

# ±4.85 Acres of Land

TREKELL & KORTSEN ROADS | CASA GRANDE, ARIZONA

## Features

- > Frontage on Trekell Road and Kortsen Road
- > Zoned PUD (Planned Unit Development) City of Casa Grande\*
- > 2016 taxes \$5,187\*\*
- > Phoenix Mart, which is a portion of NALTEC, North American Logistics Trade and E-Commerce City, has the final plans into the City of Casa Grande for review of a 1.7 million square foot, multi-functional products center, which will be the first of its kind in North America. It will bring manufacturers and distributors together in one location for one-stop shopping. The total master-planned community is expected to be 585-acres, which initial plans include a hotel, 4-million square feet of support facilities and a hospital. This project is located approximately 5 miles from this site. For more information please visit <http://phoenixmart.com/>
- > A new interchange at I-10 and Kortsen Road is currently being planned.

\*According to the City of Casa Grande Planning Department

\*\*According to the Pinal County website

## Asking Price

- > \$528,165 \$2.50/SF
- \$108,900/ACRE

## Area

- > ±4.85 acres or ±211,266 square feet, irregular in shape.
- > Parcel numbers 504-45-032 08 (±4.48 acres) and 504-45-031 09 (±0.37 acres).
- > Owner will consider a lot split.



## Location

- > Located on the southwest corner of Trekell and Kortsen Roads, in Casa Grande, AZ



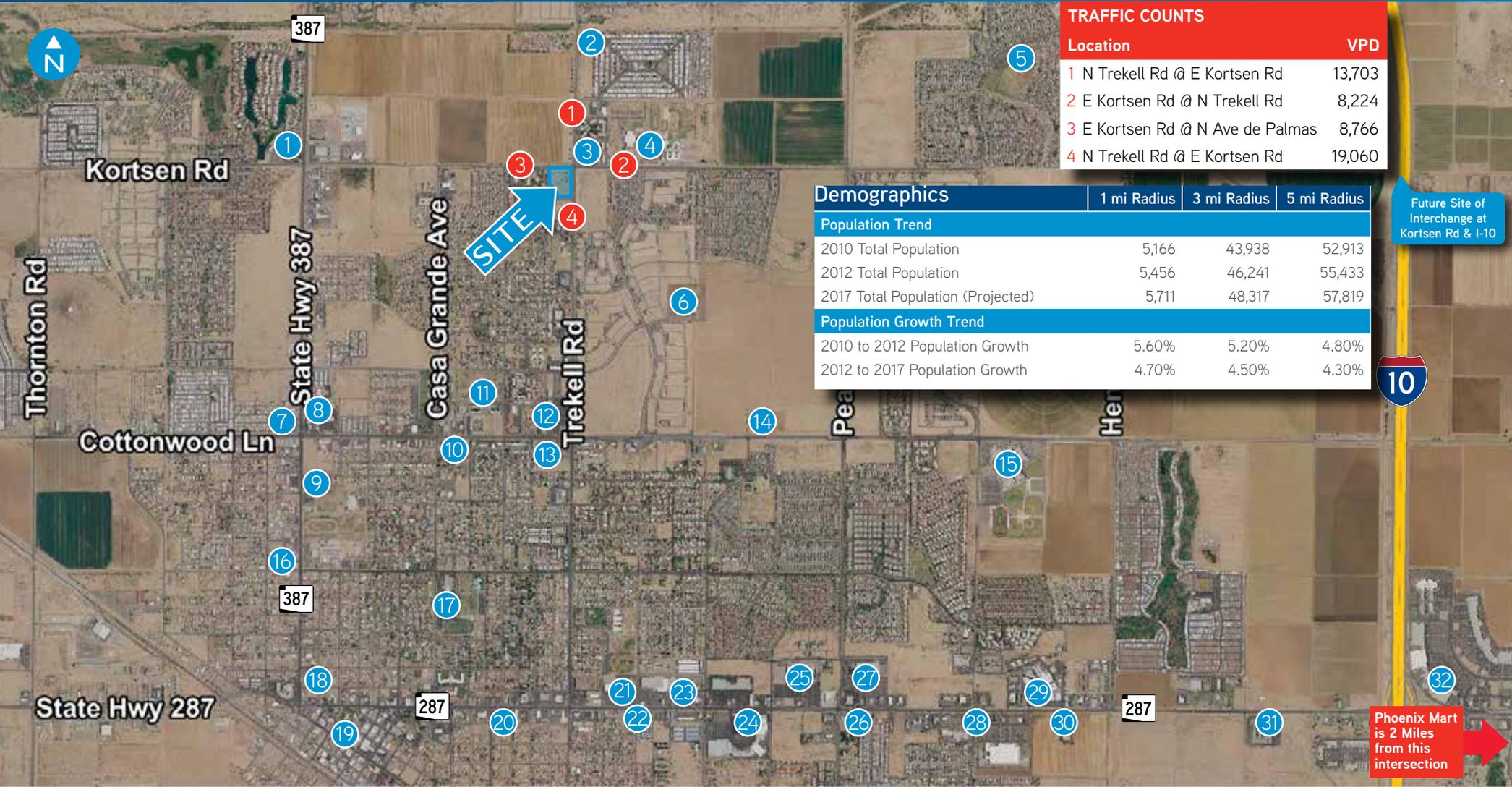
**FOR SALE > ZONED PUD LAND**

Trekell & Kortsen Roads | Casa Grande, Arizona

**Sales Price:**

\$528,165 • \$2.50/SF • \$108,900/ACRE

**Colliers**  
INTERNATIONAL



TRAFFIC COUNTS	
Location	VPD
1 N Trekell Rd @ E Kortsen Rd	13,703
2 E Kortsen Rd @ N Trekell Rd	8,224
3 E Kortsen Rd @ N Ave de Palmas	8,766
4 N Trekell Rd @ E Kortsen Rd	19,060

Demographics	1 mi Radius	3 mi Radius	5 mi Radius
<b>Population Trend</b>			
2010 Total Population	5,166	43,938	52,913
2012 Total Population	5,456	46,241	55,433
2017 Total Population (Projected)	5,711	48,317	57,819
<b>Population Growth Trend</b>			
2010 to 2012 Population Growth	5.60%	5.20%	4.80%
2012 to 2017 Population Growth	4.70%	4.50%	4.30%

- |                                    |                                  |  |  |   |
|------------------------------------|----------------------------------|--|--|---|
| 1. Walgreen's                      | 7. QuikTrip                      | 13. Circle K                           | 20. Burger King, Pizza Hut, KFC                | 26. Chili's, Papa Murphy's              |
| 2. Circle K                        | 8. Walgreen's Pharmacy           | 14. Mission Heights Preparatory School | 21. Chase Bank                                 | 27. Walmart                             |
| 3. Little Caesar's Pizza           | 9. Saguaro Elementary School     | 15. Vista Grande High School           | 22. Chipotle, Jack in the Box, Arby's, Wendy's | 28. McDonald's, Taco Bell, Carl's Jr.   |
| 4. Cholla Elementary School        | 10. 7-Eleven                     | 16. Pinnacle High School               | 23. Well's Fargo Bank                          | 29. Casa Grande Regional Medical Center |
| 5. Desert Willow Elementary School | 11. Cottonwood Elementary School | 17. Desert Winds High School           | 24. Sonic, Subway, Filiberto's                 | 30. Best Western Plus                   |
| 6. Legacy Traditional School       | 12. Safeway, US Bank             | 18. Holiday Inn                        | 25. Lowe's                                     | 31. Legacy Suites, Comfort Inn          |
|                                    |                                  | 19. Great Western Bank                 |  | 32. Promenade Mall                      |