



THORNTON & PETERS

LUCID

OPPORTUNITY ZONE

+/- 51.69 ACRES | PRIME INDUSTRIAL

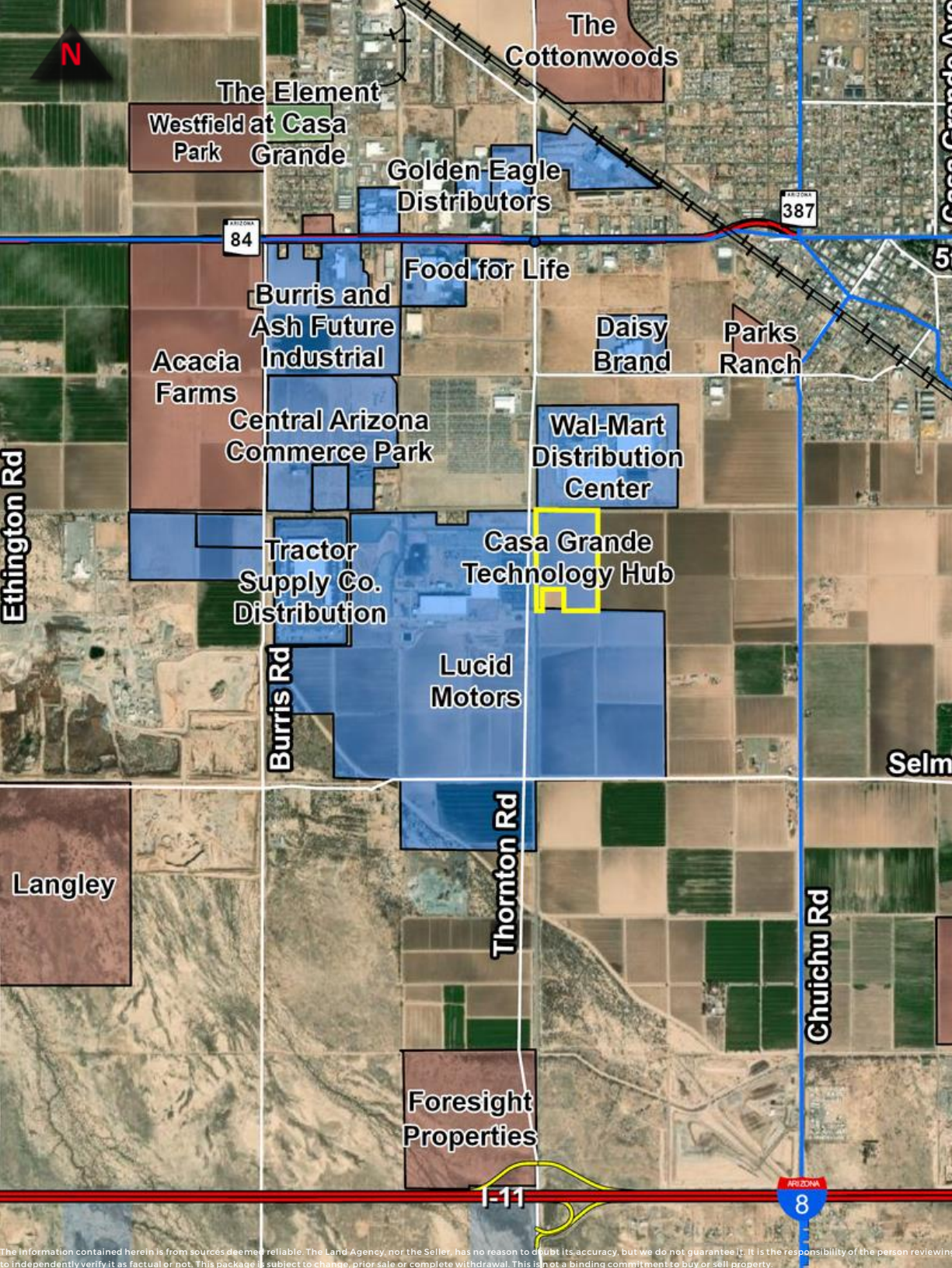
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TLA
THE LAND AGENCY

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EXECUTIVE SUMMARY

LOCATION

SEC of Thornton & Peters Rds, Casa Grande, AZ

SIZE

+/- 51.69 Acres

ZONING

PAD, I-2 Industrial and B-2 Community Services

[PAD Link](#)

GENERAL PLAN

Manufacturing / Industry

UTILITIES

Water - Arizona Water Company

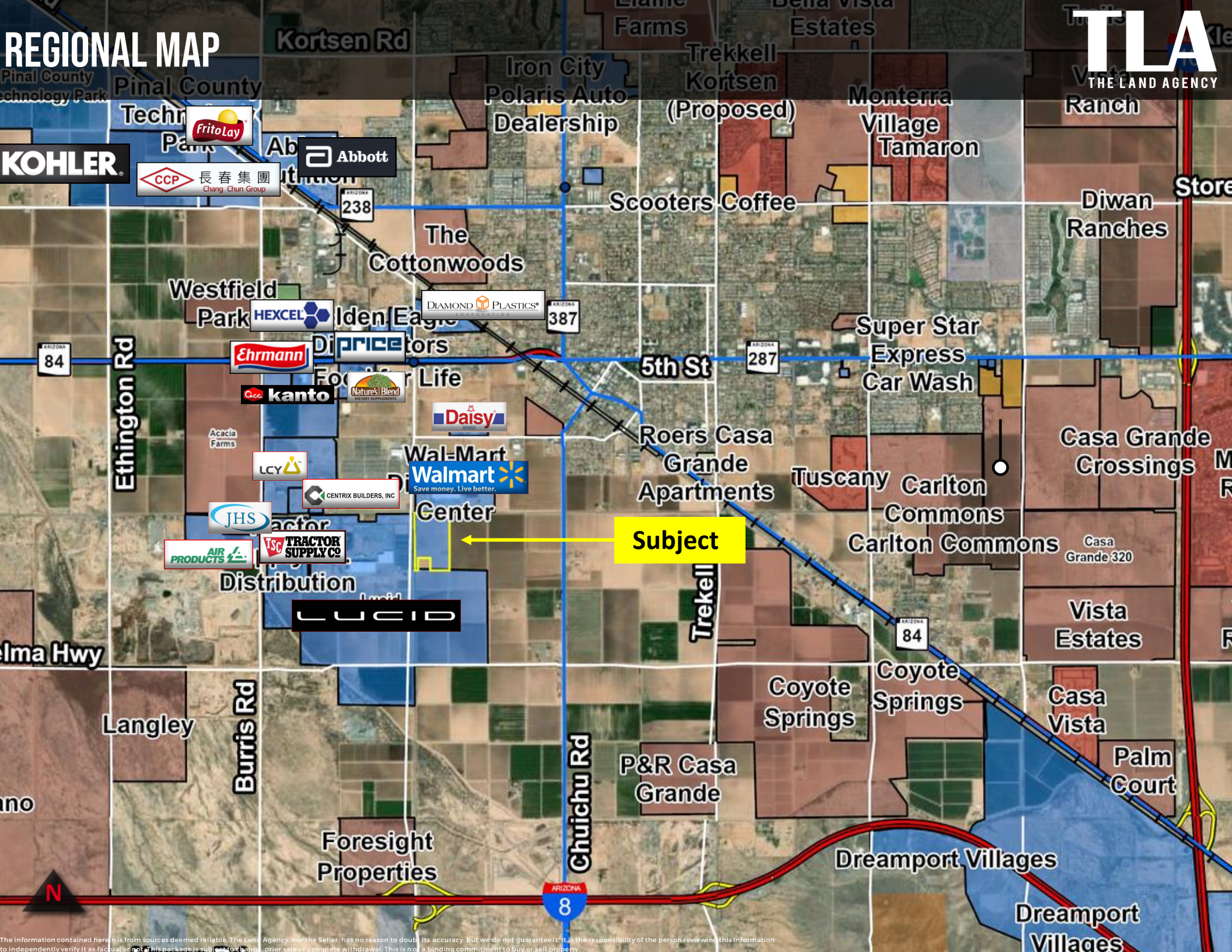
Sewer - City of Casa Grande

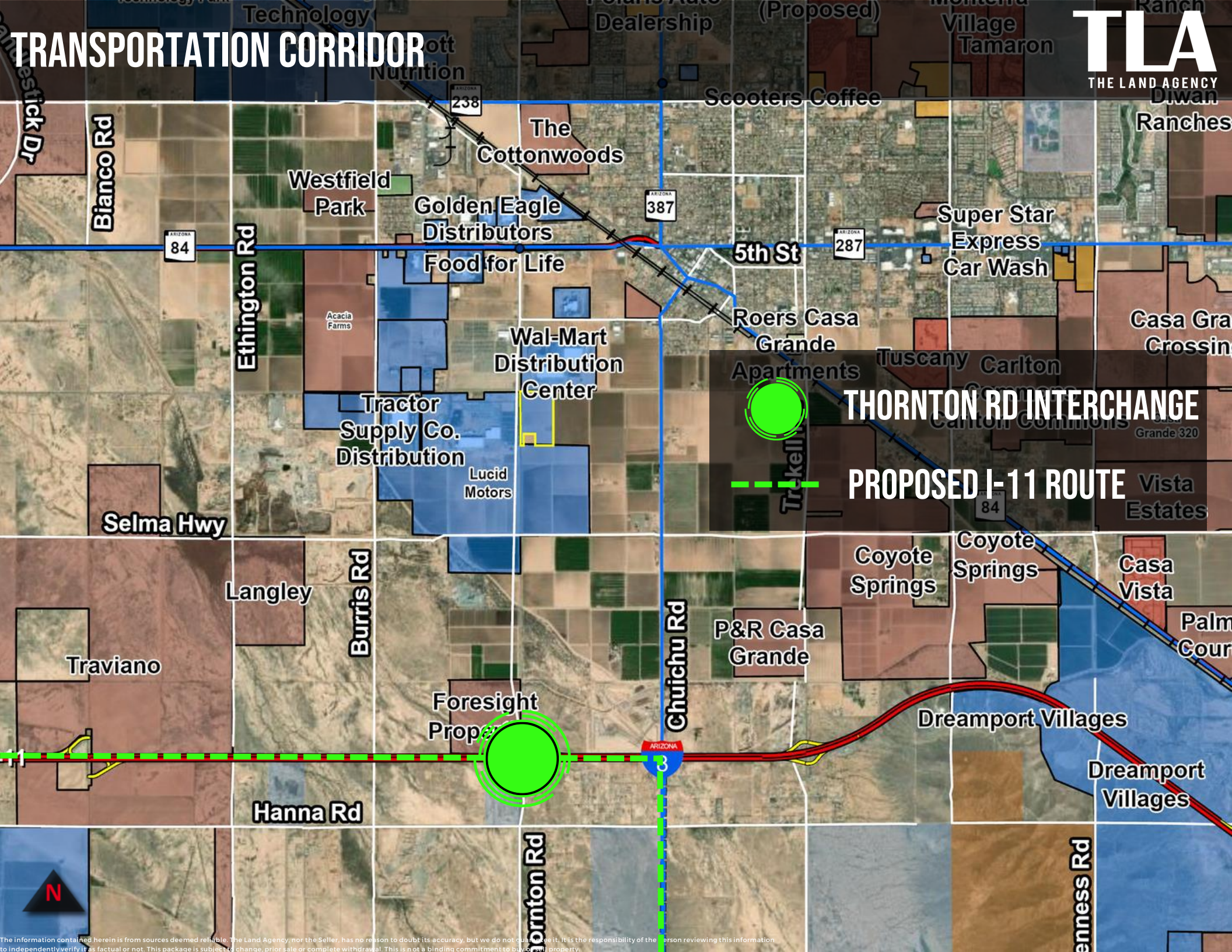
COMMENTS

Located in an Opportunity Zone, this area is quickly developing into a major industrial corridor for manufacturing. It is positioned right across the street from Lucid and Walmart's Distribution Center, making it an ideal location for industrial, manufacturing, and warehousing facilities. Additionally, the site offers quick access to Highway 84, as well as quick access to the I-8, I-10, and the future I-11.

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REGIONAL MAP





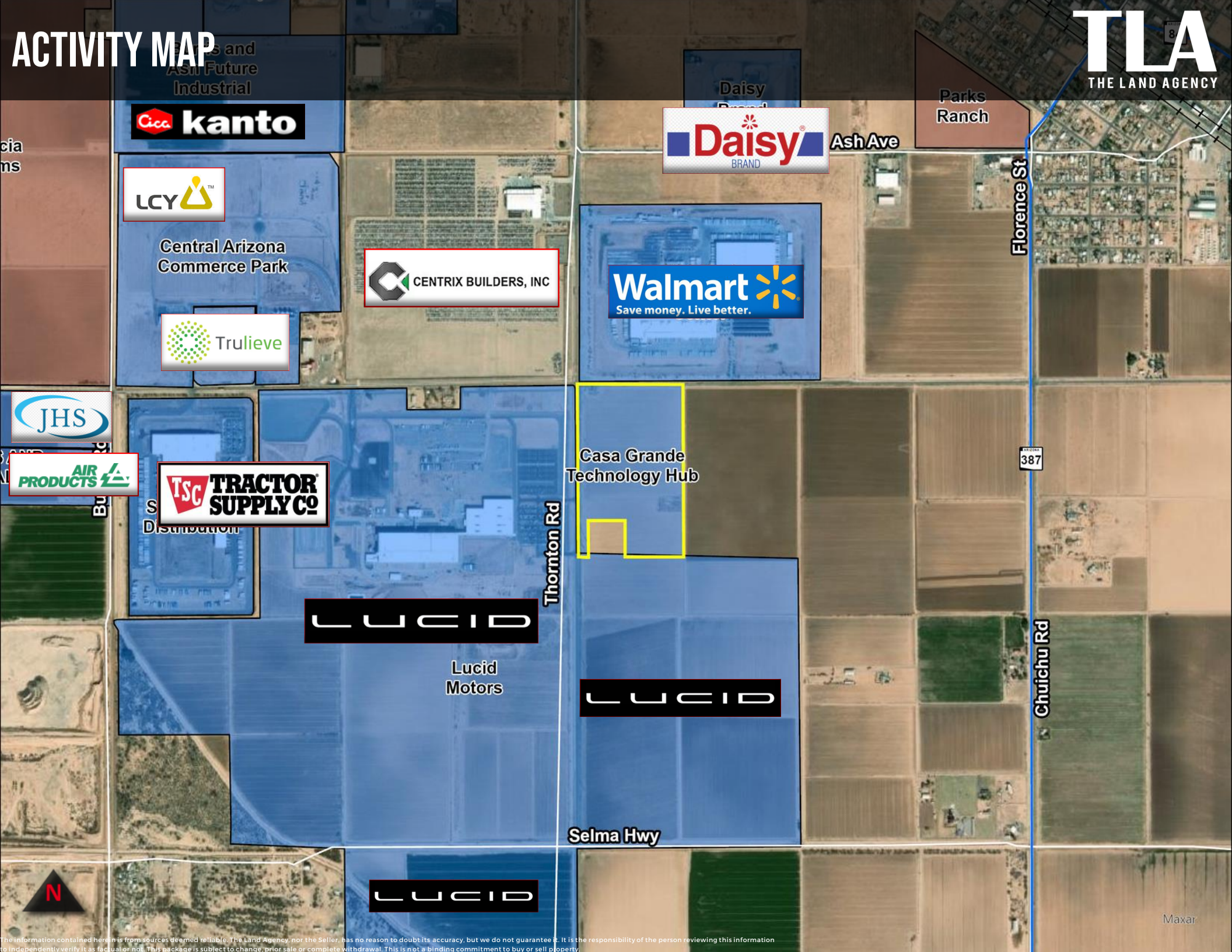
TRANSPORTATION CORRIDOR

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THORNTON RD INTERCHANGE

PROPOSED I-11 ROUTE

ACTIVITY MAP



CLOSE UP MAP

Wal-Mart
Distribution
Center

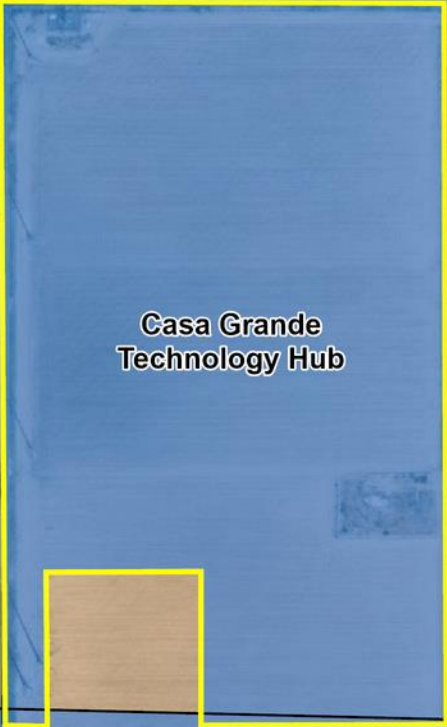
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Walmart 
Save money. Live better.

LUCID

Thornton Rd

Casa Grande
Technology Hub



LUCID



Maxar, Microsoft

TLA
THE LAND AGENCY



LUCID

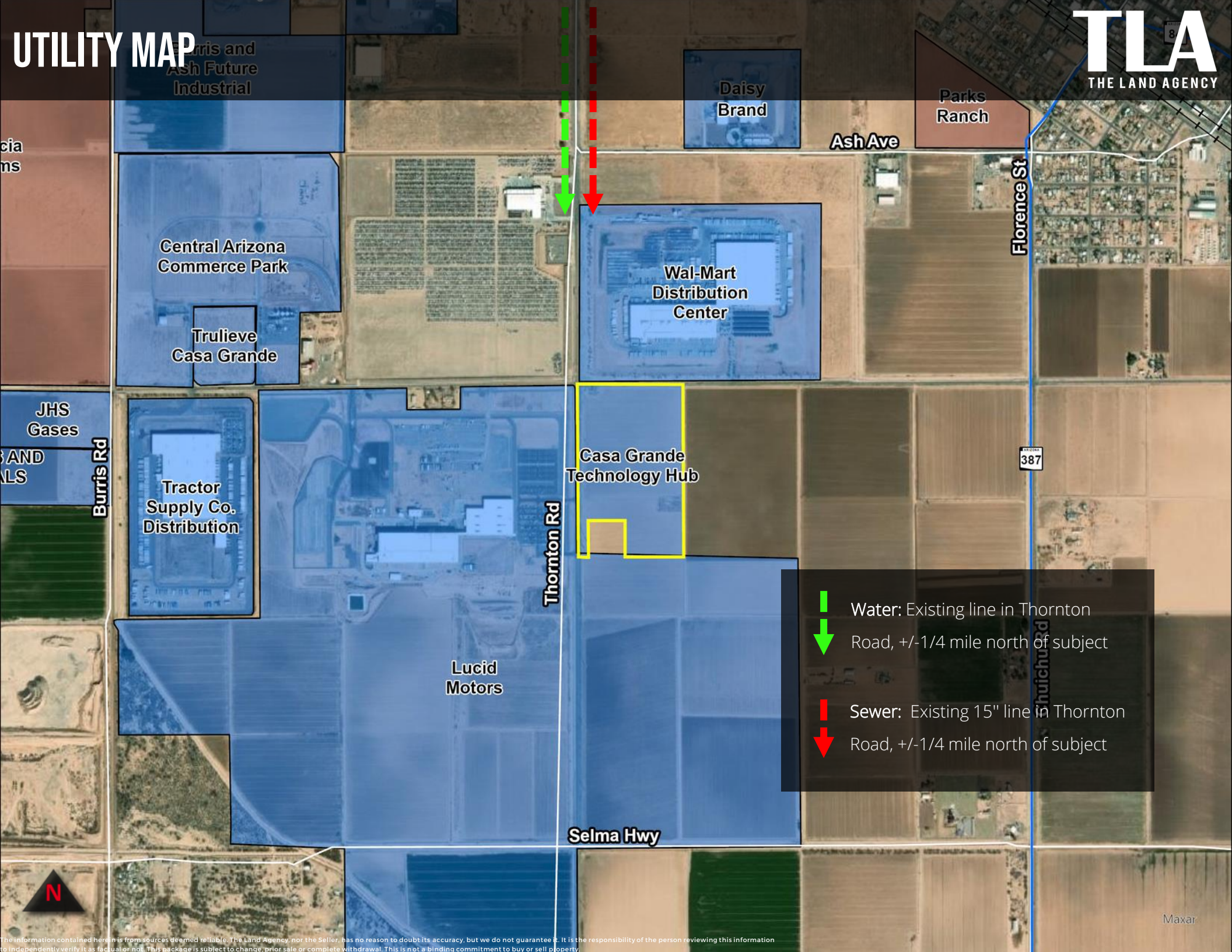
Thornton Rd

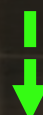
LUCID


Maxar, Microsoft

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UTILITY MAP



 Water: Existing line in Thornton Road, +/-1/4 mile north of subject

 Sewer: Existing 15" line in Thornton Road, +/-1/4 mile north of subject

OPPORTUNITY ZONE MAP



Peters Rd.

Selma Hwy

Burr's Rd.

Thornton Rd.



**SUBJECT PROPERTY LOCATED
WITHIN OPPORTUNITY ZONE**



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INDUSTRIAL GROWTH

LUCID

“ THE LUCID FACTORY will include four phases in total, with completion of final phase planned in 2028. The square footage of the factory will expand from 999,000 square feet to 5.1 million square feet ”

Source: Inside EVs

KOHLER

“ Kohler has broken ground on their \$300 million dollar facility in Casa Grande. The 1 million square foot building which is being constructed on a 216 acre site will manufacture Sterling Vikrell bath & shower fixtures ”

Source: PHX Business Journal



長春集團
Chang Chun Group

“ Chang Chung Group, direct supplier to TSMC will begin construction on a 540,000-sf plant in Casa Grande to supply an advanced semiconductor FAB ”

Source: PHX Business Journal



“ A direct supplier to TSMC, LCY Chemical's planned chemical-purifying factory in Casa Grande will be its largest ever overseas investment ”

Source: USSupplyChainMGMT



**City of
Casa Grande**

“ The City of Casa Grandes proximity to the state's two largest economies, as well as Southern California – via Interstate 8, Interstate 10 and the Union Pacific Railroad – make Casa Grande an attractive location for industrial projects. ”

Source: Casa Grande Chamber



kanto

“ Kanto Corp., a supplier of electronic chemicals, biotechnology products, diagnostics and fine chemicals for the semiconductor industry is in escrow to buy a 80-acre site located east of Burris Road and north of the Central Arizona Commerce Park in Casa Grande ”

Source: PHX Business Journal



“ Walbridge, a full-service construction company purchased 100 acres at the SEC of Ethington & Maricopa Casa Grande Hwy where they plan to build a 1.2 million square foot industrial complex ”

Source: PHX Business



“ Air products and chemicals will build and operate a 10 metric ton per day facility to produce green liquid Hydrogen. The 40-acre site is located along Peters Rd just west of Tractor supply Co. ”

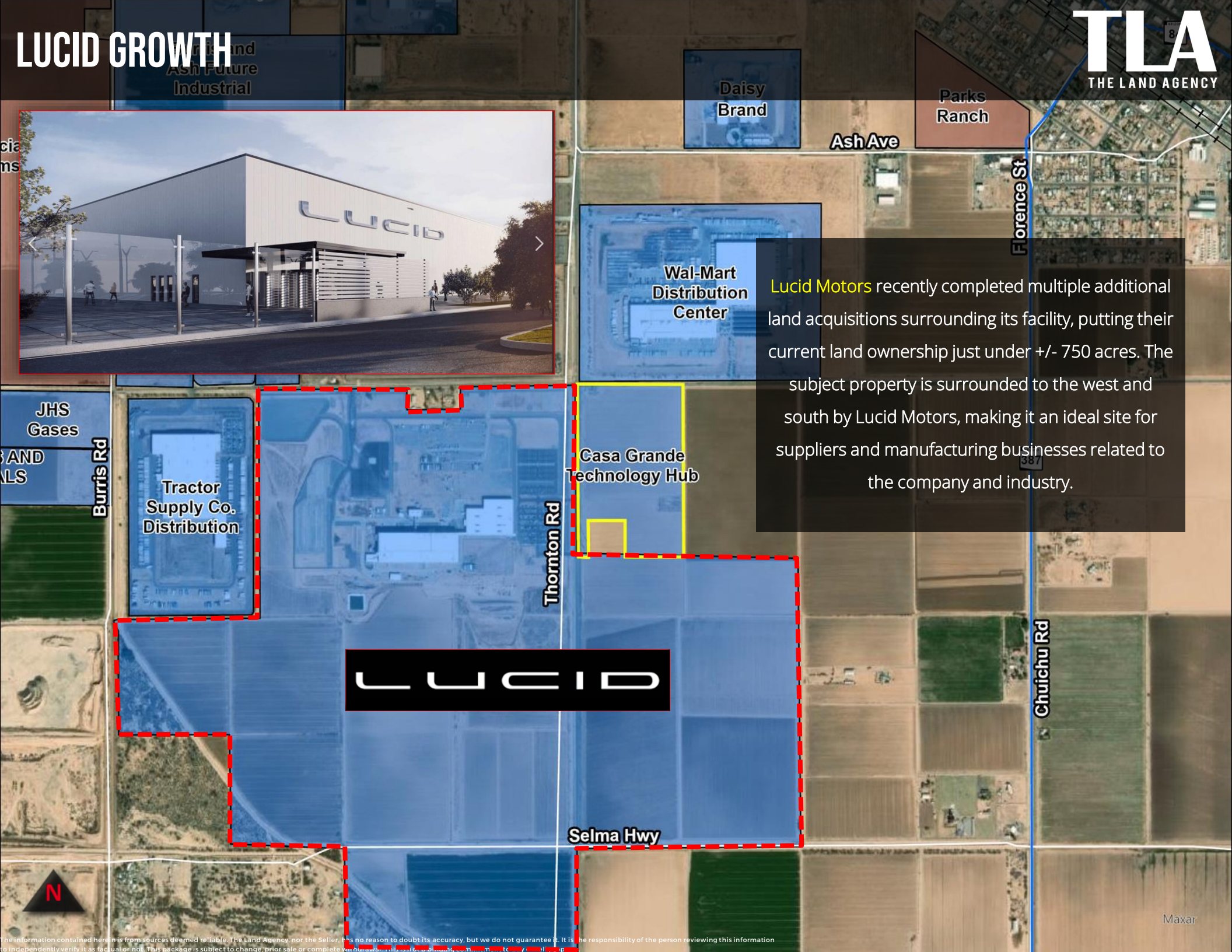
Source: Air Products & Chemicals



“ Jing He Sciences closed on 20 acres next to Air Products & Chemicals in February 2022. The Taiwanese based company is related to the semiconductor industry. ”

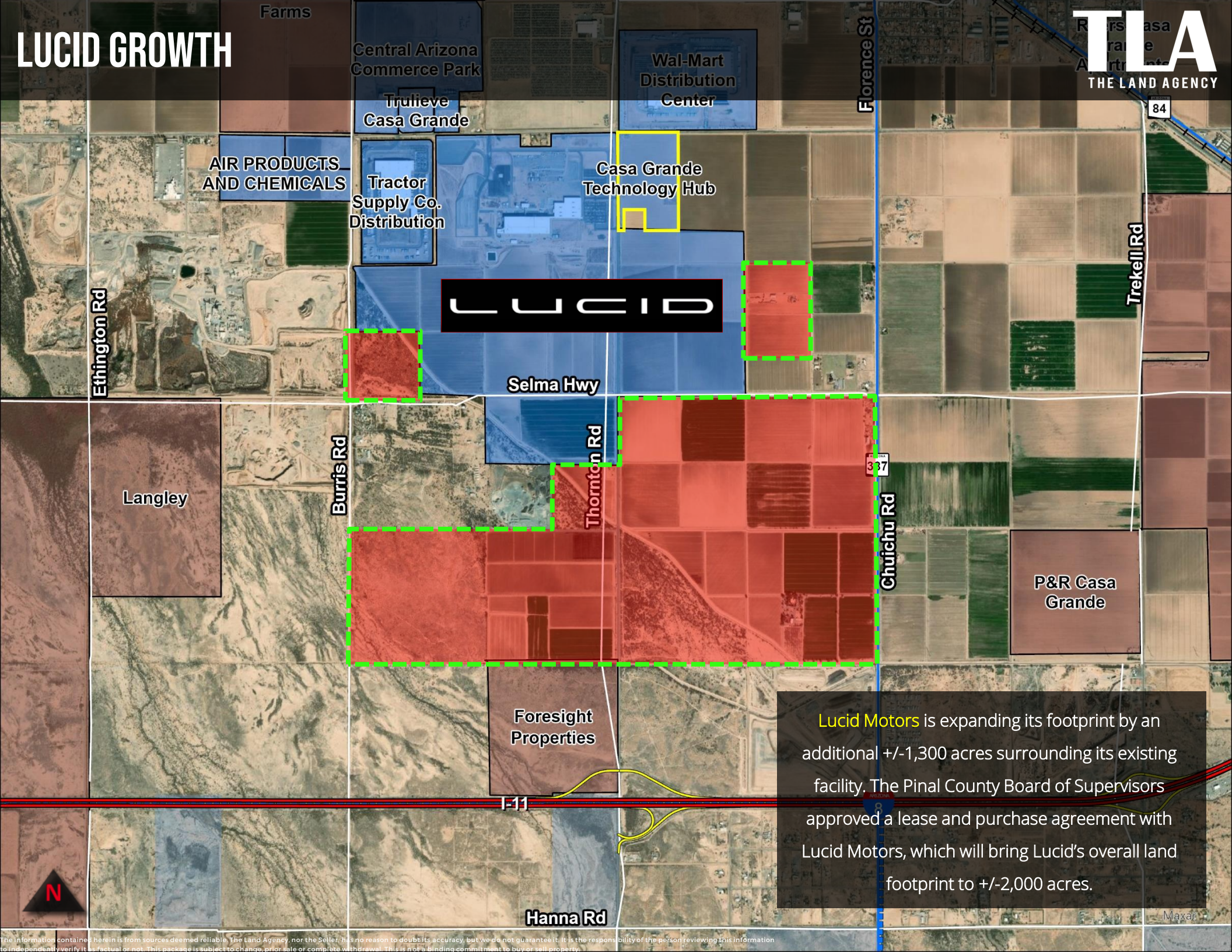
Source: PHX Business Journal

LUCID GROWTH



Lucid Motors recently completed multiple additional land acquisitions surrounding its facility, putting their current land ownership just under +/- 750 acres. The subject property is surrounded to the west and south by Lucid Motors, making it an ideal site for suppliers and manufacturing businesses related to the company and industry.

LUCID GROWTH



Lucid Motors is expanding its footprint by an additional +/-1,300 acres surrounding its existing facility. The Pinal County Board of Supervisors approved a lease and purchase agreement with Lucid Motors, which will bring Lucid's overall land footprint to +/-2,000 acres.

LUCID



Thornton Rd

Peters Rd



Peters Rd



Thornton Rd

AERIAL VIEW

