



PINAL COUNTY

WIDE OPEN OPPORTUNITY

PINAL COUNTY is becoming a magnet for Automotive and Advanced Manufacturing Companies

RECENT COMPANY LOCATES AND EXPANSIONS



2,800 New Jobs
\$2.8B New Capital Investment

LUCID

6,120 New Jobs
\$1.9B New Capital Investment



1,762 New Jobs
\$800M New Capital Investment



500 New Jobs
\$500M New Capital Investment

KOHLER

500 New Jobs
\$376M New Capital Investment



209 New Jobs
\$400M New Capital Investment

AT A GLANCE


POPULATION
439,128
2021
Source: OEO


TOTAL WORKFORCE
199,983
Aug 2022
Source: Eller EBRC


EDUCATION


87.0%
High School Graduate or Higher
Source: 2020 OEO


35.8%
Some College or Associate's Degree
Source: 2020 OEO


20.9%
Bachelor's degree or higher
Source: 2020 OEO


UNEMPLOYMENT RATE
Pinal County 3.8%
Arizona 3.5%
Aug 2022
Source: Eller EBRC

POVERTY LEVEL
Pinal County 12.1%
Arizona 14.1%
2020
Source: OEO


\$38,712
Median Yearly Wage
2021
Source: OEO

Target Industries

Aerospace & Defense

Manufacturing

Electric Vehicle Technology & Manufacturing

Transportation & Distribution

Natural and Renewable Resources (Mining, Agriculture, Solar)

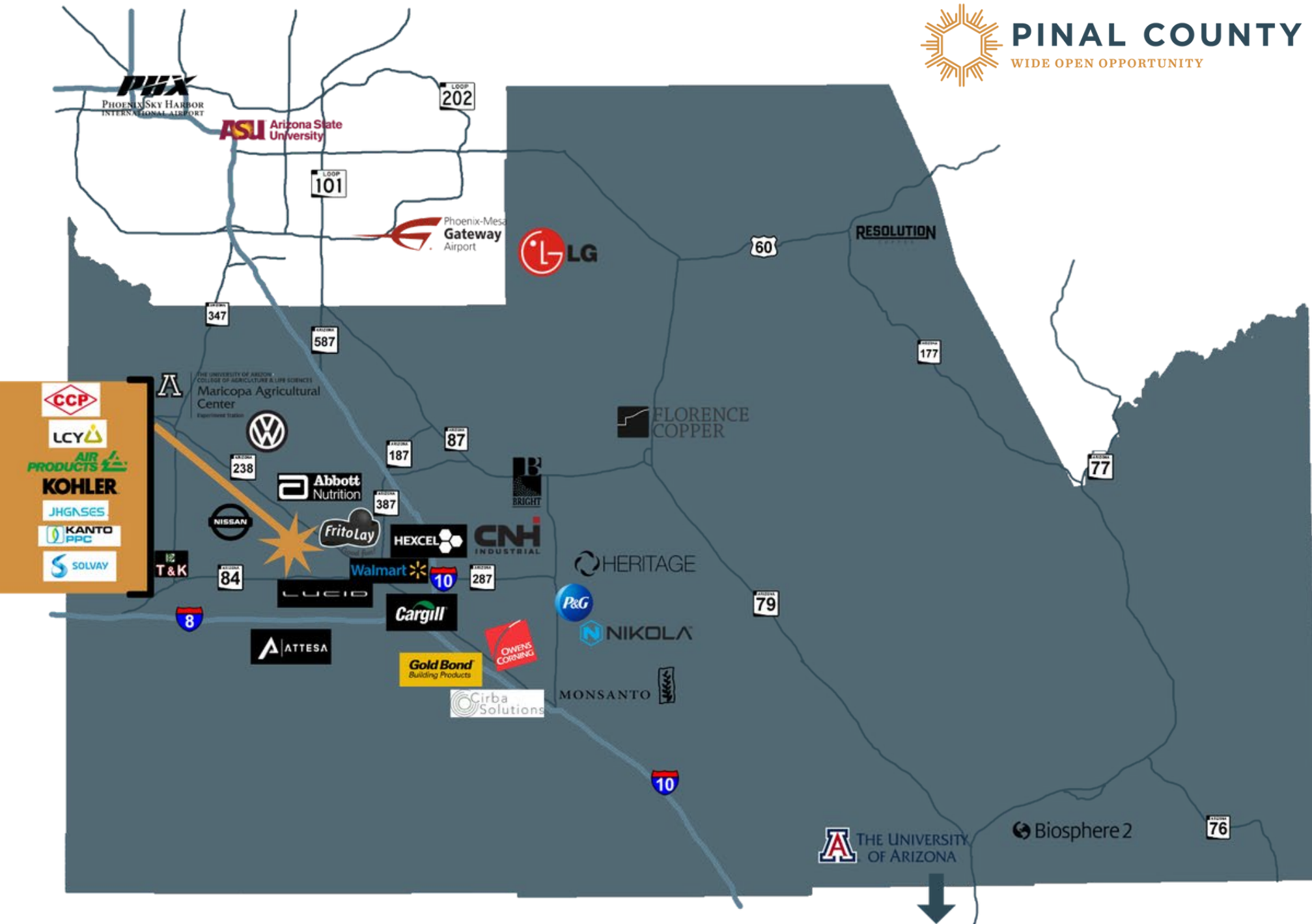


PINAL COUNTY



PINAL COUNTY

WIDE OPEN OPPORTUNITY



RECENTLY ANNOUNCED AND EXPANDING COMPANIES

TOTAL ANTICIPATED CAPITAL INVESTMENT

TOTAL ANTICIPATED NUMBER OF EMPLOYEES



.....

\$2,800,000,000

2800

LUCID

.....

\$1,900,000,000

6120



.....

\$800,800,000

1762



.....

\$500,000,000

500



.....

\$400,000,000

209

KOHLER

.....

\$376,000,000

500



.....

\$237,000,000

161

Gold Bond
Building Products

*

.....

\$250,000,000

100

*affiliate of National Gypsum



.....

\$100,000,000

75

JHGENSES Jing He Science Arizona Inc.

.....

\$100,000,000

57



.....

\$25,000,000

110



.....

\$15,000,000

50

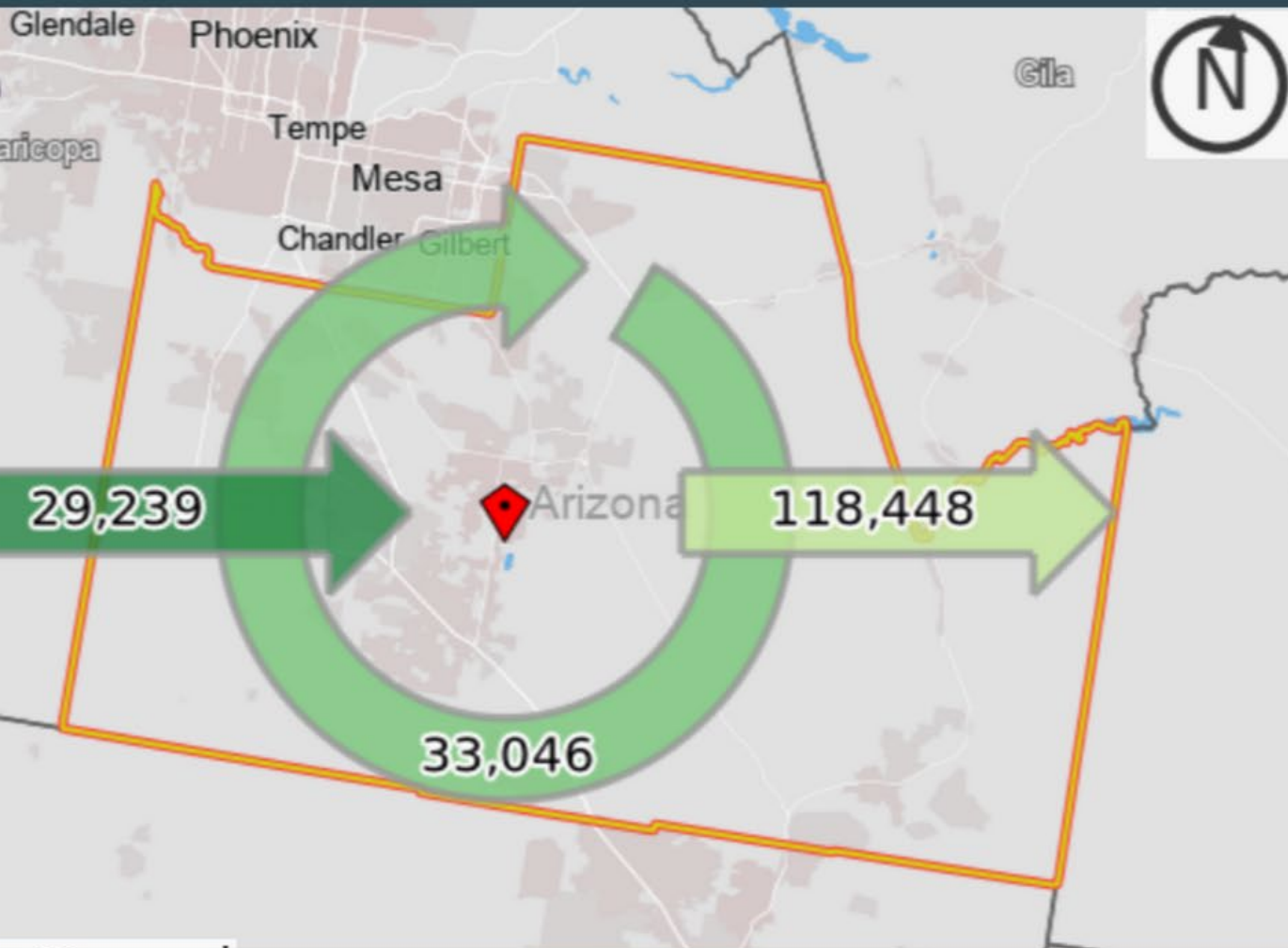


.....

\$9,000,000

50

Pinal County Employment Migration (2019)



118,448

Live in Pinal County
but leave for work

33,046

Live and work in
Pinal County

29,239

Live outside Pinal
County but commute
in for work



PINAL COUNTY

KEY INDUSTRIAL PARKS

Interstate 10/8 Business Park

Inland Port AZ

Eagle Wing

Central Arizona Commerce Park


Pinal County Tech Park

FOR SALE: ±1,173 ACRE BUSINESS PARK

Interstate 10 & Interstate 8 | Eloy, Arizona

www.Interstate10-8.com



	SIZE	±1,173 Acres
	ZONING	Mixed – Industrial / Commercial / Hospitality / Distribution / Manufacturing
	PARCEL #	402-15-041B (Parent Parcel)
	PROPERTY TAX	\$41,525.50 (2020)
	UTILITIES	All Utilities to Site
	PRICE	CALL FOR PRICING
OTHER INFORMATION	<ul style="list-style-type: none">• Located in an Opportunity Zone and Foreign Trade Zone 75• Class A Business Park• Rail line access• ±1,173 acres of flexible zoning• Ultra high speed internet• Major transportation corridor in every direction ensure easy access.• Designed to meet the development requirements of today's high-tech industrial and commercial tenants.	

For more information, please contact:

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Petersen Properties & Management Inc.
3369 E. Queen Creek Rd, Ste 101
Gilbert, AZ 85297

PROPERTY SUMMARY REPORT

Eagle Wing

PROPERTY DETAILS
Site / Building Name: Eagle Wing
City / County: Maricopa / Pinal
Zip Code: 85138
Street Address: Maricopa-Casa Grande Highway & White & Parker Road (South)
Min Size / Max Size: 20 Acres / 308.54 Acres
Zoning: Planned Area Development (PAD) and General Use Mixed (GU-M)

AVAILABILITY
For Sale / Lease: Sale or Lease
Sale Price / Terms: Make Offer

DESCRIPTION / SITE DETAILS
Available for employment use in the heart of Maricopa, Arizona. The site is very proximate to a rapidly growing, high-density residential area and City Hall Complex. Maricopa has 40+ planned or under construction residential subdivisions. A major campus of Central Arizona College and other amenities are in the immediate vicinity.

INLAND PORT ARIZONA

MANUFACTURING AMERICA

HOME TO

NIKOLA MOTOR COMPANY

ing LaSalle American, Inc.
CO508577000

CENTRAL ARIZONA COMMERCE PARK

OPPORTUNITY ZONE LAND

GROUNDS FOR AUTONOMOUS INNOVATION

HOME TO

LUCID

James LaSalle American, Inc.
License # CO508577000

PINAL COUNTY TECHNOLOGY PARK

Land Advisors ORGANIZATION

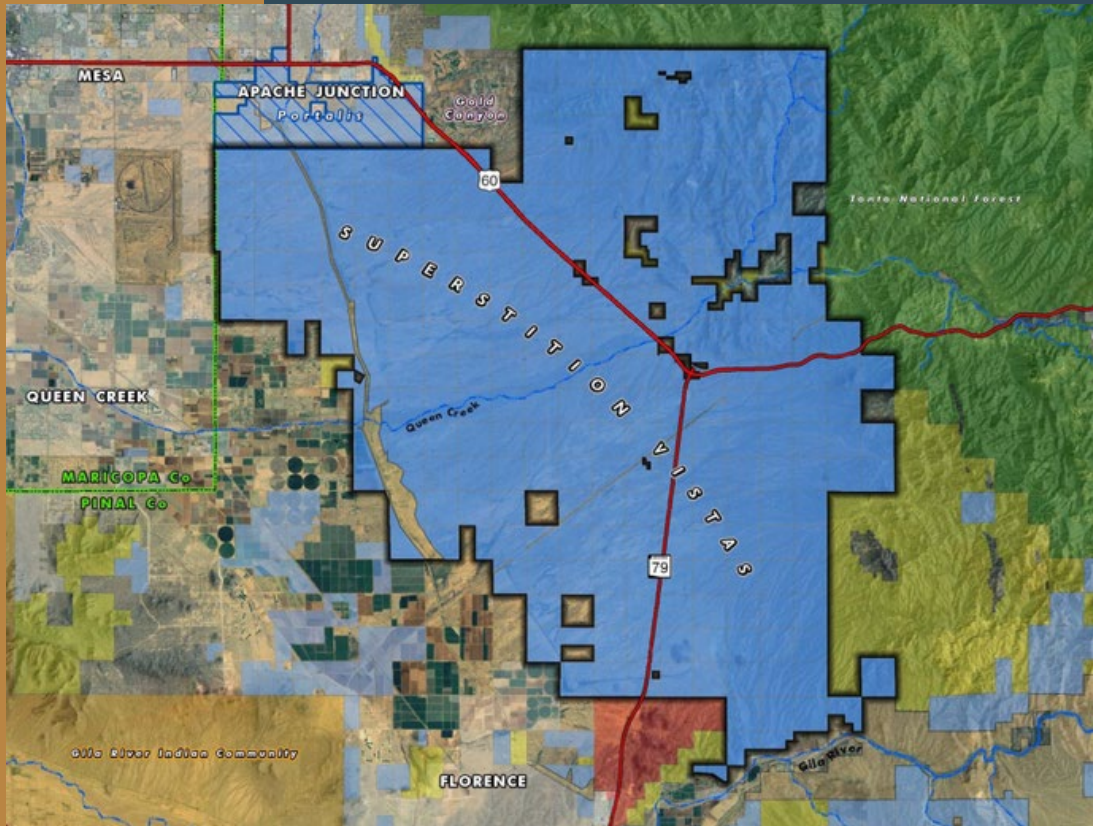
HILGARTWILSON
ENGINEER | PLANNER | SURVEY | MANAGER

Kirk P. McCarville, CCIM | kmccarville@landadvisors.com
Land Advisors Organization | 520.291.0349

Trey Davis | tdavis@landadvisors.com
Land Advisors Organization | 602.363.3901



APACHE JUNCTION



Superstition Vistas

275 Sq Miles of Arizona State
Trust Land

Brookfield
Residential

D·R·HORTON®
America's Builder

2,783 Acre Parcel

Master Planned Communities

1,825 Homes Expected For Sale In 2023

40 Acres Of Commercial

73 Acres Recreational Space

10 Acres Public Safety



PINAL COUNTY

CASA GRANDE

The Lucid logo consists of the word "LUCID" in a white, sans-serif, all-caps font, centered on a black rectangular background.

2.7 Million Sq Ft Expansion

Will increase capacity from 30,000 vehicles per year to up to 400,000

The Kohler logo features the word "KOHLER" in a bold, black, sans-serif, all-caps font, with a registered trademark symbol (®) at the end.

1M Sq Ft Facility

The LCY logo features the letters "LCY" in a bold, black, sans-serif font, followed by a stylized green triangle with a yellow dot above it.

80,000 Sq Ft Facility

The CCP logo features the letters "CCP" in a bold, red, sans-serif font, enclosed within a red diamond shape.

540,000 Sq Ft Facility

The JHGASES logo features the word "JHGASES" in a blue, sans-serif, all-caps font, with a stylized blue and green graphic element to the left.

200,000 Sq Ft Facility

The KANTO PPC logo features the word "KANTO" in a bold, black, sans-serif font, with "PPC" in a blue, sans-serif font below it, and a stylized green and blue graphic element to the left.

400,000 Sq Ft Facility



PINAL COUNTY

COOLIDGE



Phase .5 was 275K Sq Ft - Complete
Phase 1 was 17K Sq Ft - Complete
Phase 2 will be 300K Sq Ft



2,000,000 Sq Ft Facility

Residential Development

Single Family

Expected to build almost 500 homes



Multi Family

398 Units
Vah Ki Inn Rd
In progress



PINAL COUNTY



ELOY



42,500 Sq Ft Facility

Gold Bond®
Building Products

300,000 Sq Ft Facility



75,000 Sq Ft Facility



Residential Development

Since January of 2022
200 Single Family Permits Issued



PINAL COUNTY

FLORENCE

Residential Development



330 Single Family
Unit Development



250 Single Family
Unit Development



THE TOWN IS FORECASTING
APPROXIMATELY 3,500 NEW HOMES
IN THE NEXT FIVE YEARS



PINAL COUNTY

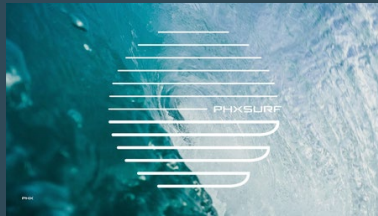
MARICOPA



50+ Acres Campus
Specialty ER Hospital, Hotel,
Retail, Condos, Office Space



Major Expansion
Include Luxury Car Condos For
Members



PHX Surf
World -class Surfing Venue
Retail, Dining, Entertainment



Maricopa Station
Mixed Use Life Style Center
Retail, Restaurants, Residential

Residential Development

Single Family

In 2022:
1154 Single Family Permits
Issued

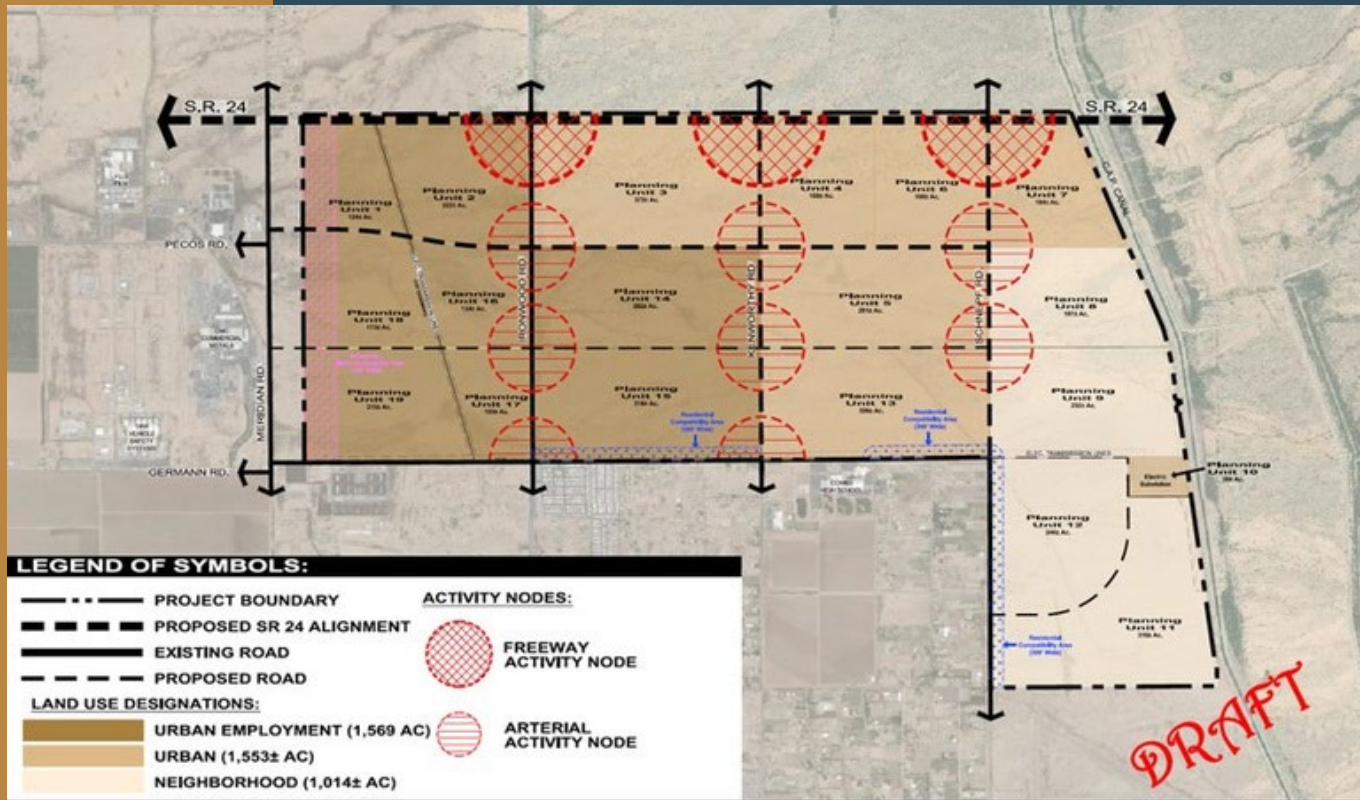
Multi Family

In 2022:
296 Multi Family Permits
Issued



PINAL COUNTY

QUEEN CREEK



ARIZONA STATE LAND
4,100 ACRE SITE



1M Sq Ft Facility



PINAL COUNTY

SAN TAN VALLEY

Residential Development

Multi Family

103 Units

Hunt Hwy and Thompson Rd

848 Units

Hunt Hwy and Thompson Rd

158 Units

Hunt Hwy and Crismon Rd

312 Units

Hunt Hwy and Gary
Rd



Single Family

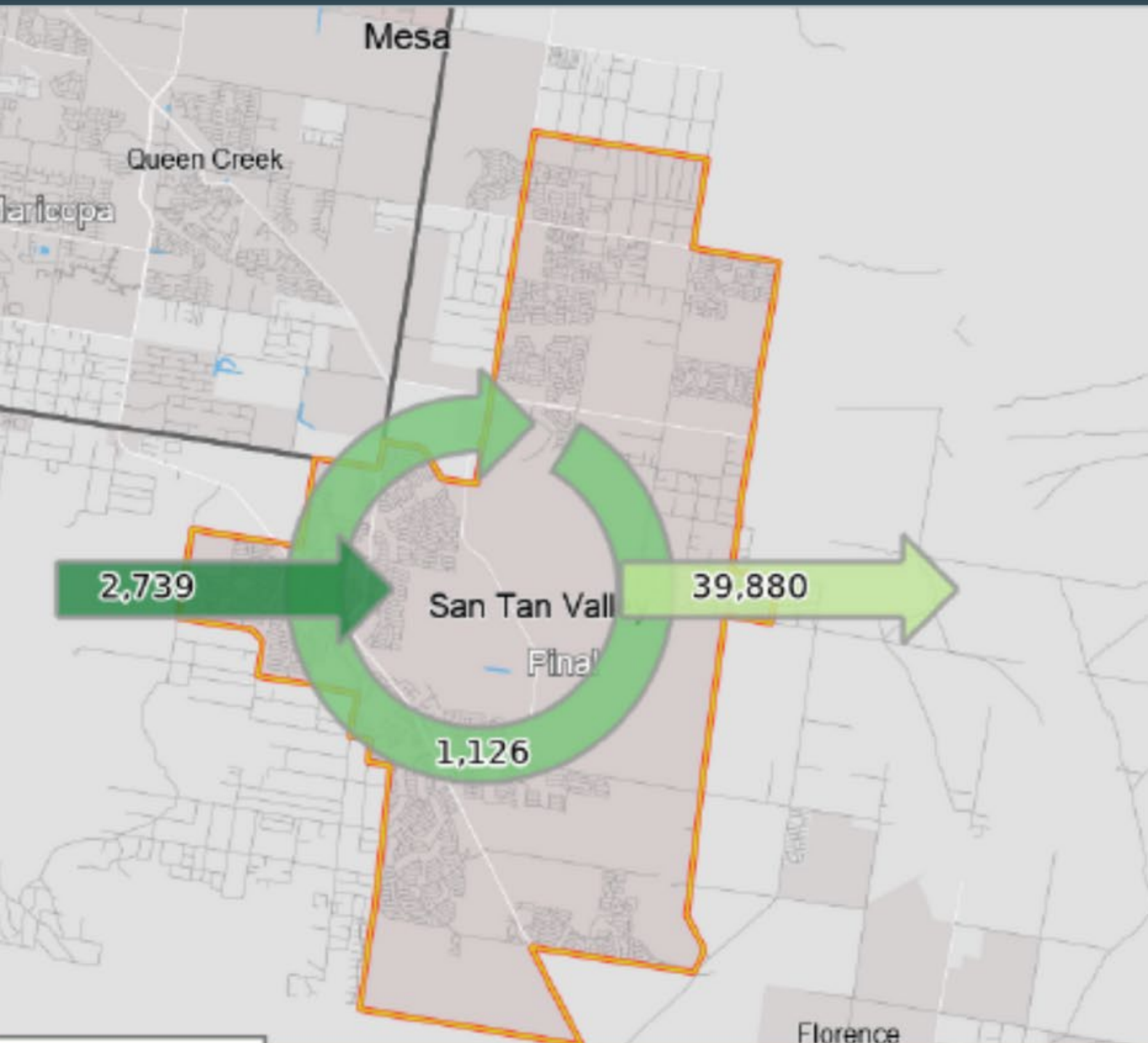
2926 Permits Issued in 2022

NEED FOR ADDITIONAL RETAIL
DEVELOPMENT TO ALLEVIATE
LEAKAGE



PINAL COUNTY

San Tan Valley Employment Migration (2019)



39,880

Live in San Tan Valley
but leave for work

1,126

Live and work in
San Tan Valley

2,739

Live outside San Tan
Valley but commute
in for work



PINAL COUNTY

EASTERN REGION



300
Employees



Winkelman
10 jobs



PINAL COUNTY

PINAL COUNTY

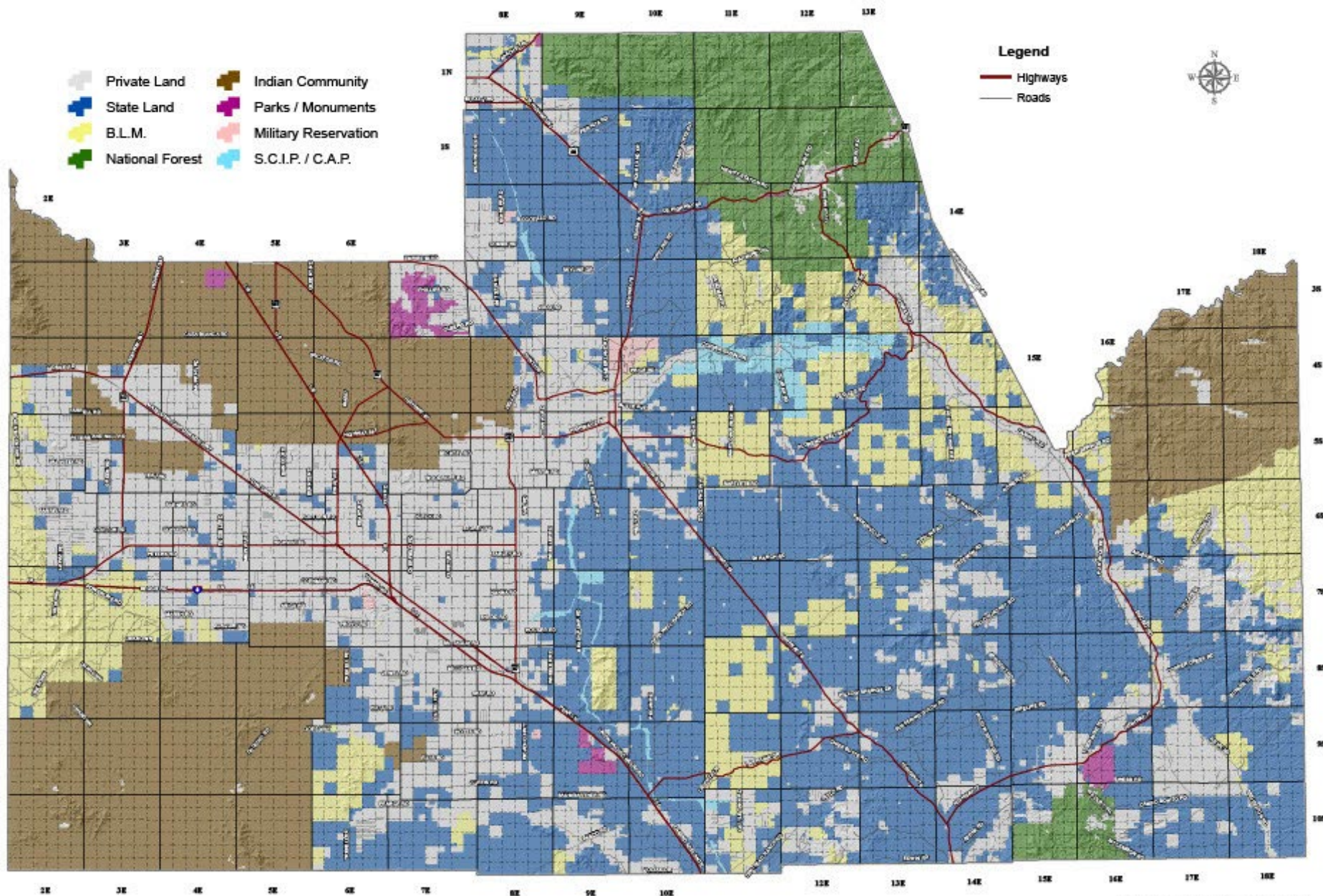
Land Status



- | | | | |
|--|-----------------|--|----------------------|
| | Private Land | | Indian Community |
| | State Land | | Parks / Monuments |
| | B.L.M. | | Military Reservation |
| | National Forest | | S.C.I.P. / C.A.P. |

Legend

- Highways
- Roads



DISTRICT 2



Retail - Retail - Retail



DISTRICT 5



Resorts - Recreation - Tourism

PINAL COUNTY

JOB TRAINING REIMBURSEMENT PROGRAM

- Total job training provided expected to significantly exceed County reimbursement
- Potentially up to \$4K per County resident and \$2K per non County resident -
- Targeted Industries (include, but not limited to):
 - Semiconductor production,
 - Aerospace and Defense,
 - Automotive/Vehicles (particularly electric vehicles),
 - Biotechnology and Medical Devices,
 - Building Materials,
 - Green Energy, and
 - Mining



PINAL COUNTY

JOB TRAINING REIMBURSEMENT PROGRAM (CONT.)

- Activities (include, but not limited to)
 - Advanced Manufacturing,
 - Research & Development, and
 - Supply Chain (for above)
- High-Impact Projects
 - Over 100 jobs
 - 125% of County median wage
- High-Wage Projects
 - No job creation requirement
 - 150% of County median wage
- County Manager authority to negotiate deals up to \$250K



DRIVE 48



CONTINUING OUR SUCCESS - WORKING TOGETHER

- Be flexible to respond to opportunities regionally and statewide
- Ensure good quality K -12 schools
- Continue innovative partnerships
 - ASU New Economy
 - Workforce Readiness
 - Science and Technology Centers
 - Community College
 - Job Training
- Seek to provide attainable housing, all product types
- Seek to provide amenities for employees and their families
- Diversify economy - Provide employment opportunities for spouses/
partners
- Continually improve transportation systems
 - Innovative transportation solutions to recruit employees in other
areas
 - Rail Access
 - Air Service





PINAL COUNTY

WIDE OPEN OPPORTUNITY

QUESTIONS?

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