



# 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**  
**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



**\$38,712**

Median Yearly  
Wage  
2021  
Source: OEO

### POVERTY LEVEL

**Pinal County 12.1%**

Arizona 14.1%  
2020  
Source: OEO



# Target Industries

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Aerospace & Defense

Manufacturing

Electric Vehicle Technology & Manufacturing

Transportation & Distribution

Natural and Renewable Resources (Mining, Agriculture, Solar)



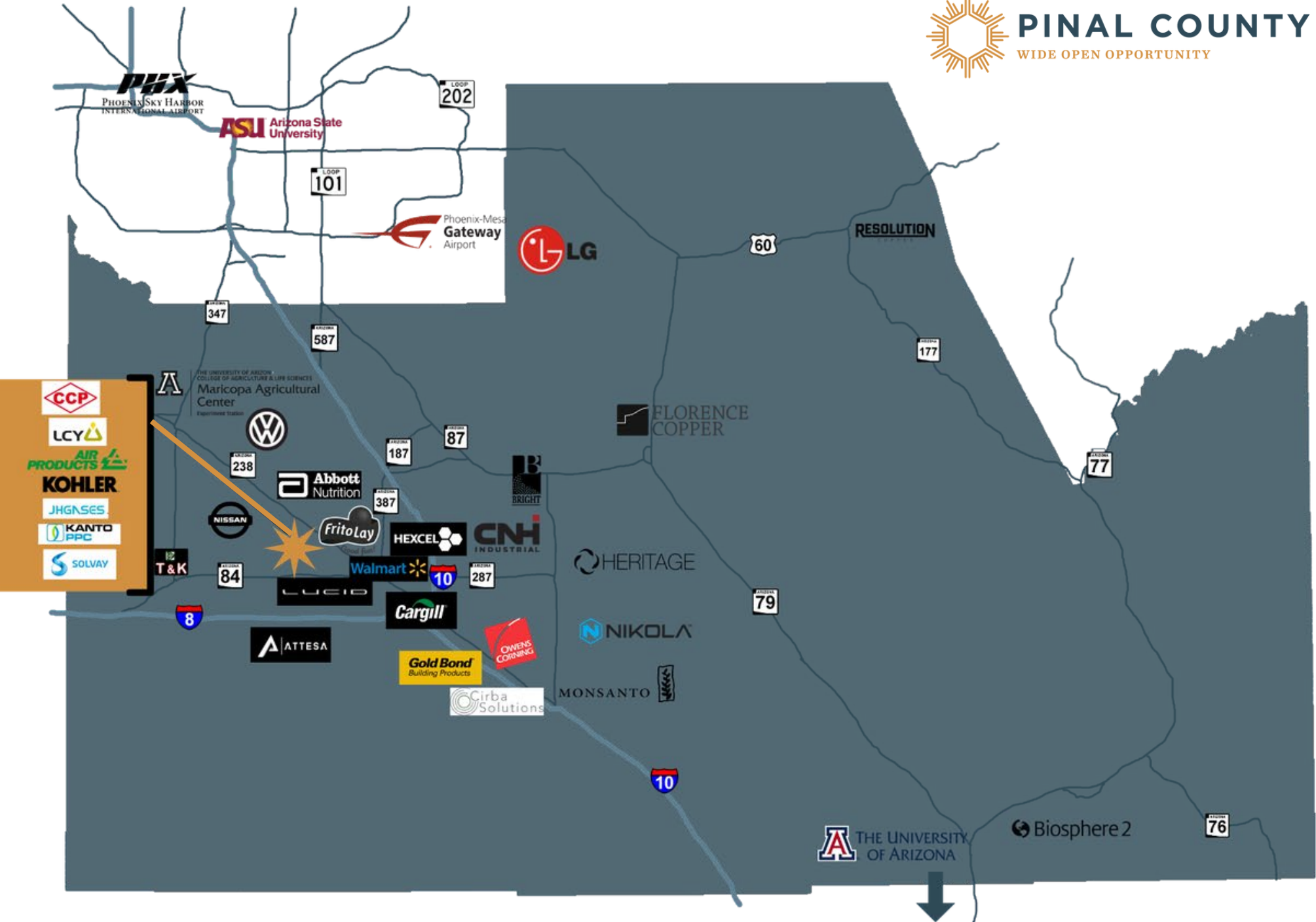
PINAL COUNTY





# PINAL COUNTY

WIDE OPEN OPPORTUNITY



# RECENTLY ANNOUNCED AND EXPANDING COMPANIES

# TOTAL ANTICIPATED NUMBER OF EMPLOYEES

# TOTAL ANTICIPATED CAPITAL INVESTMENT

LUCID

6120

\$1,900,000,000



2800

\$2,800,000,000



1762

\$800,800,000

KOHLER

500

\$376,000,000



209

\$400,000,000



161

\$237,000,000



110

\$25,000,000

**Gold Bond**  
Building Products

\*

\*affiliate of National Gypsum

100

\$250,000,000



75

\$100,000,000

JHGENSES Jing He Science Arizona Inc.

57

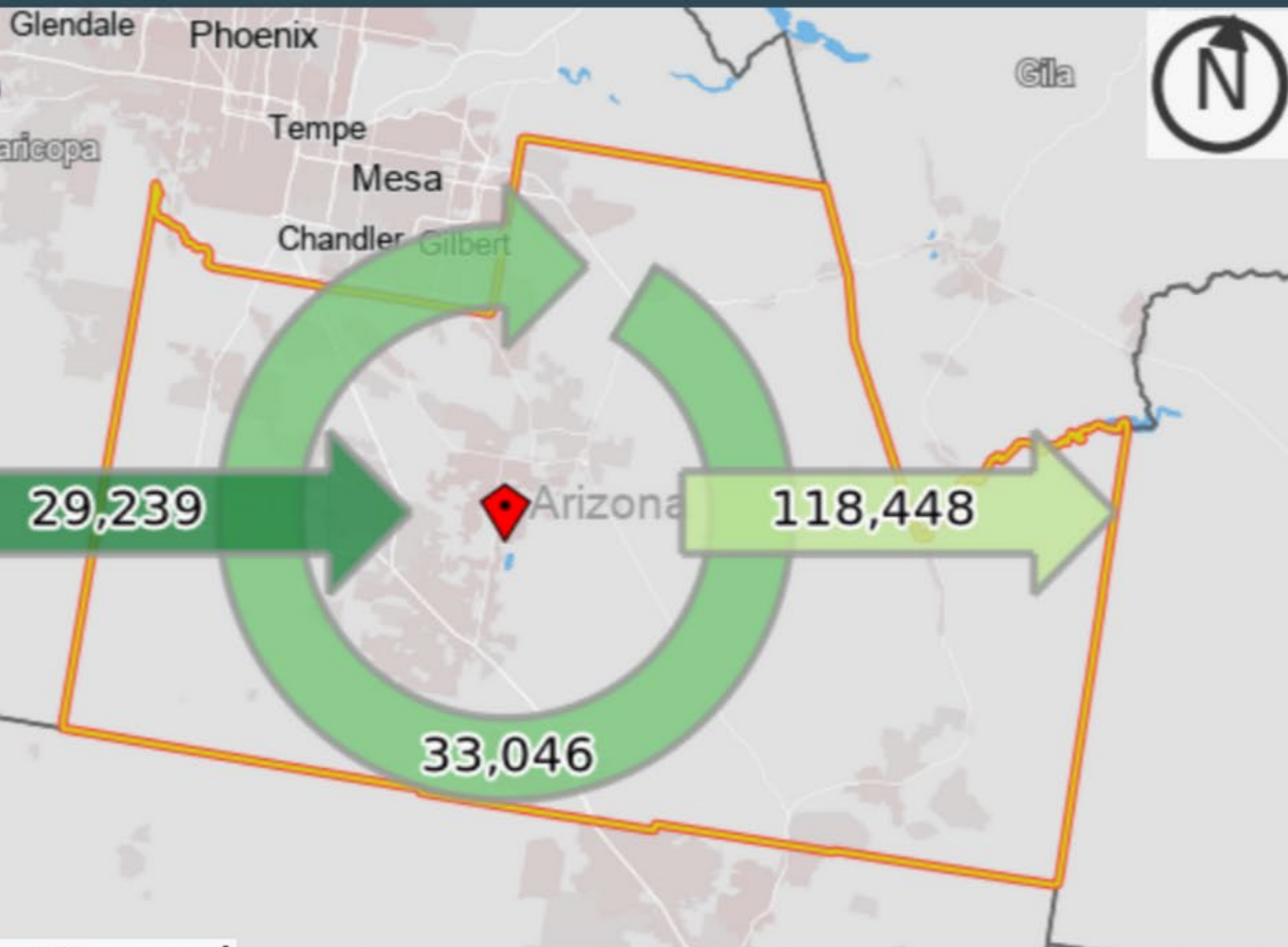
\$100,000,000



50 /  
50

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

# 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](http://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"><li>• Located in an Opportunity Zone and Foreign Trade Zone 75</li><li>• Class A Business Park</li><li>• Rail line access</li><li>• ±1,173 acres of flexible zoning</li><li>• Ultra high speed internet</li><li>• Major transportation corridor in every direction ensure easy access.</li><li>• Designed to meet the development requirements of today's high-tech industrial and commercial tenants.</li></ul>	

For more information, please contact:

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Petersen Properties & Management Inc.  
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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 (Sondy)  
Min Size / Max Size: 20 Acres / 308.54 Acres  
Zoning: Planned Area Development (PAD) and General Use Mixed (GU-M)  
**AVAILABILITY**  
For Sale / Lease / 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.  
#C0508577000

CALZCP CENTRAL ARIZONA COMMERCE PARK

OPPORTUNITY ZONE LAND

GROUNDS FOR AUTONOMOUS INNOVATION

HOME TO

LUCID

James Laing LaSalle American, Inc.  
License # C0508577000

PINAL COUNTY TECHNOLOGY PARK

Land Advisors ORGANIZATION

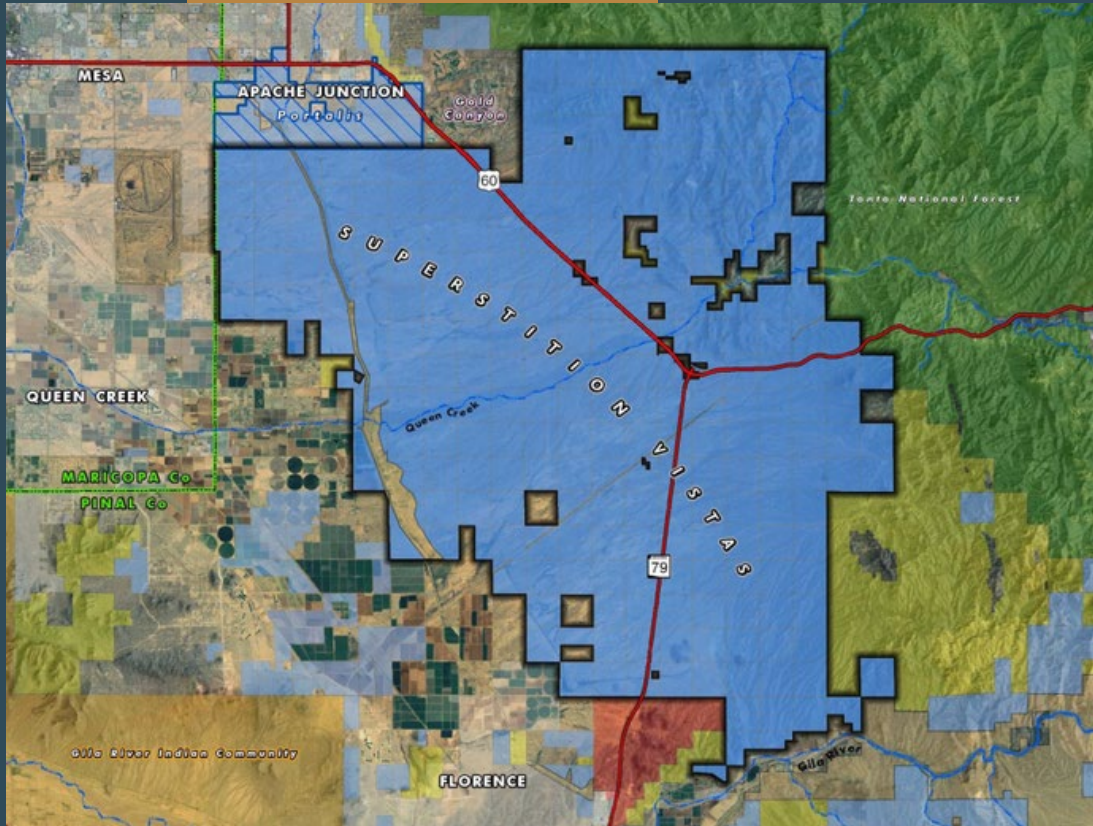
HILGARTWILSON

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# 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



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



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



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

Since January of 2022  
1104 Single Family Permits  
Issued

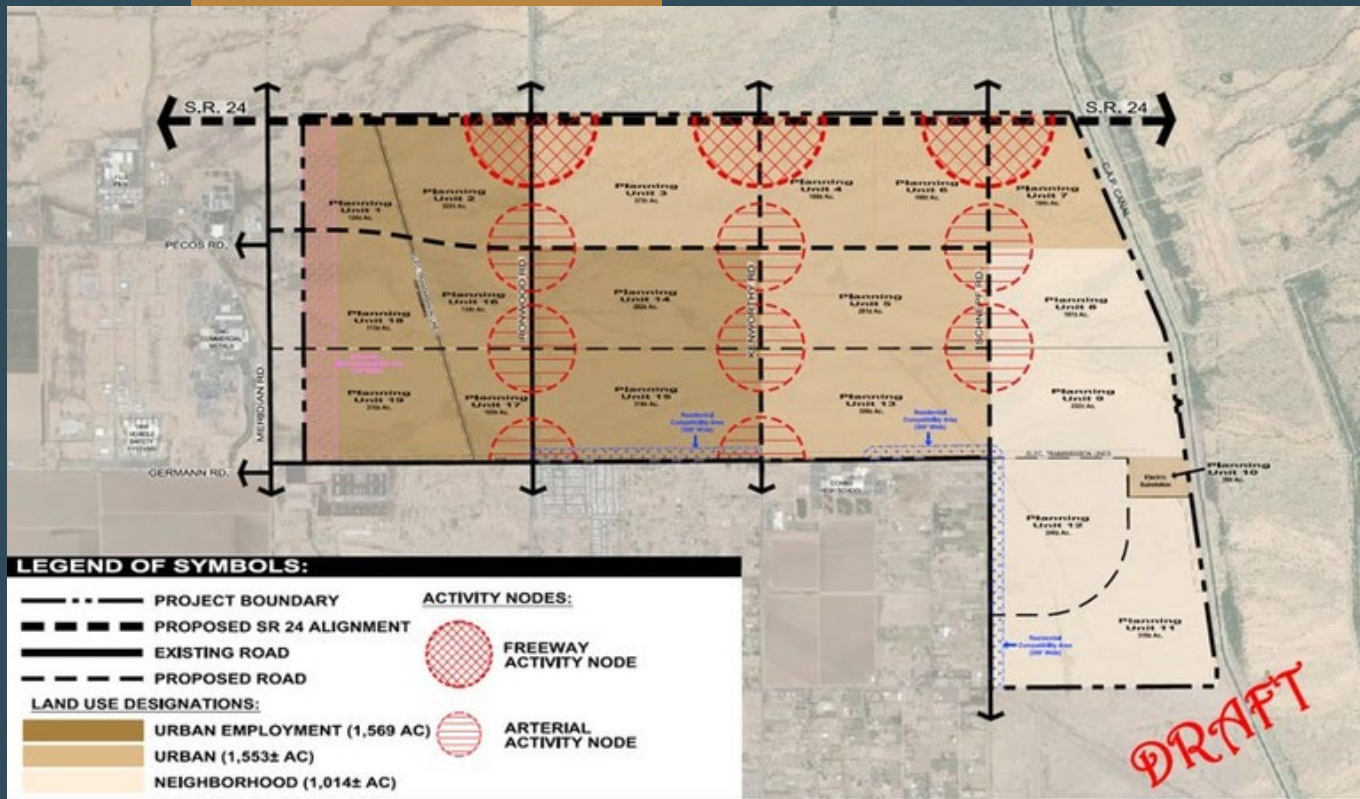
### Multi Family

Since January of 2022  
891 Single 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

242 Units

Hunt Hwy and Gary

Rd  
312 Units

Hunt Hwy and Gary

Rd

### Single Family

714 Permits Issued in the last 6 months

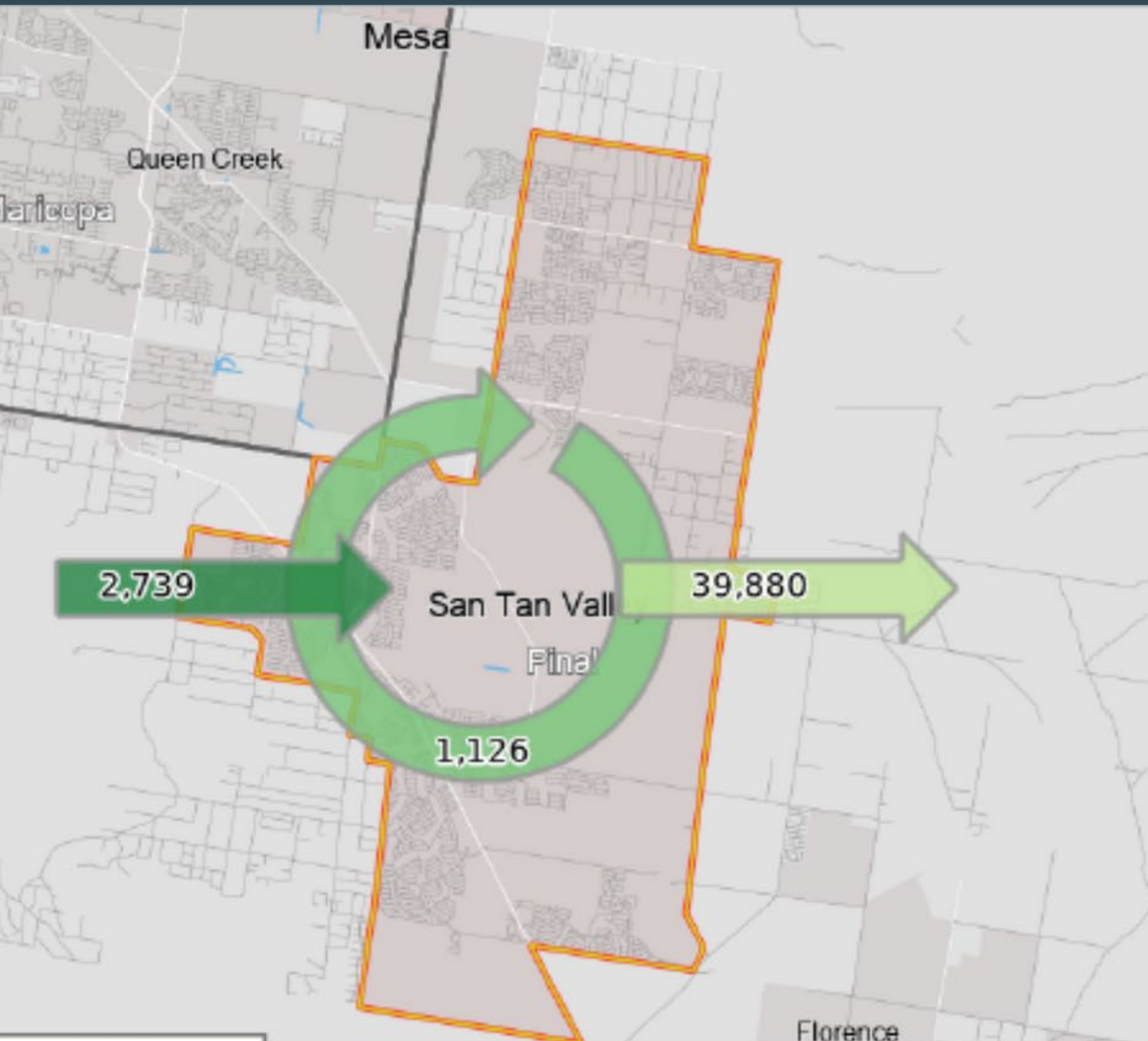
**NEED FOR ADDITIONAL RETAIL  
DEVELOPMENT TO ALLEVIATE  
LEAKAGE**



**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



# PINAL COUNTY

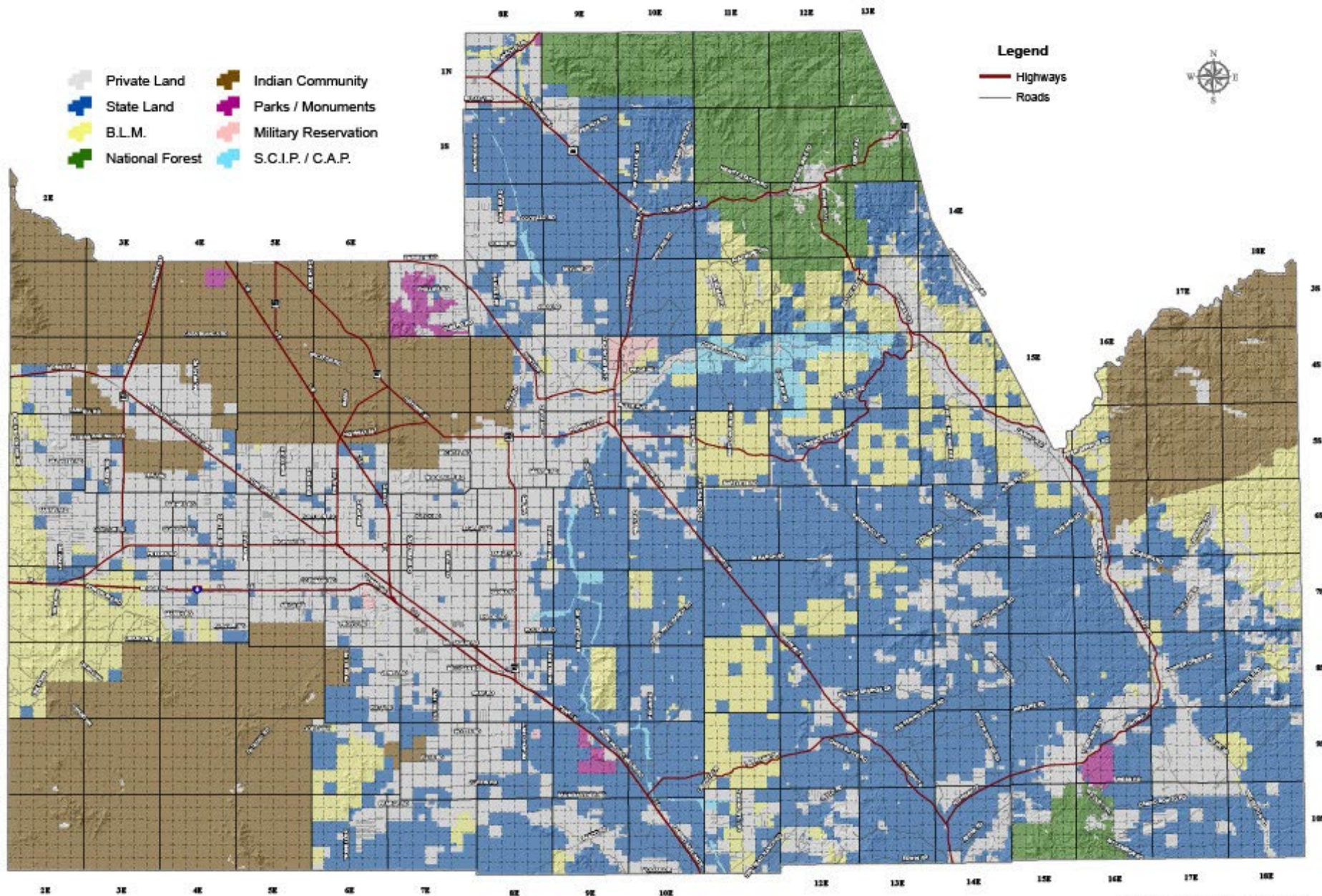
## Land Status



- |  |                 |  |                      |
|--|-----------------|--|----------------------|
|  | 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



PINAL COUNTY



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



# 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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