



SWC of Thornton Road and Lawrence Street

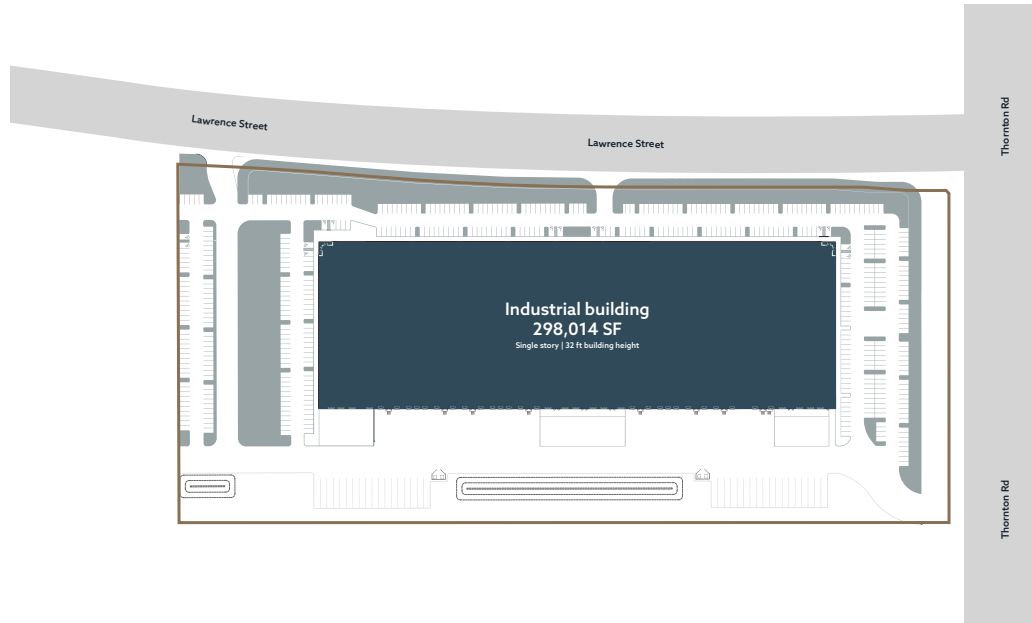
KV CASA GRANDE

PHASE II

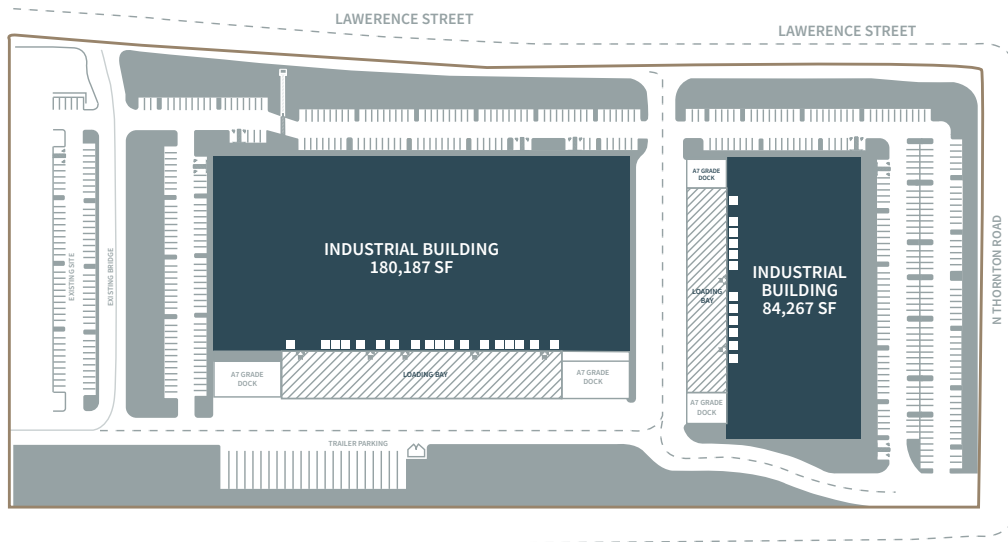
±19 Acres Divisible

FOR SALE / BTS OPPORTUNITY

ONE BUILDING PLAN



TWO BUILDING PLAN



Conceptual Site Plans

SITE SPECIFICATIONS



- ±19 Acre Parcel (Divisible)
- I-2 Zoning
- Foreign Trade Zone capable
- Located in Opportunity Zone
- Fully improved site



- 1 Minute to Gila Bend Hwy.
- 4 minutes to Maricopa Casa Grande Hwy.
- 13 minutes to I-10
- 6 minutes to I-8

UTILITIES



- Power - APS
- Water - AZ Water Company
- Sewer - City of Casa Grande
- Gas - Southwest Gas
- Ready on-site



- Rail Transload Facility capable: 1.4 miles from OmniTRAX railroad



KV CASA GRAND PHASE II

DRIVE TIMES:

46 Miles/45 Minutes

Tucson
Arizona

65 Miles/1 Hour

Phoenix Sky Harbor
International Airport

±5-6 Hours

Southern California
(LA/Long Beach; San Diego)

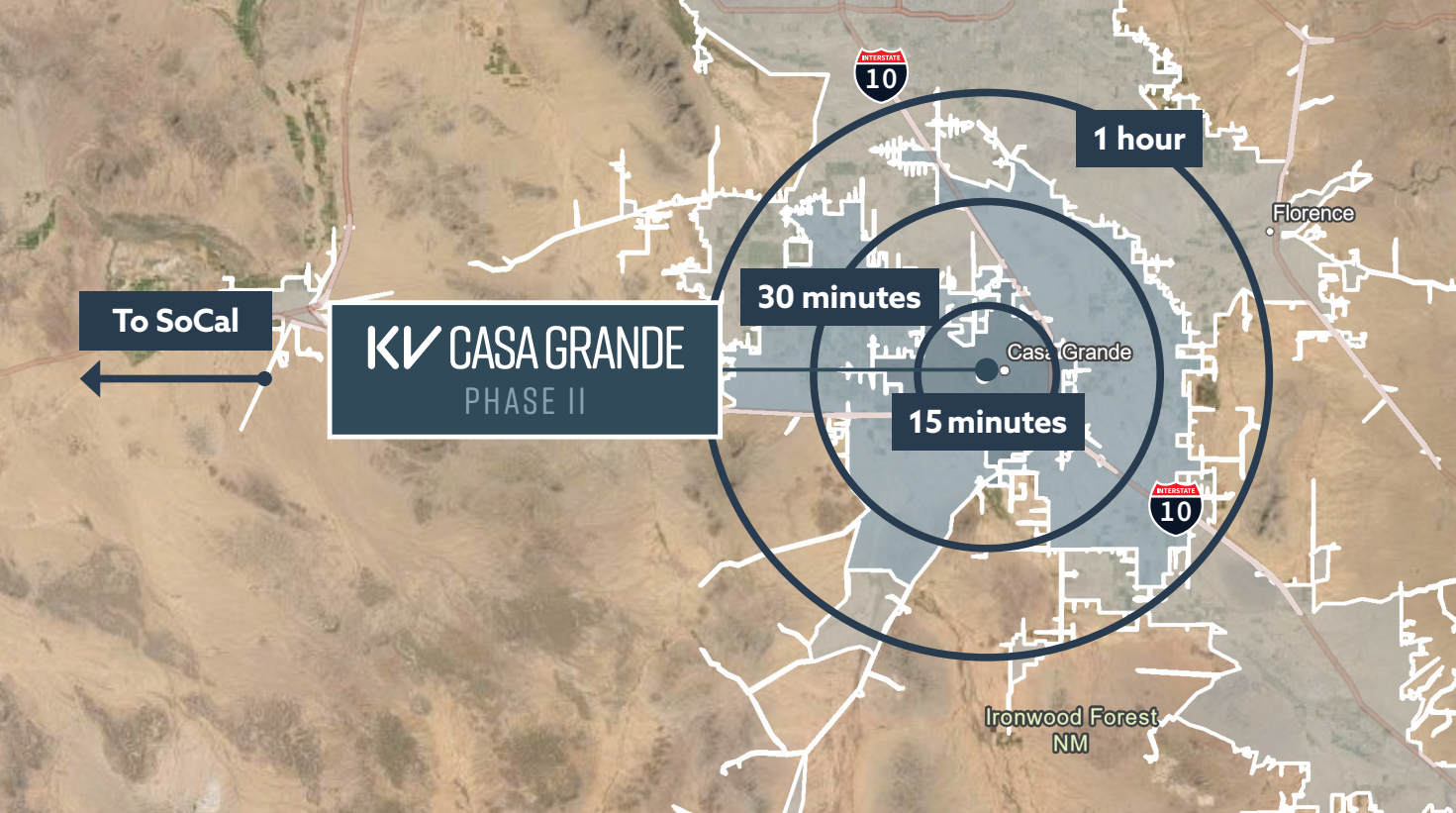
DRIVING DISTANCES TO SITE:



3 MILES



5.5 MILES



CASA GRANDE DEMOGRAPHICS



Population

	15 minutes	30 minutes	1 hour
2024:	61,583	147,206	2,287,719
2029:	68,402	159,257	2,396,734



Households

	15 minutes	30 minutes	1 hour
2024:	23,143	50,716	854,339
2029:	26,133	55,981	911,892



Employed civilian population age 16+

	15 minutes	30 minutes	1 hour
2024:	26,419	58,765	1,185,115

ARIZONA COMPETES

- Quality jobs income tax credit
- Job training reimbursable grants
- R&D tax credit
- Foreign trade zone capable
- Qualified facility tax incentives
- Renewable energy tax credit
- 100% Electable sales factor for multi-state corporations
- 30% Reduction in corporate income tax rate
- Improved accelerated depreciation schedule

For more information

John Lydon

Senior Managing Director
+1 602 282 6326
john.lydon@jll.com

Anthony Lydon, CSCMP

Executive Managing Director
+1 602 282 6268
aj.lydon@jll.com

Hagen Hyatt

Executive Vice President
+1 602 282 6326
hagan.hyatt@jll.com

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