

±347.15 ACRES FOR SALE

NWC SELMA HIGHWAY 6 TREKELL ROAD | PINAL COUNTY, ARIZONA



CONTACT FOR MORE INFORMATION

Kirk P. McCarville, CCIM
kmccarville@landadvisors.com
520.251.0348

Trey Davis
tdavis@landadvisors.com
602.363.3901

 Land Advisors[®]
ORGANIZATION

520.251.0348 | LandAdvisors.com

EXECUTIVE SUMMARY



LOCATION	The Property is located at the northwest corner of Selma Highway & Trekell Road, Pinal County, Arizona
SIZE	±347.15 acres
PRICE	Submit
PARCELS	507-11-008, 507-15-003, 507-15-007, 507-15-009
TAXES	\$35,971.68 (2024)
ZONING	Annexation and Industrial zoning underway. Currently zoned GR, Pinal County.
IRRIGATION	Property is located in the San Carlos Irrigation District. Click here to view the Water Rights.
UTILITIES	Shovel Ready Water - Arizona Water Company Sewer - City of Casa Grande Electric - APS Gas - Southwest Gas

PROPERTY ACCESS	CITY	DRIVE TIME	DISTANCE
	Phoenix	55 Minutes	55 Miles
	Tucson	1 Hour	65 Miles
	San Diego	5 Hours	345 Miles
	Los Angeles	6 Hours 30 Minutes	430 Miles
	Las Vegas	5 Hours 40 Minutes	360 Miles
	Denver	13 Hours 20 Minutes	910 Miles
	Albuquerque	7 Hours	460 Miles
	San Bernadino	5 Hours 40 Minutes	375 Miles

HIGHLIGHTS

- Ideal path of growth for Casa Grande
- Minutes from I-8 & I-10
- Planned Arizona Water Co. new main along southern property line (easement in place)
- Seconds from downtown
- Long-term rail potential
- First property in "East Industrial"



Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com



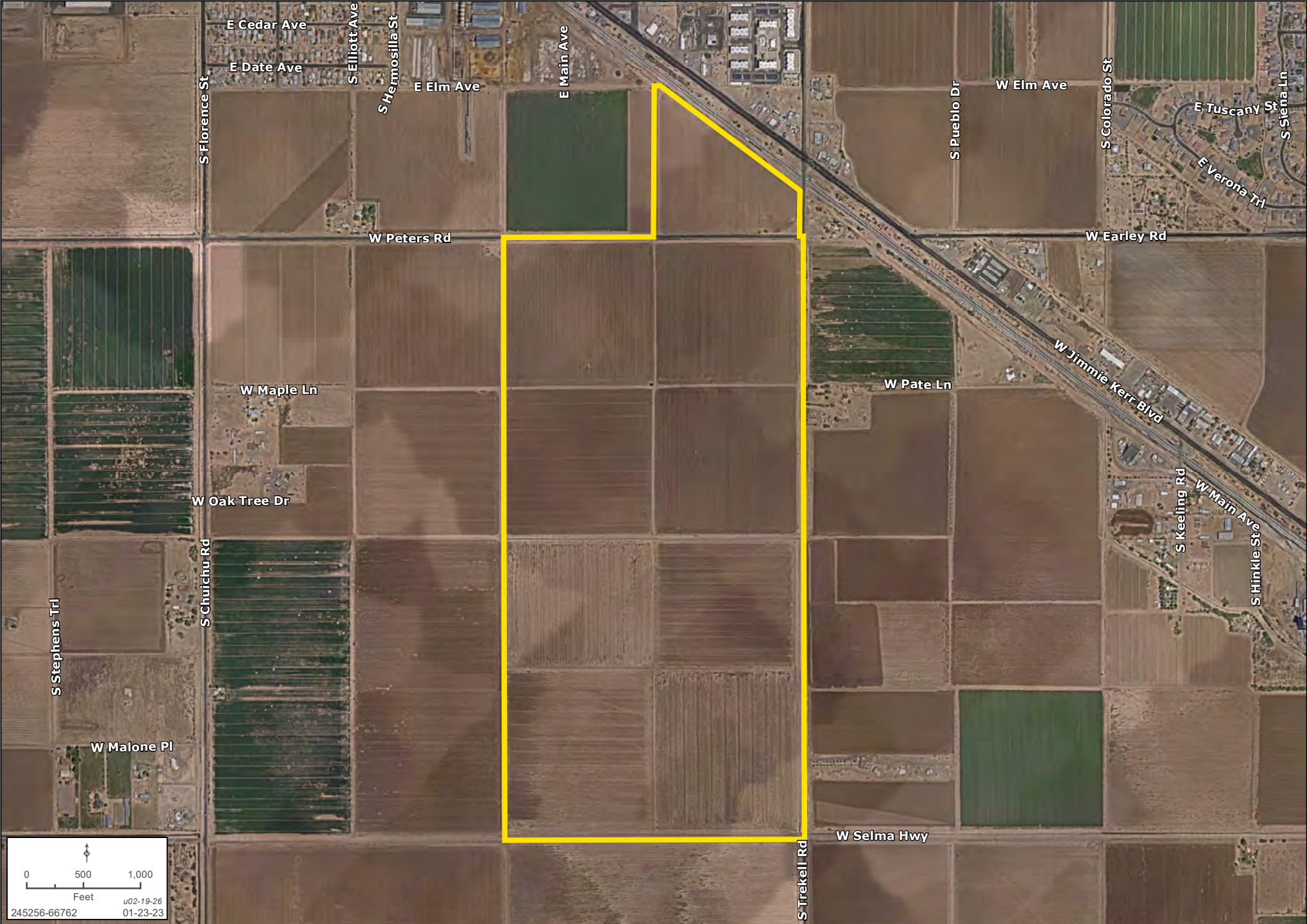
Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com



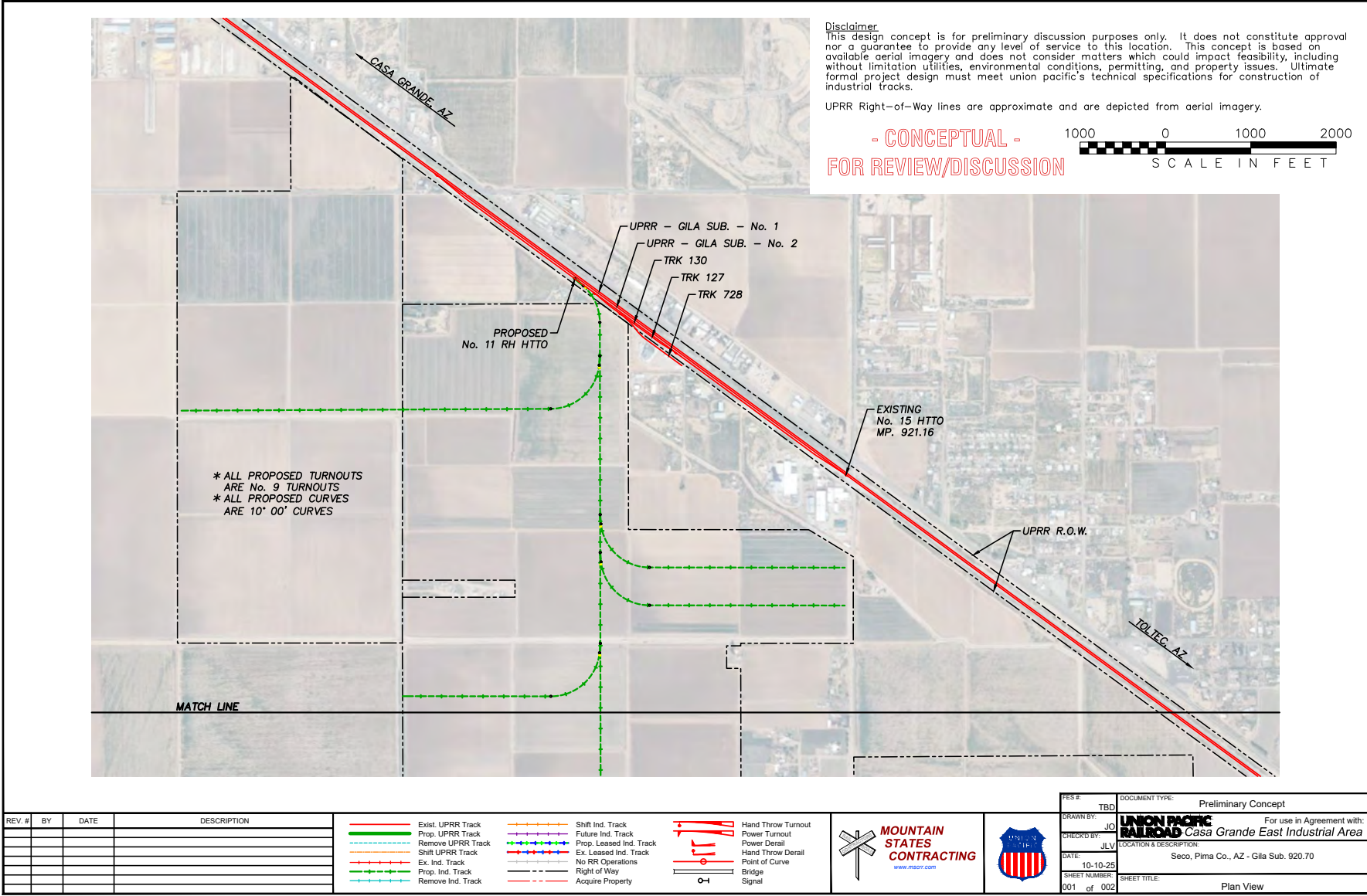
While the **Land Advisors® Organization** makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2026 The Land Advisors Organization. All rights reserved.

DETAIL

Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com



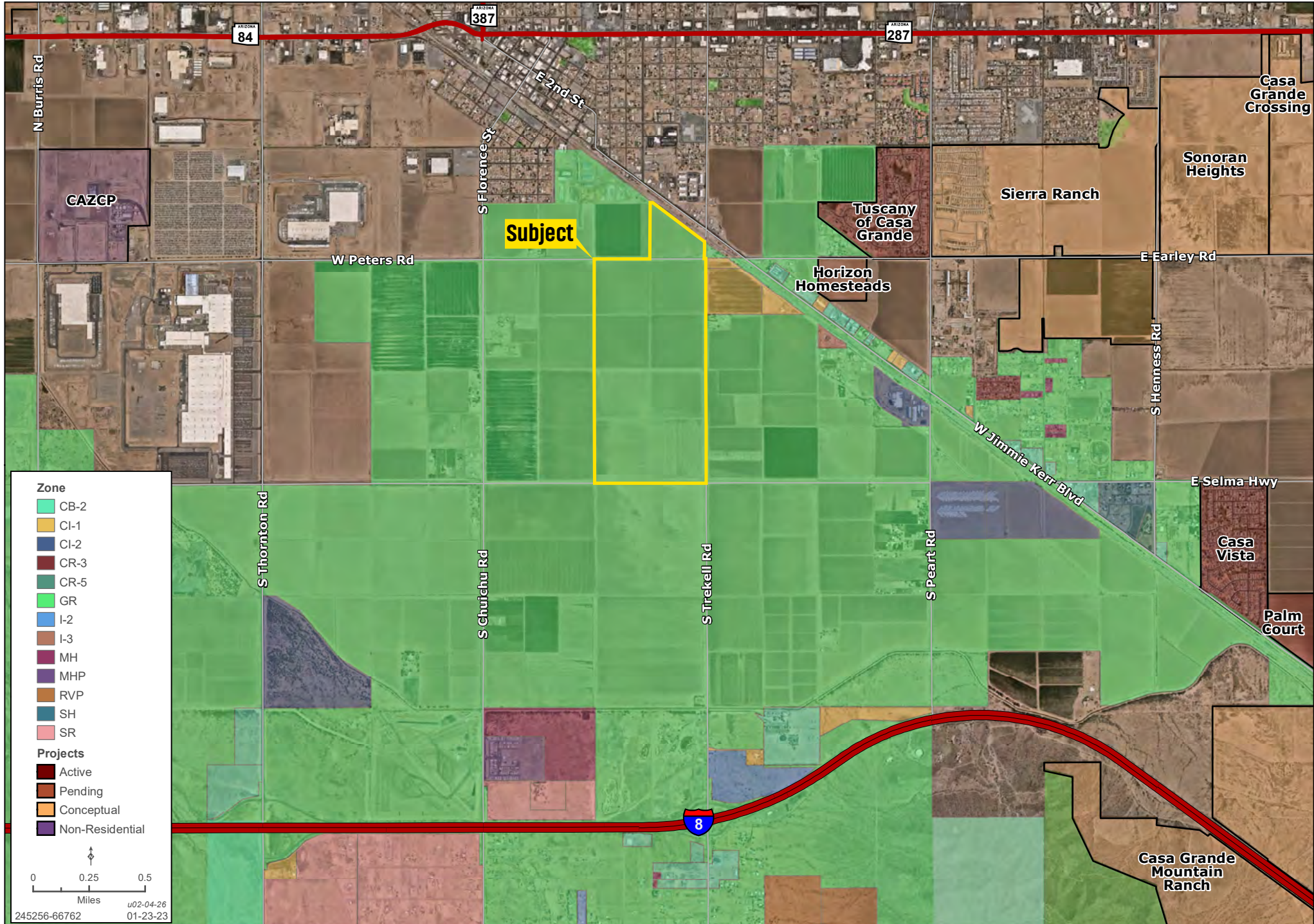
SITE PLAN



Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com

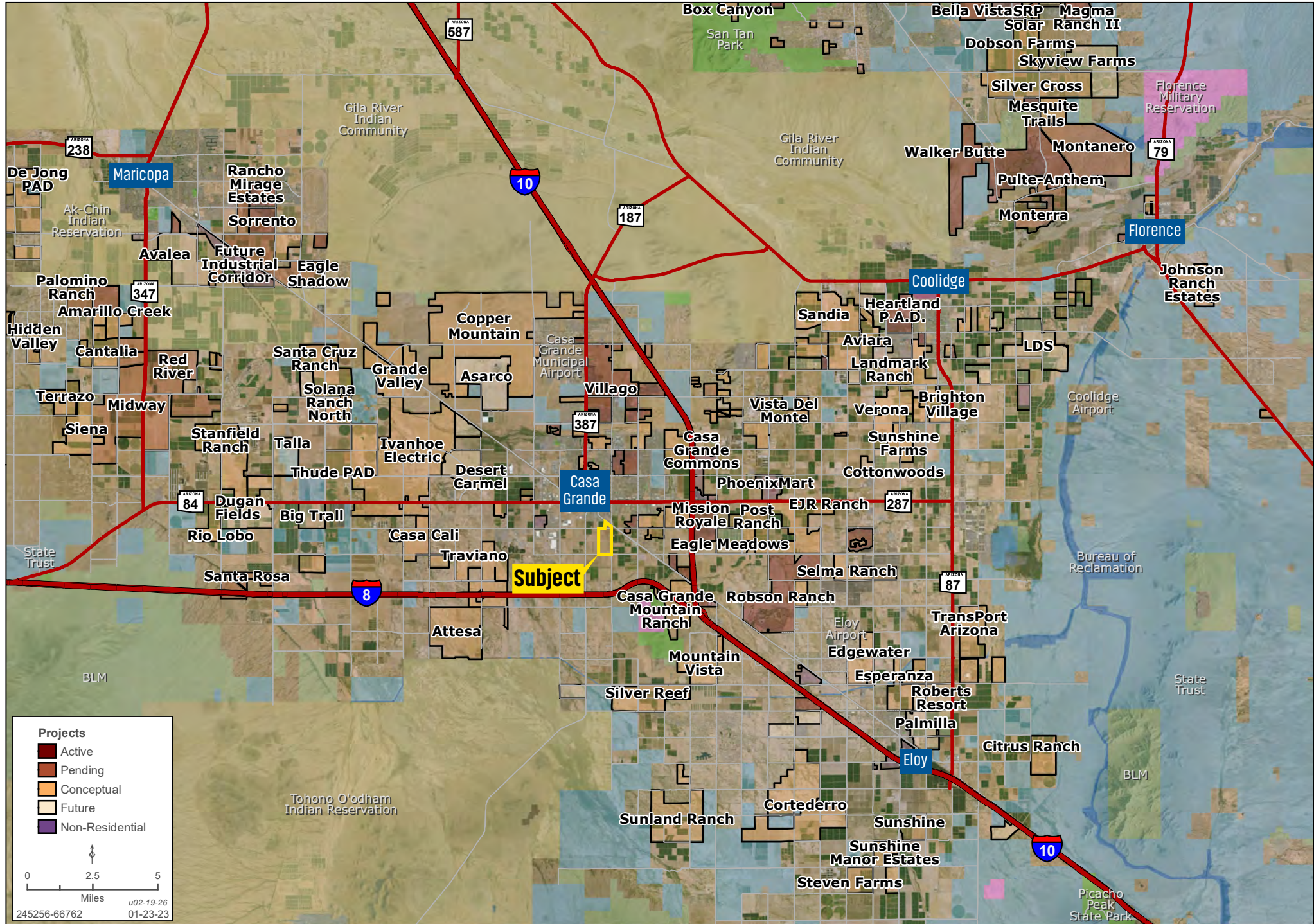
ZONING

Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com

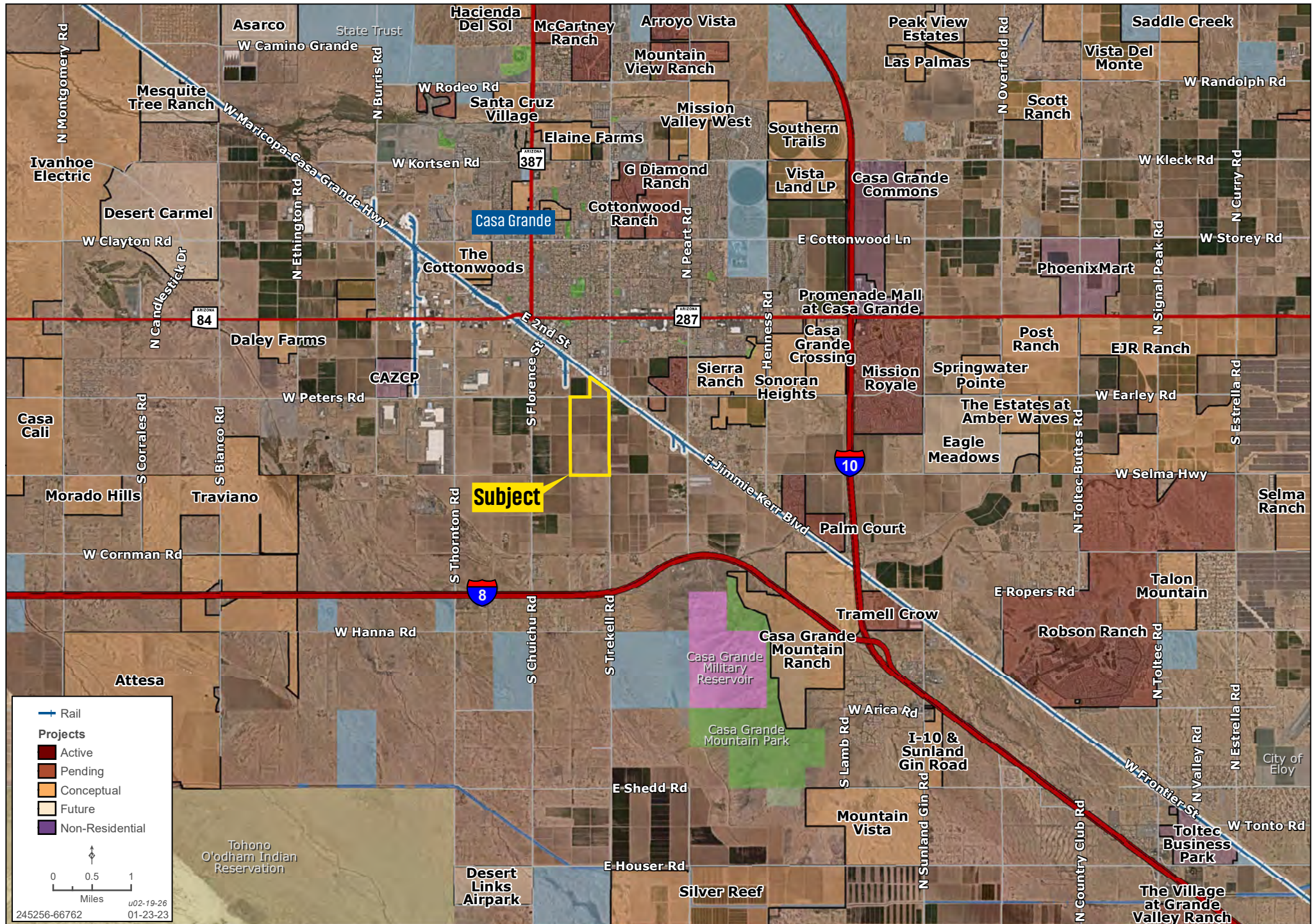


REGIONAL

Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com

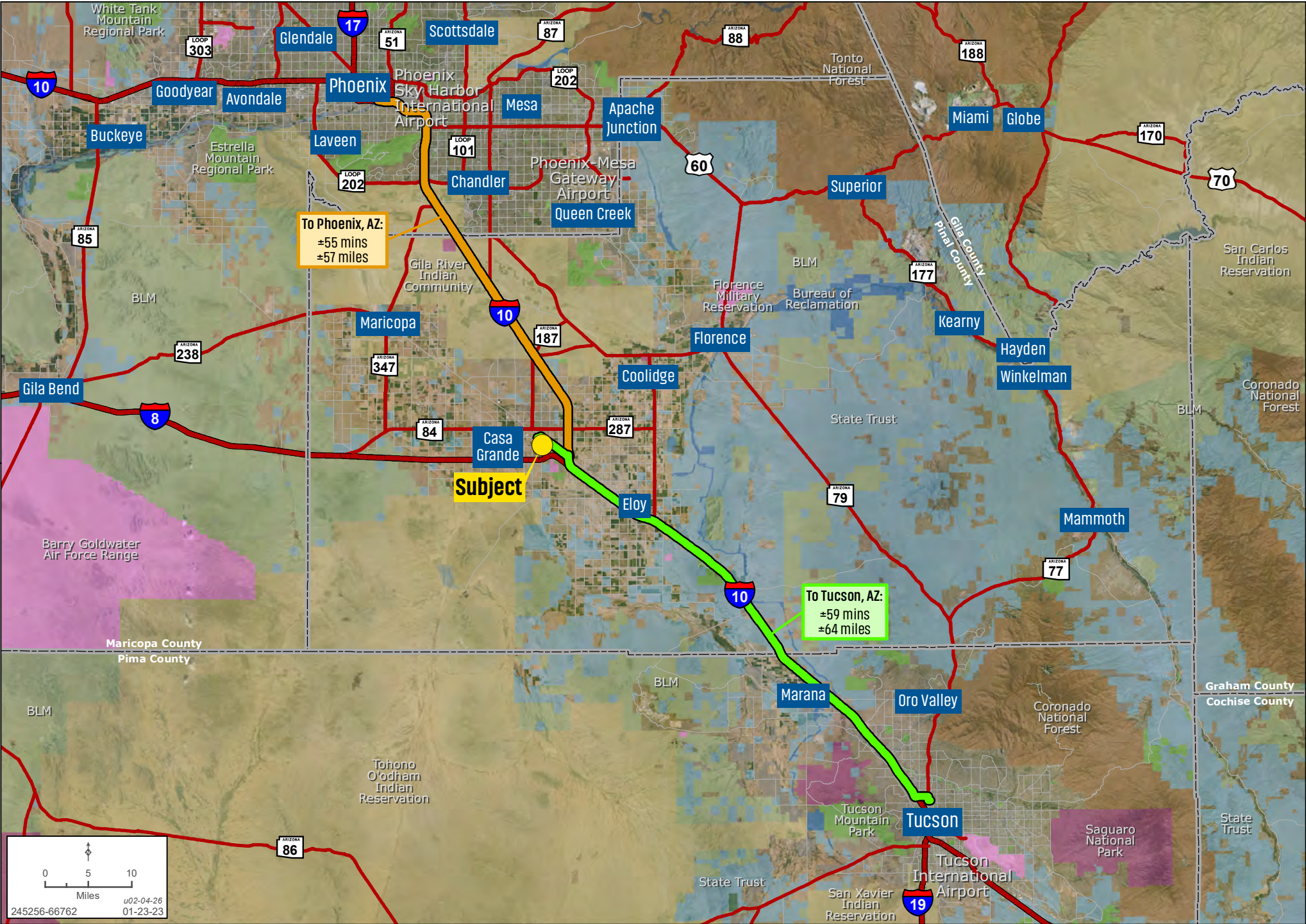


Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com



DISTANCES TO PHOENIX AND TUCSON

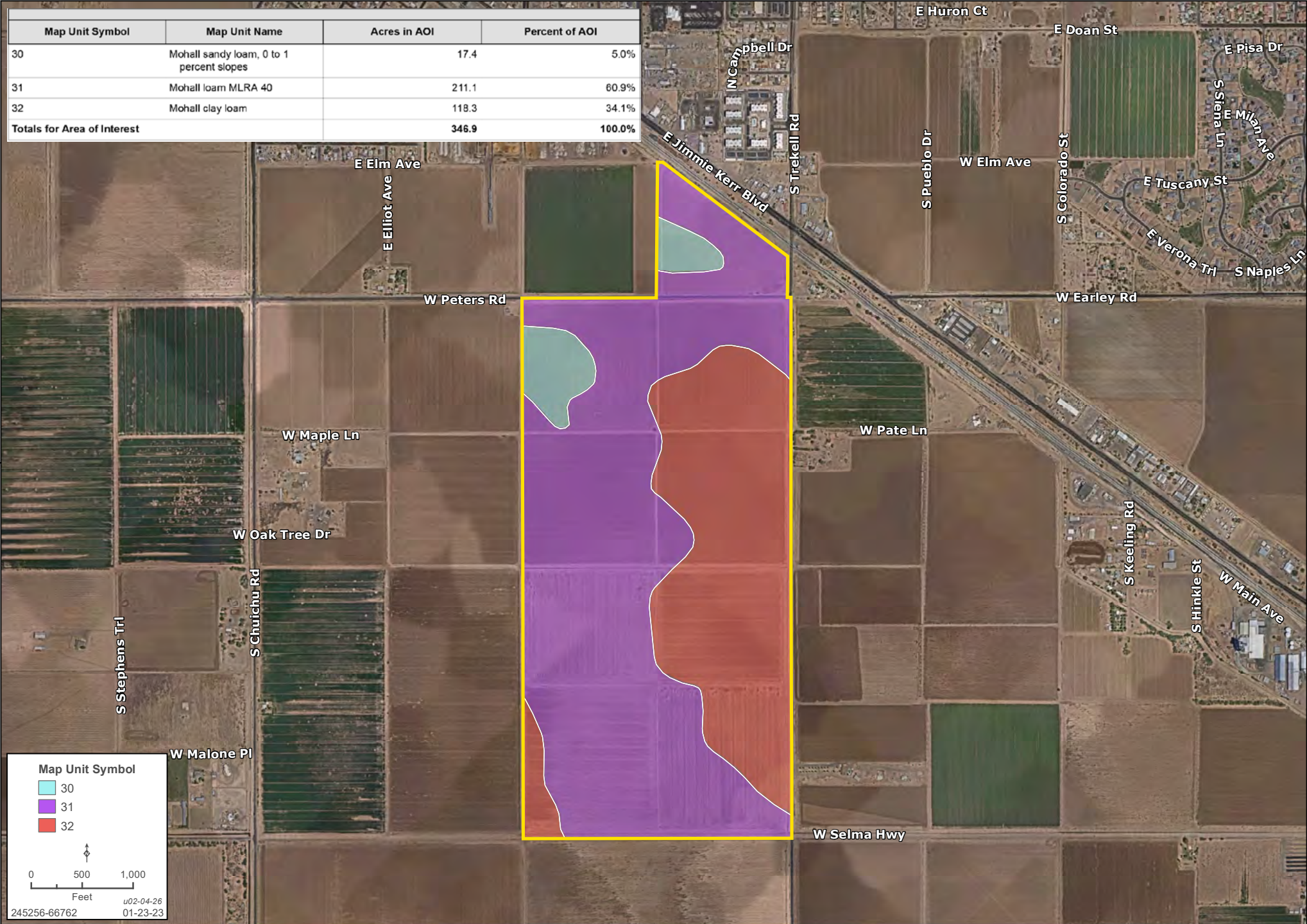
Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com



SOIL

Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
30	Mohall sandy loam, 0 to 1 percent slopes	17.4	5.0%
31	Mohall loam MLRA 40	211.1	60.9%
32	Mohall clay loam	118.3	34.1%
Totals for Area of Interest		346.9	100.0%



PINAL COUNTY HIGHLIGHTS |

CLICK THE LINKS BELOW FOR MORE INFORMATION



New Jobs

Coming to
Pinal County



Labor

Report



Casa Grande

Incentive
Package



Pinal County

Incentive
Package



4Q-2025

Market
Insights



About

Land Advisors
Organization



The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. AZPinal245256 - 02.25.2026.



LandAdvisors.com