

±1 Acre Commercial Land Available for Sale



1637 E Monument Plaza Circle
SWC Monument Plaza Cir & McMurray Blvd
Casa Grande, Arizona 85122

NaiHorizon

2944 N 44th St, Suite 200, Phoenix, Arizona

+1 602 955 4000

naihorizon.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN

For more information:

John Filli, SIOR

+1 602 852 3411

john.filli@naihorizon.com

Joe Pequeno

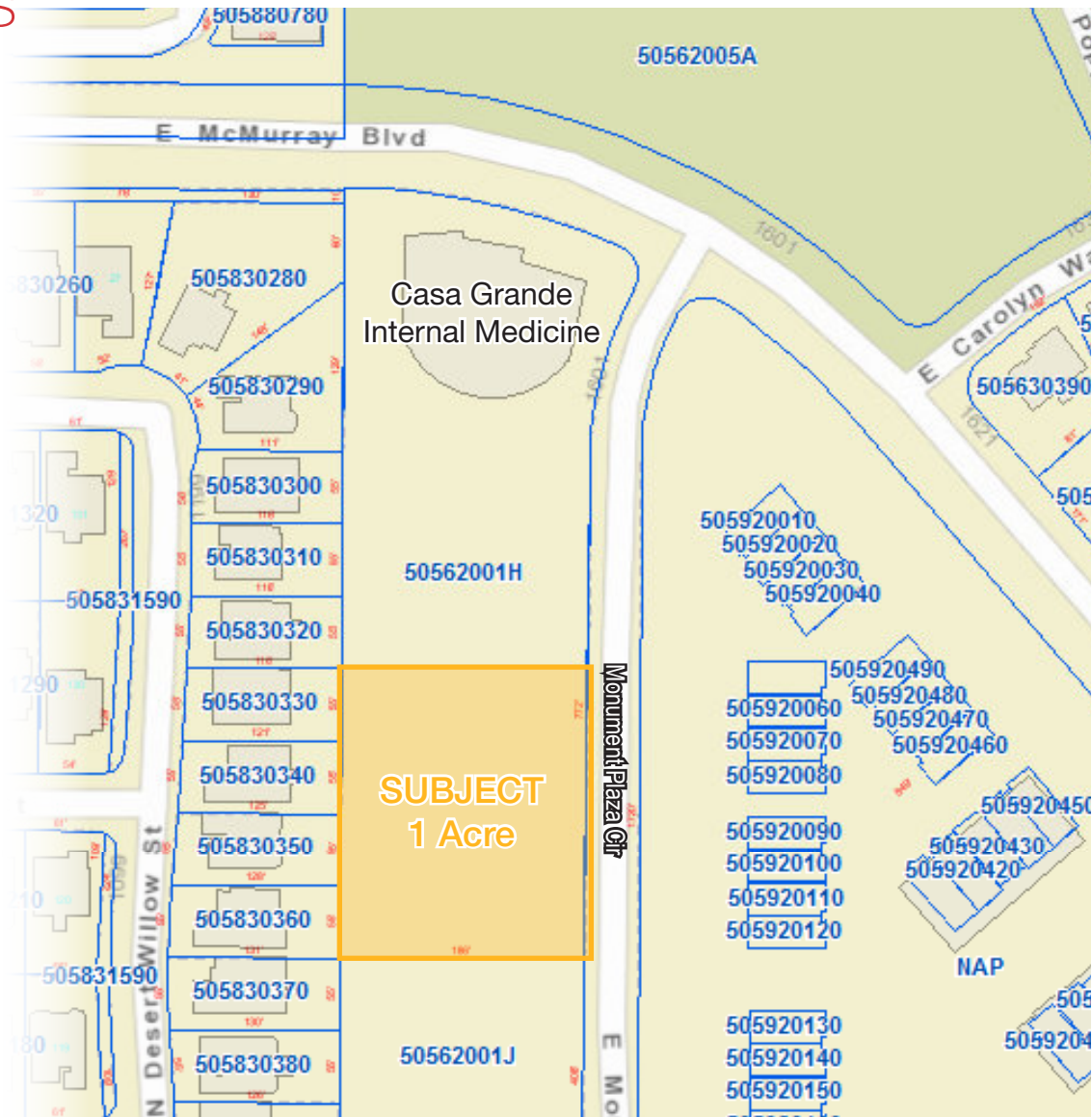
+1 602 393 6602

joe.pequeno@naihorizon.com

±1 Acre Commercial Land Available for Sale

Property & Location Highlights

- ±1 Acre Commercial Land - Ideal site for medical or standard office building
- Proposed subject is a ±1 Acre portion within APN 505-62-001H
- Located directly south of Casa Grande Internal Medicine
- Zoned B-1 (Commercial)
- Property is surrounded by a relatively new single family residential subdivision
- Water (Casa Grande Water Company), sewer (Casa Grande Sewer System), natural gas (Southwest Gas), and electric (APS) services available at the site
- Site fronts on the west side of E Monument Plaza Circle
- Nearest major interchange is located at E Florence Blvd & I-10
- Easy ingress/egress with indirect access to E Florence Blvd & I-10
- Strategically located between Phoenix and Tucson MSAs between 3 major transportation corridors (I-10, I-8 & SR-287)
- Planned/proposed projects that will impact Casa Grande's growth & economy: Lucid/Dreamport Villages Theme Park & Resort/Attesa Motor Sports Center/PhoenixMart



Sale Price: \$385,700 (\$8.84/SF)

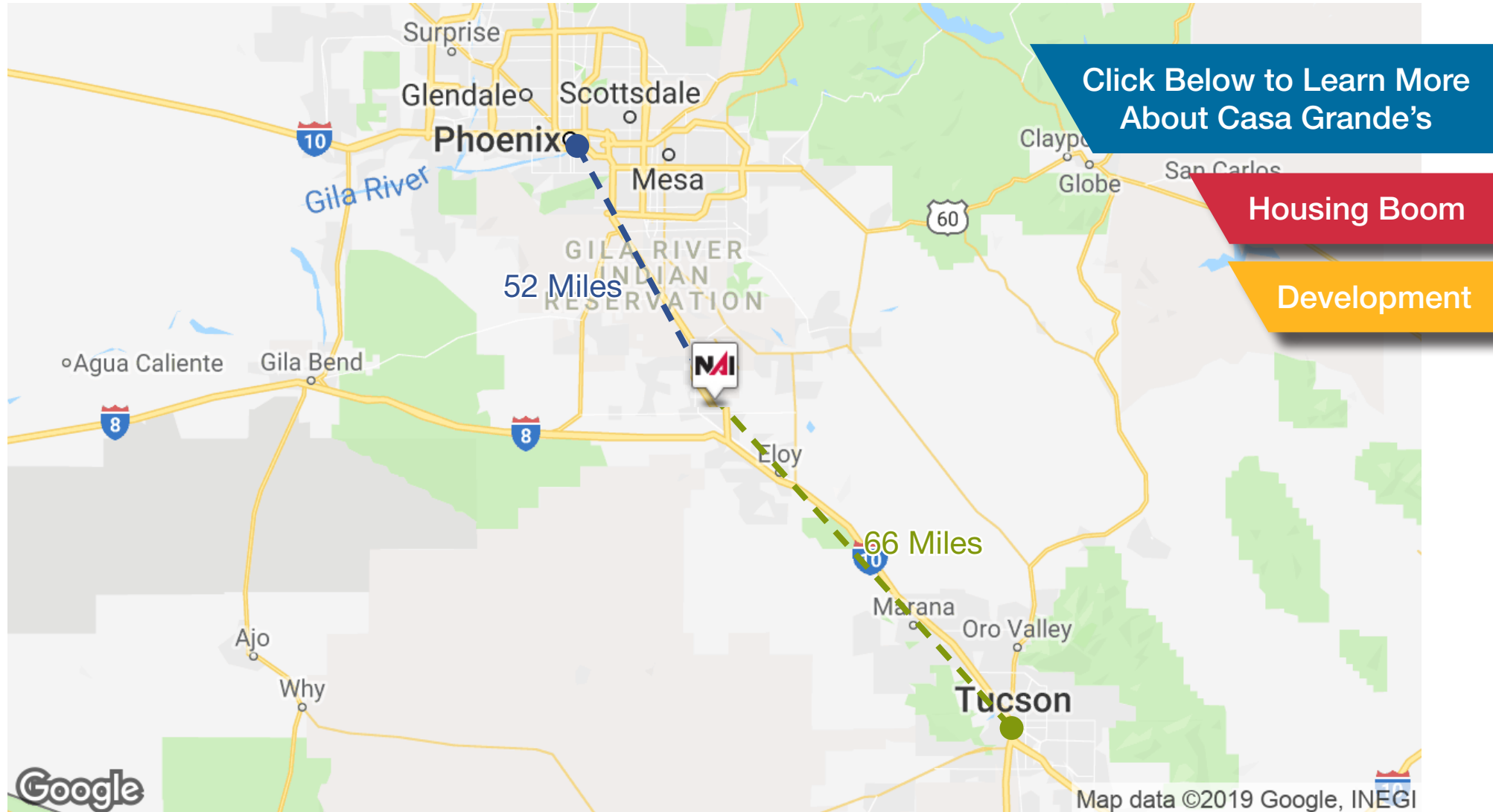
John Filli, SIOR
+1 602 852 3411
john.filli@naihorizon.com

Joe Pequeno
+1 602 393 6602
joe.pequeno@naihorizon.com

NAIHorizon

±1 Acre Commercial Land Available for Sale

Property Location



John Filli, SIOR
+1 602 852 3411
john.filli@naihorizon.com

Joe Pequeno
+1 602 393 6602
joe.pequeno@naihorizon.com

NAIHorizon

±1 Acre Commercial Land Available for Sale

Property Aerial



John Filli, SIOR
+1 602 852 3411
john.filli@naihorizon.com

Joe Pequeno
+1 602 393 6602
joe.pequeno@naihorizon.com

NAIHorizon

±1 Acre Commercial Land Available for Sale

Property Demographics



POPULATION

Total population

Average age

1 MILE

10,909

41.5

3 MILES

44,444

38.7

5 MILES

58,159

38.9

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

1 MILE

4,133

2.6

\$59,169

\$137,884

3 MILES

16,102

2.7

\$56,563

\$133,706

5 MILES

20,932

2.8

\$59,418

\$140,260

John Filli, SIOR
+1 602 852 3411
john.filli@naihorizon.com

Joe Pequeno
+1 602 393 6602
joe.pequeno@naihorizon.com

NAIHorizon