



PINAL COUNTY

WIDE OPEN OPPORTUNITY



RECENT COMPANY LOCATES



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



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



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

#1 IN THE STATE
 FOR BUSINESS GROWTH



#1 IN THE STATE
 FOR NEW BUILDING PERMITS



At A Glance PINAL COUNTY

POPULATION
439,128
 2021
 Source: OEO

TOTAL WORKFORCE
193,736
 April 2022
 Source: OEO

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 3.1%
 Arizona 3.2%
 April 2022
 Source: OEO

\$36,830
 Median Yearly Wage
 2020
 Source: OEO

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



Target Industries

Aerospace & Defense

Manufacturing

Electric Vehicle Technology & Manufacturing

Transportation & Distribution

Natural and Renewable Resources (Mining, Agriculture, Solar)



PINAL COUNTY

RECENTLY ANNOUNCED AND EXPANDING COMPANIES

TOTAL ANTICIPATED NUMBER OF EMPLOYEES

TOTAL ANTICIPATED CAPITAL INVESTMENT



6120

\$1,900,000,000



2800

\$2,800,000,000



1762

\$800,800,000



500

\$376,000,000



209

\$400,000,000



161

\$237,000,000



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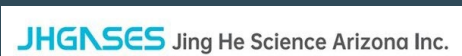
100

\$250,000,000



75

N/A



57

\$100,000,000

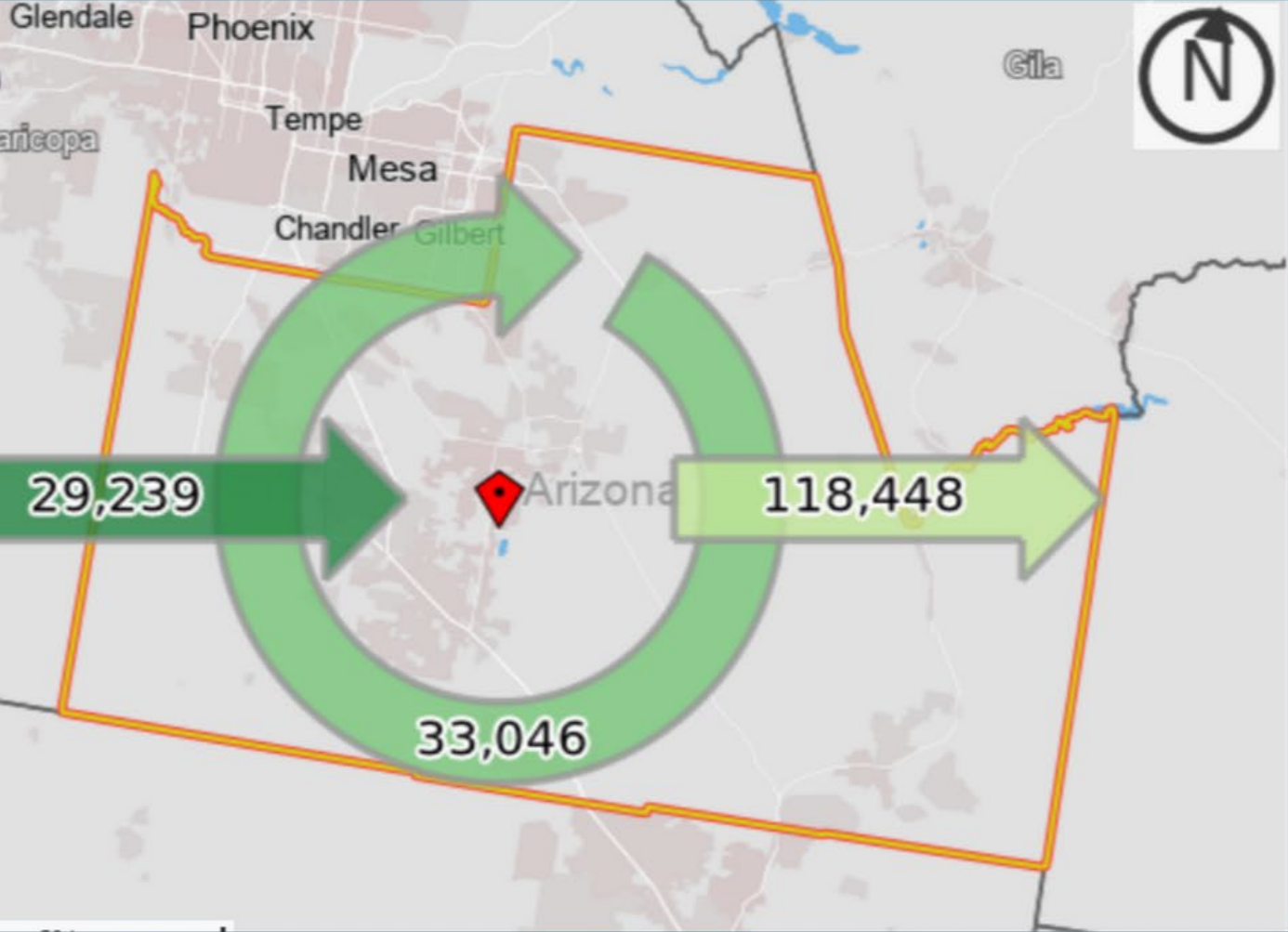


50 / 50

\$15,000,000/
\$9,000,000

*affiliate of National Gypsum

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

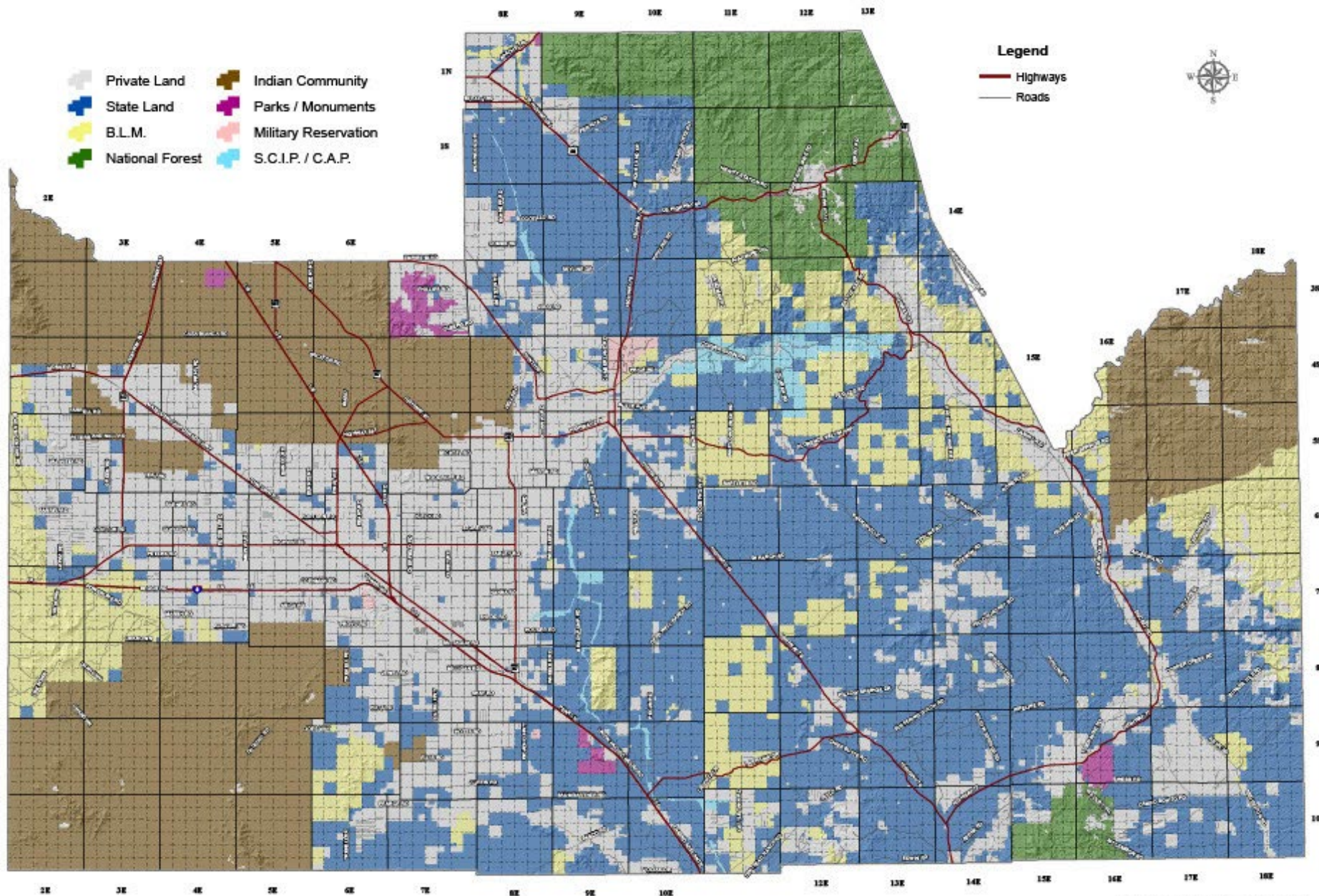


PINAL COUNTY

Land Status

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

- Legend**
- Highways
 - Roads



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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Adam@PPMLand.com

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.
#C050857000

CAZCP CENTRAL ARIZONA COMMERCE PARK

OPPORTUNITY ZONE LAND

GROUNDS FOR AUTONOMOUS INNOVATION

HOME TO **LUCID**

JOHN LANG LASALLE AMERICAN, INC.
License # C050857000

PINAL COUNTY TECHNOLOGY PARK

Land Advisors ORGANIZATION

HILGARTWILSON
ESTABLISHED 1948 | REAL ESTATE | CONSULTING | SERVICES

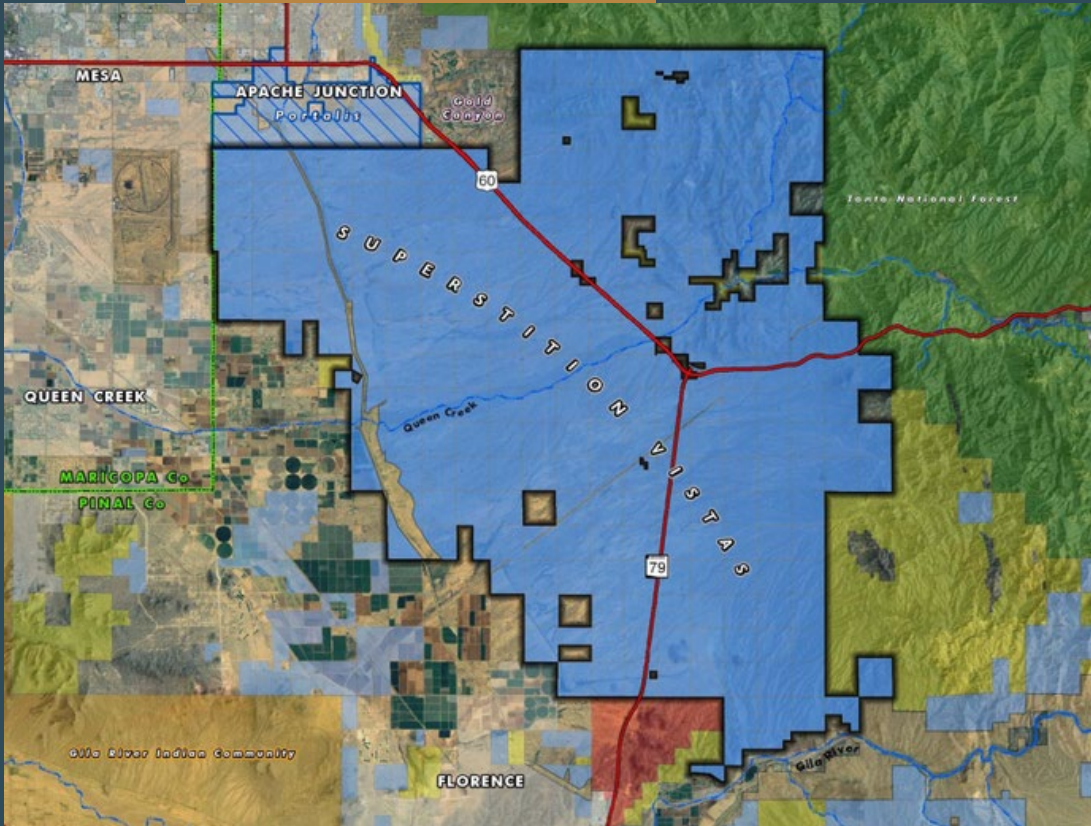
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PINAL COUNTY

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



LUCID

2.7 Million Sq Ft Expansion
Will increase capacity from 30,000 vehicles
per year to up to 400,000



KOHLER®

1M Sq Ft Facility



LCY

80,000 Sq Ft Facility



CCP

540,000 Sq Ft Facility



JHGASES

200,000 Sq Ft Facility



KANTO
PPC

400,000 Sq Ft Facility



PINAL COUNTY

COOLIDGE



NIKOLA™

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

Residential Development

Single Family

Expected to build almost 700 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



Residential Development

Since January of 2022

121 Single Family Permits Issued



PINAL COUNTY

FLORENCE

Residential Development

330 Single Family
Unit Development



89 Unit High-End Community
1/2 Acre Lots



**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

April 2022 - 162 permits
May 2022 - 132 permits

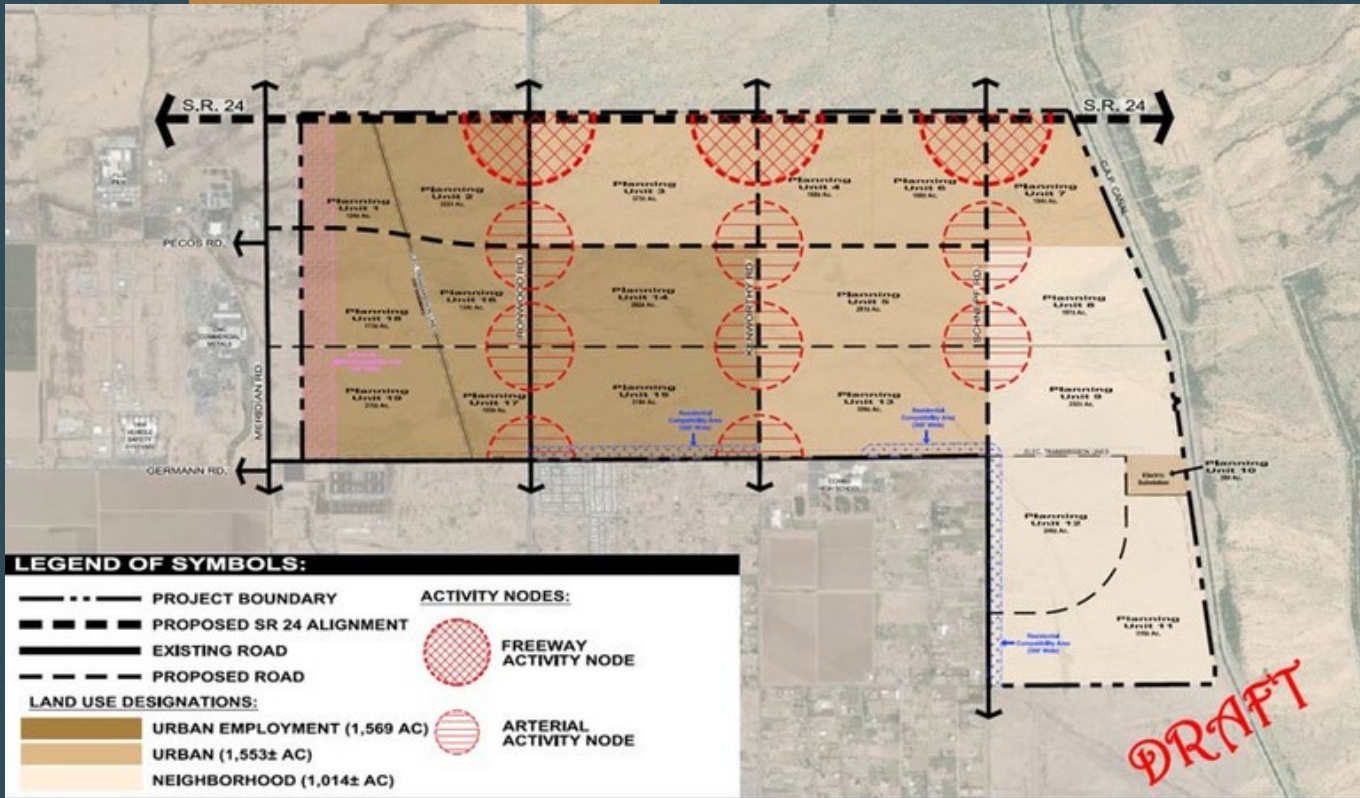
Multi Family

April 2022 - 20 permits
May 2022 - 21 permits



PINAL COUNTY

QUEEN CREEK



ARIZONA STATE LAND
4,100 ACRE SITE



LG

1M Sq Ft Facility



PINAL COUNTY

SAN TAN VALLEY

Residential Development

Multi Family

103 Units

Hunt Hwy and Thompson Rd

287 Units

Hunt Hwy and Thompson Rd

158 Units

Hunt Hwy and Crismon Rd

242 Units

Hunt Hwy and Gary Rd

312 Units

Hunt Hwy and Gary Rd



Single Family

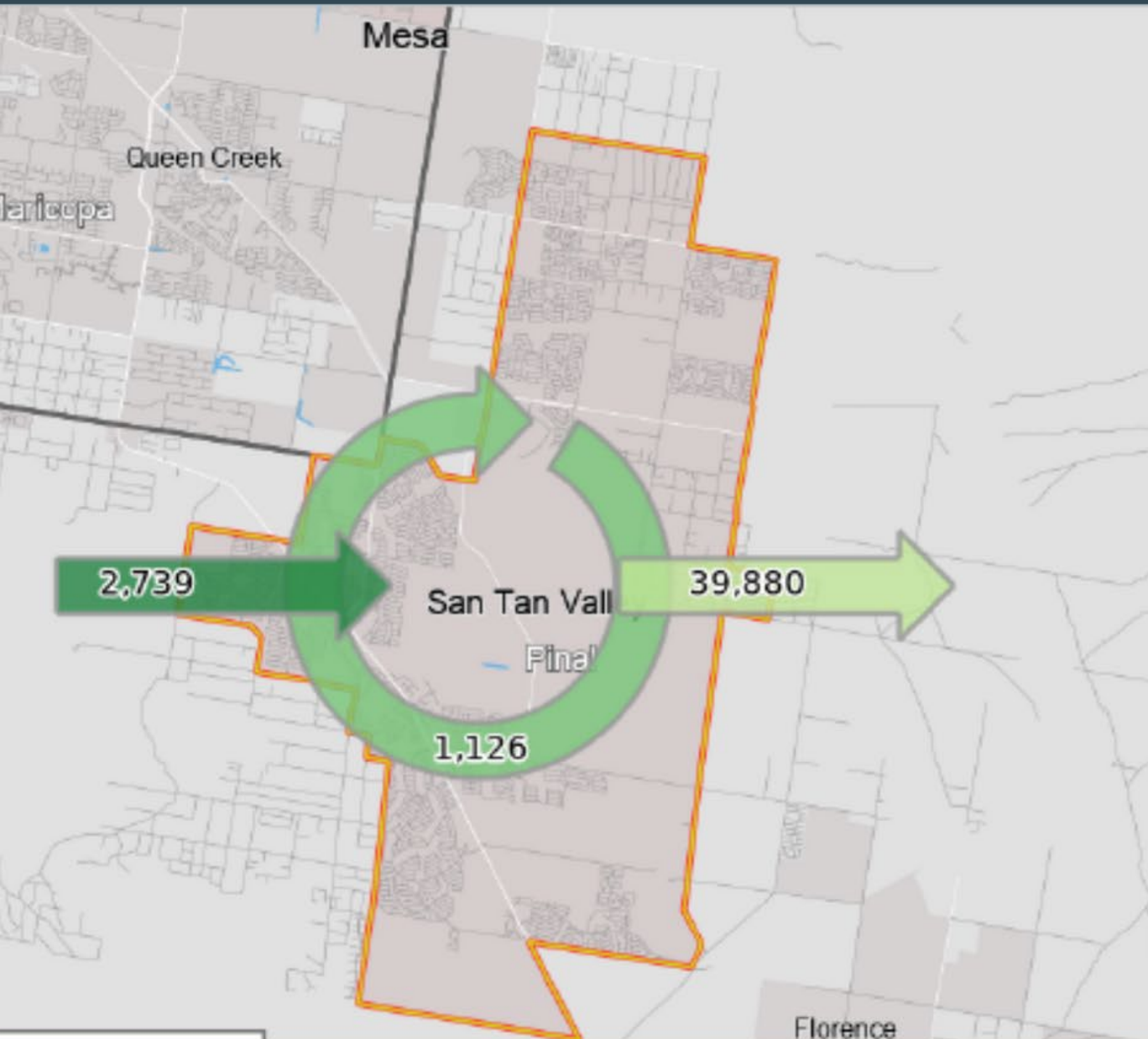
714 Permits Issued in the last 6 months

**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

RESOLUTION

C O P P E R

National 
Gypsum®

Winkelman
10 jobs



PINAL COUNTY

DISTRICT 2



Retail - Retail - Retail



DISTRICT 5



Resorts - Recreation - Tourism

PINAL COUNTY

JOB TRAINING REIMBURSEMENT PROGRAM

- County establishing a reimbursement program to be considered by BOS in July
- Total job training provided expected to significantly exceed County reimbursement
- Generally, 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

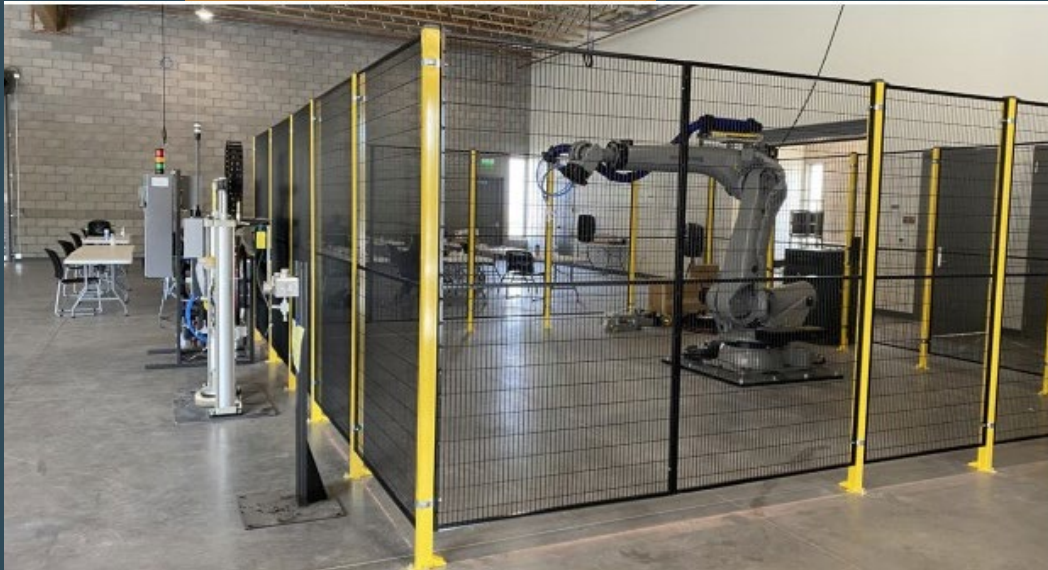


DRIVE 48

DRIVE

48

POWERING ARIZONA'S HIGH-TECH TALENT



PINAL COUNTY

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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