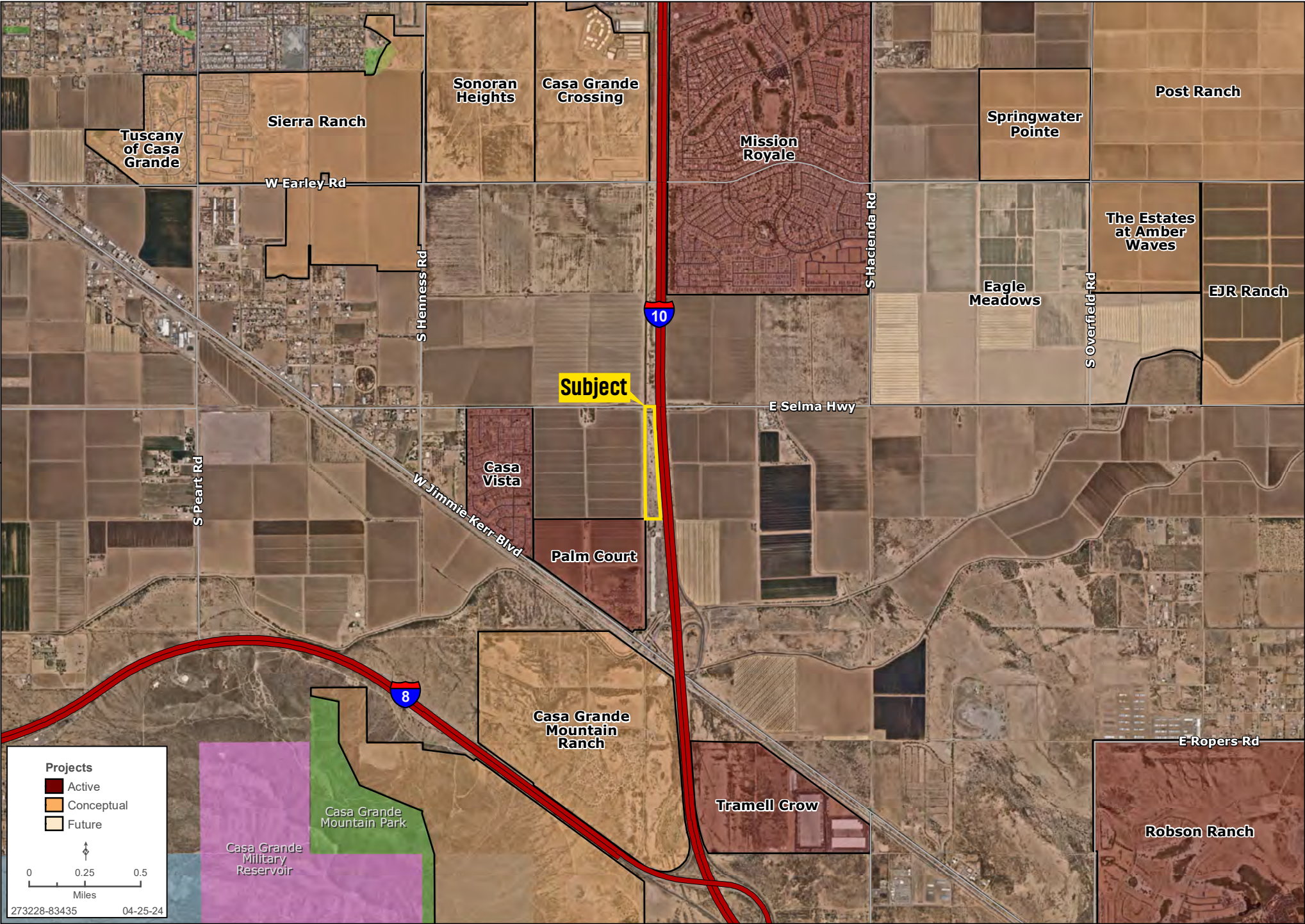
DETAIL

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AREA

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10-8 PARK SURROUNDING EMPLOYMENT

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REGIONAL

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4Q23

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