

LAND
AVAILABLE
FOR SALE
CASA GRANDE, AZ

1482 E KORTSEN ROAD CASA GRANDE, AZ



PROPERTY INFORMATION

FEATURES:

- LOCATED ON THE HARD CORNER OF A SIGNALIZED INTERSECTION
- HALF A MILE FROM CACTUS MIDDLE SCHOOL (±895 STUDENTS)
- STRONG HOUSEHOLD INCOMES
- ±1.15 MILES FROM VISTA GRANDE HIGH SCHOOL (±1,727 STUDENTS)
- ACROSS THE STREET FROM CASA GRANDE COMMUNITY RECREATION FACILITY
- SIGNIFICANT DEVELOPMENT IN CASA GRANDE INCLUDING LUCID MOTORS 500 ACRE FACILITY

PROPERTY SIZE:

- ±2.07 ACRES (±90,169 SF)

NEIGHBORING TENANTS:



DEMOGRAPHICS ESRI 2021

2021 ESTIMATED POPULATION

1 MILE:	8,032
3 MILE:	48,018
5 MILE:	60,569

2021 ESTIMATED AVG. HH INCOME

1 MILE:	\$77,509
3 MILE:	\$68,426
5 MILE:	\$70,671

2021 ESTIMATED TRAFFIC COUNTS ESRI 2021

N/S ON PEART ROAD: ±11,214 VPD
E/W ON KORTSEN ROAD: ±6,120 VPD

BRENT MALLONEE

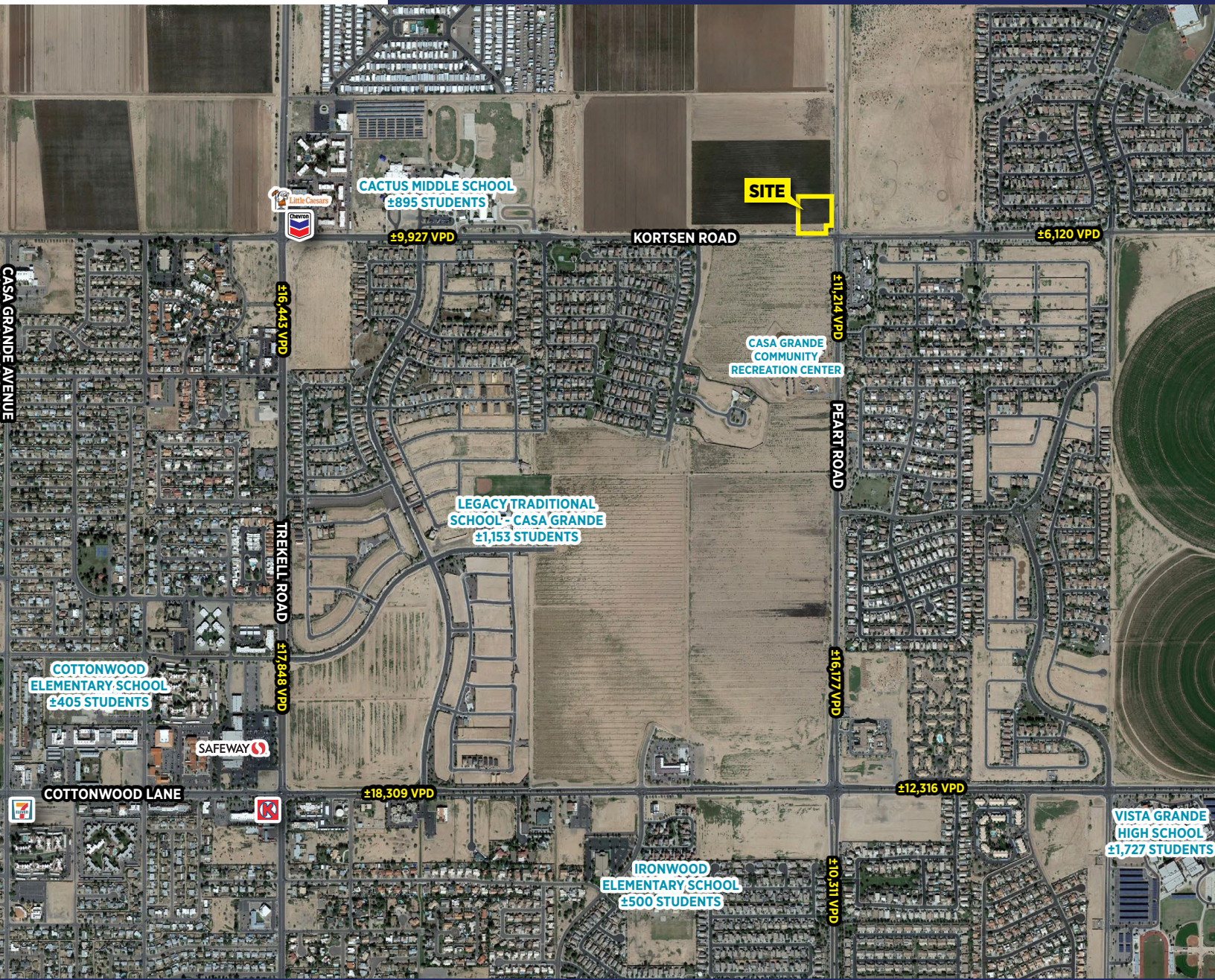
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