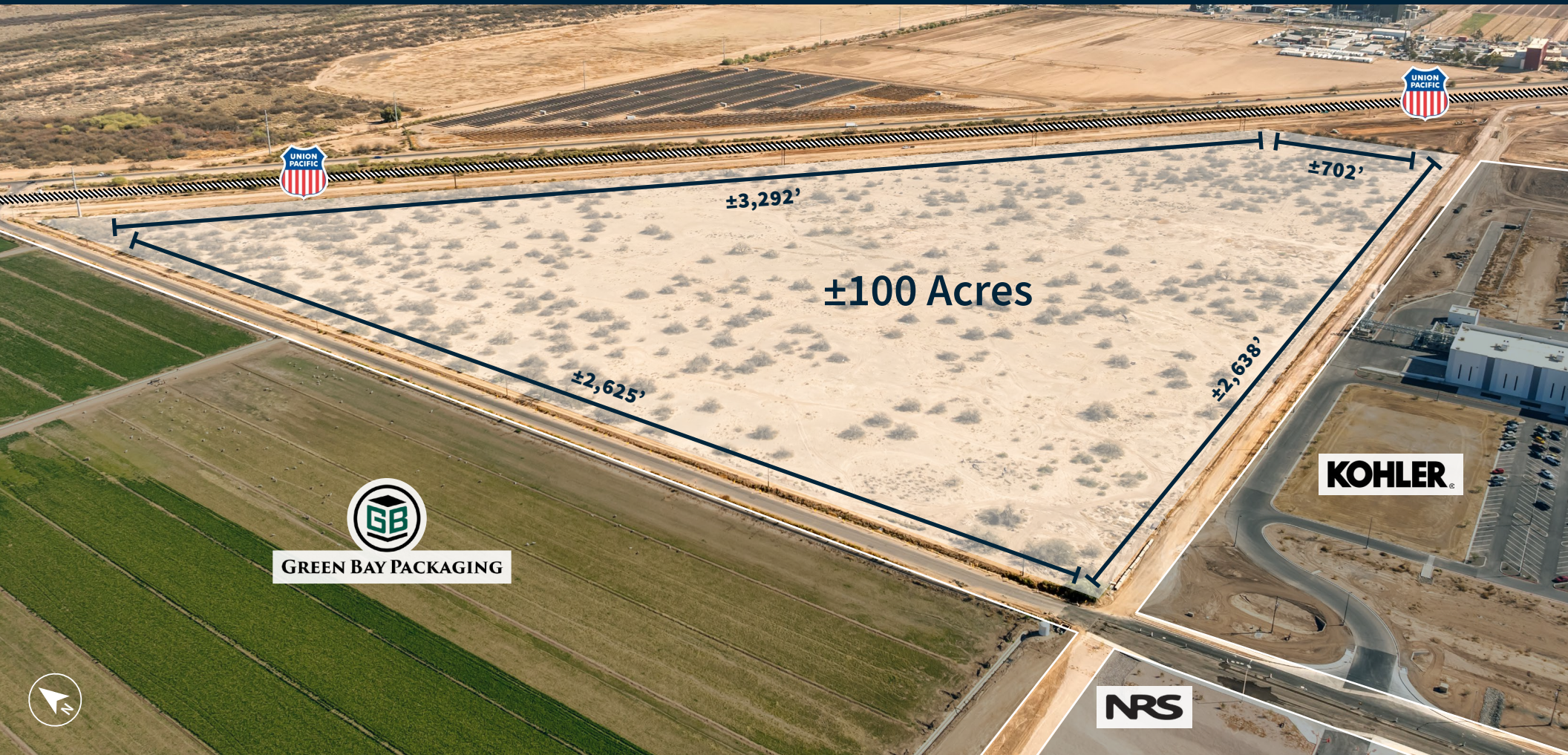


CASA GRANDE Rail Park

Ethington Road & Maricopa - Casa Grande Highway
Casa Grande, Arizona

100 ACRE INDUSTRIAL SITE
UNION PACIFIC RAIL CAPABLE
OFFERED FOR SALE

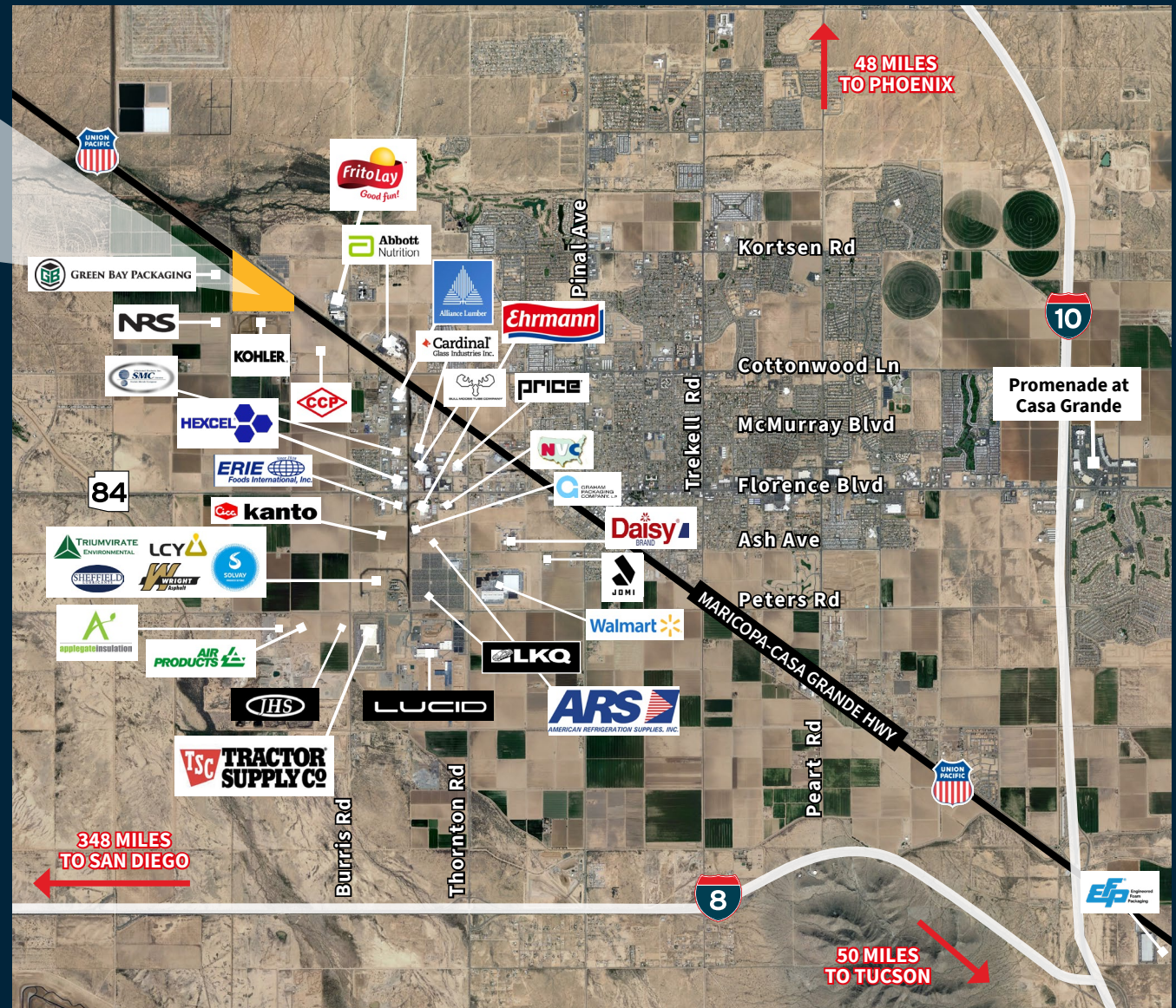
Build-to-Suit
Opportunity Zone
I-2 Zoning



The Center of **ARIZONA'S INNOVATION & TECHNOLOGY CORRIDOR**

CASA GRANDE Rail Park

Casa Grande Rail Park is located in Casa Grande, Arizona. The city boasts an innovative and effective economic development team with direct access to decision makers who review and approve business plans and permits.





Directly served by 2
major interstates
I-8 & I-10



Phoenix = 30-minutes
Tucson = 45-minutes



Union Pacific
Rail Served



1 hour from
3 International
Airports



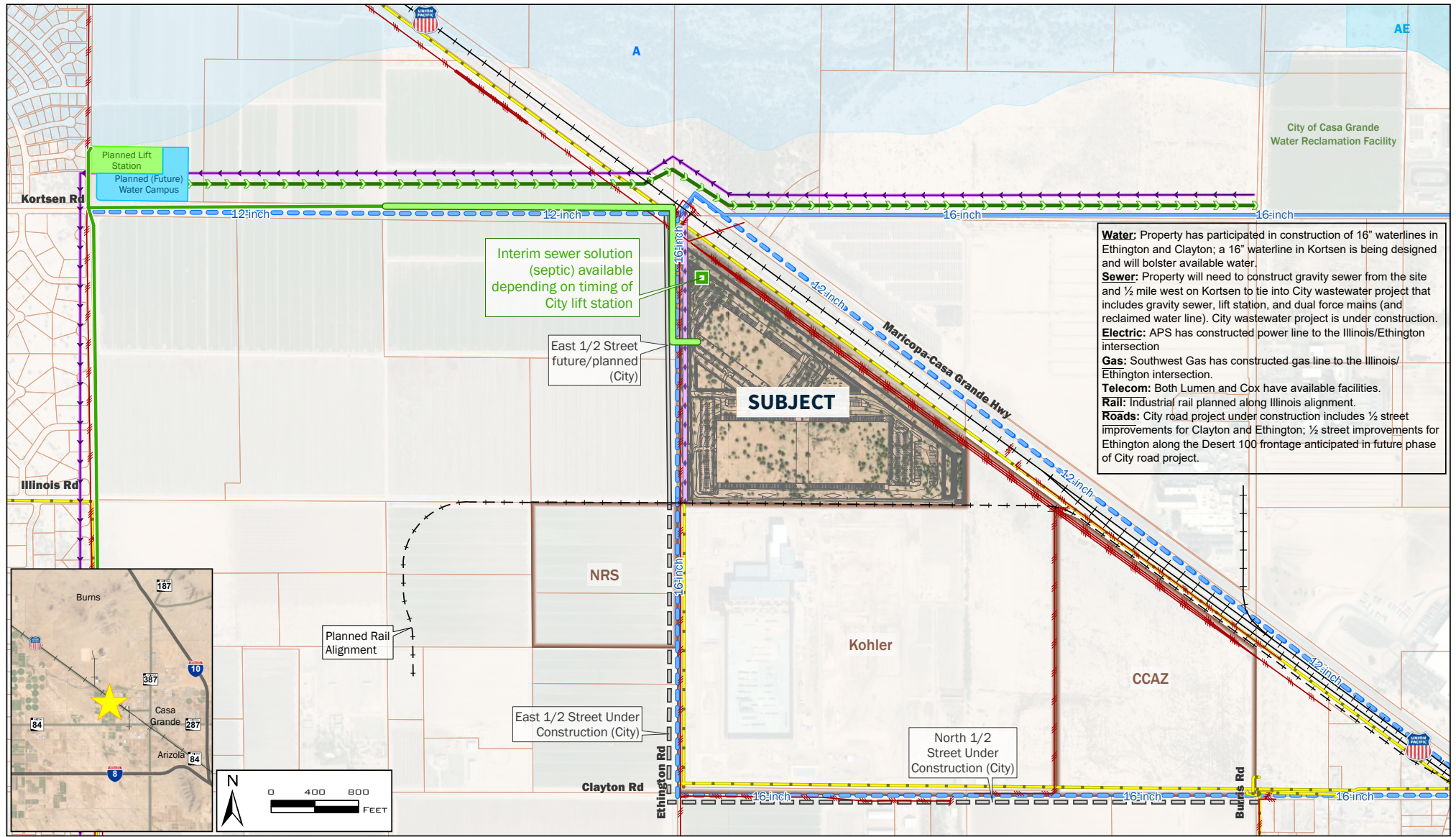
7 hours from
Port of
Long Beach

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POWERING AMERICA'S
ADVANCED MANUFACTURING
& DISTRIBUTION



PLANNED INFRASTRUCTURE & UTILITIES



WALBRIDGE DESERT 100
OFFSITE INFRASTRUCTURE & UTILITIES

CASA GRANDE, ARIZONA

DEMOGRAPHICS

Drive Time	2024 Total Population	Projected 2029 Population	Civilian Population of Age 16+ Labor Force	2024 Median Age
30 minutes	121,831	133,610	49,460	40.1
60 minutes	2,703,314	2,819,566	1,436,306	36.2
90 minutes	6,076,183	6,327,922	3,111,257	38.5



WHY CASA GRANDE?



1 mil

Within commute



45 min

Avg commute



84%

High school plus



57%

White collar



42%

Blue collar

MAJOR INDUSTRIAL EMPLOYERS

- Abbott Nutrition
- Bull Moose Tube
- Cardinal Glass
- Daisy Brand
- Franklin Foods
- Frito-Lay
- Graham Packaging
- Hexcel
- LKQ
- Lucid
- Price Industries
- Sheffield Lubricants
- Tractor Supply
- Wal Mart Distributions
- Wright Asphalt

COMING SOON

- Air Products
- Chang Chun Group
- KPCT Advanced Chemicals
- Kohler
- Solvay
- Triumvirate Environmental

INCENTIVES

- [City of Casa Grande](#)
- [New Market Tax Credit](#)
- [City of Casa Grande Incentive Ordinance \(PDF\)](#)
- [Foreign Trade Zone](#)
- [Pinal County Incentives](#)
- [City of Casa Grande Incentive Application \(PDF\)](#)
- [The State of Arizona Incentives](#)



Click each to read!

Life in CASA GRANDE

- Mountain Trails – 17 miles of scenic mountain trails for hiking and biking
- Carr McNatt Park – 12 acre park featuring Palm Island Aquatic Park, a splash pad, Velocity Skate Park, tennis, a track and playground
- Neon Sign Park – Step into the world of colorful vintage signs
- Casa Grande Ruins National Monument – ancient Hohokam ruins
- Promenade at Casa Grande – fantastic shopping and dining
- Picacho Peak State Park – an iconic hike with breathtaking views
- Golf - Dave White Municipal Golf Course, Mission Royale Golf Course, and Francisco Grande Golf Resort



PINAL COUNTY

ECONOMIC & WORKFORCE DEVELOPMENT

ECONOMIC DEVELOPMENT PROFILE



 **Greater Phoenix
Economic Council**



Pinal County joins GPEC –

an alliance that will align the County with one of the largest business groups in the state, and one of the most highly acclaimed economic development organizations in the country. GPEC will help Pinal County with marketing, business exposure, and industry prospecting increasing opportunities for economic development.



Click to read!

AT A GLANCE



PINAL COUNTY POPULATION

467,459

2023 Source: OEO



UNEMPLOYMENT RATE

Pinal County 4.9%

Arizona 4.3%
Nov 2023
Source Eller EBRC



POVERTY LEVEL

Pinal County 11.3%

Arizona 13.1%
2022
Source ACSY



MEDIAN YEARLY WAGE

\$43,680

Arizona 13.1%
2022
Source ACSY



TOTAL WORKFORCE

206,845

Nov 2023
Source Eller EBRC



EDUCATION

2022 Source: ACSY

88.5% **36.3%**
High School Graduate or higher Source College or Associate Degree

21.4%
Bachelor's Degree or higher

Arizona puts **BUSINESS FIRST**



THRIVING INNOVATION

With a surging innovation ecosystem and a \$3 million Arizona Innovation Challenge, Arizona attracts global corporations and forward-thinking start ups.



TOP TALENT

Arizona has all the bases covered - a focus STEM education, innovative training programs, leading universities and a robust pipeline of talent ready to shape the future.



STREAMLINED REGULATION

Arizona has created a minimalist regulatory environment by cutting red tape and by repealing overly burdensome regulations.



QUALITY OF LIFE

Known for the Grand Canyon, Arizona is so much more - diverse cultural population, average of 300 days of sunshine every year with low humidity, and an affordable cost of living.



LOW COST OF DOING BUSINESS

Arizona ranks seventh lowest in average workers compensation costs, fifth lowest in property taxes, and second lowest in unemployment insurance tax.



SIMPLIFIED TAX SYSTEM

Arizona has among the lowest corporate and individual income tax rates in the nation, lowering your cost of doing business.



ACCESS TO WORLD MARKETS

Arizona is immediately accessible to three of the world's largest economies: California (#6), Texas (#11) and Mexico (#18).



STEM NETWORK

The Arizona STEM Network is a collaboration between businesses, educators, government and philanthropy with a common agenda to graduate more Arizona students prepared for the global economy through STEM education.



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