



32.88675833,-111.82673056

— NEIGHBOR SCREEN

# CASA GRANDE, AZ

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AI Powered Deep Diligence





## ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

**Coordinates** 32.88675833,-111.82673056

**PIN** Not provided

**Request Date** 2025-12-23

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Analyzed:

1 Residents

5 Entities

## — NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

## Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
503-68-2560		<b>Henry D. Cory</b>	Individual	Henry D. Cory is listed as the primary owner of Pinal County parcel 503-68-2560 in the Casa Grande area <sup>1</sup> . No meeting minutes or local news reports were found that mention Henry D. Cory, suggesting he has not been publicly active in civic issues or development debates in Casa Grande <sup>2</sup> .	unknown	Low	Because he is not publicly active, a one-on-one meeting with a community liaison is advised to explain the project and listen to any concerns.	M

## Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
50341005A, 50341005B		<b>Bianco 20 LLC</b>	llc	Bianco 20 LLC holds approximately 21.8 acres of land along North Bianco Road in Casa Grande, currently zoned rural with an intended use for single-family residential development ( <a href="#">3</a> ). The property was listed for sale in 2021 as a growth-area investment (including promotion as a 1031 exchange opportunity) given its proximity to new developments like the Lucid Motors plant ( <a href="#">4</a> ). No other business activities or public filings beyond land ownership are noted; the LLC appears to be a single-purpose landholding for resale.	Low	land_investment	Engage via the property's listing broker or owner's representative to discuss acquisition/partnership, highlighting how the project could increase the land's value or facilitate a sale	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
503682950, 503682960, 503682940, 503682970, 503682620, 503682930, 503682980, 503682630, 503682640, 503682920, 503682990, 503682610, 503682650, 503682600, 503682910, 503683000, 503682590, 503682660, 503682580, 503682900, 503683010, 503682670, 503682570, 503682280, 503682890, 503683020, 503682290, 503682680, 503682300, 503682310, 503682880, 503682550, 503682690, 503682320, 503682270, 503682260, 503682870,		Sonoran Land Fund LLC	llc	Sonoran Land Fund LLC is a Delaware-formed investment entity (active in Arizona since 2012) tied to Phoenix investor Wayne Howard ( 5 ). The fund acquired roughly 2,922 tax-delinquent parcels across Pinal County via foreclosure lien sales and then sought to obtain deeds for them in bulk ( 6 ). Howard and Sonoran Land Fund have actively pushed for state legislation (SB 1071) to cap fees on processing multiple parcel deeds, reflecting their focus on reducing holding costs and improving profit margins for large-scale land acquisitions ( 7 ). The company's strategy is land banking for value appreciation, and it has no known operational business beyond holding and liquidating real estate assets.	Medium	land_investment	Approach principal investor Wayne Howard directly or through his legal representative; emphasize how the proposed development could enhance the value of his extensive land holdings or offer an exit strategy for some parcels	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
503683040, 503682540, 503682330, 503682250, 503682700								
50344008A		<b>Ethington &amp; Hwy 84 LLC</b>	llc	Ethington & Hwy 84, LLC was organized in Arizona in March 2022 ( <a href="#">8</a> ). Its members are a consortium of real estate investors based in the Phoenix area – for example, Willis Holdings L.C. (managed by C. Dale Willis Jr.) and Hamstra Investments LLP (Carrie Hamstra) are listed among the managing members ( <a href="#">9</a> ). The LLC owns approximately 146.7 acres at the southwest corner of Highway 84 and Ethington Road, Casa Grande, which is zoned I-2 (Industrial) and currently being marketed for industrial/commercial use (e.g. warehouses or an industrial park) ( <a href="#">10</a> ). The site lies near Lucid Motors and other new industrial facilities, and city planners have indicated support for converting the land to employment uses to capitalize on the area's growth ( <a href="#">11</a> ).	Medium	land_investment	Engage managing member C. Dale Willis Jr. (Willis Holdings) with a proposal that aligns the project with their planned industrial development; highlight any infrastructure improvements or synergies that could boost their site's marketability	M
800191920		<b>Pinal County</b>	government	Pinal County (the county government) owns the parcel in question, likely for public use or future infrastructure (as counties often hold land for roads, drainage, or facilities). County officials are generally pro-development in this region: Pinal County's leadership has actively coordinated with Casa Grande city to attract new industrial and manufacturing projects in the area ( <a href="#">12</a> ). The county's stance on development emphasizes economic growth, increased tax base, and job creation, balanced with adherence to zoning and community standards. There is no indication of county opposition to private development here; rather, the county would oversee permitting and ensure the project meets regulations and public interest.	High	municipal	Work closely with the Pinal County Board of Supervisors and planning staff; emphasize the project's benefits to the community (employment, tax base) and ensure all county requirements (permits, impact studies) are thoroughly addressed to secure county support	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
503683030		<b>Joe Auza Sheep Co Inc</b>	llc	<p>Joe Auza Sheep Co. (officially Joseph A. Auza Sheep Co. LLC) is an Arizona domestic LLC formed on August 28, 2008, and it is owned by the Auza family of Casa Grande <sup>13</sup> <sup>14</sup>. The business has operated for around 57 years (founded circa 1968) and currently employs about 10 people with roughly \$510,000 in annual revenue <sup>15</sup>. Auza Sheep Co. and its affiliate Auza Ranches LLC hold extensive grazing allotments on federal lands and have received over \$2 million in USDA ranching program payments (drought relief, etc.) through 2024, reflecting the scale of their sheep operation <sup>16</sup>. The Auza family has shown a pragmatic approach to development— in 2017 their entity sold 156.5 acres of Casa Grande farmland for \$7.8 million to an industrial developer constructing an auto-parts facility (LKQ Corporation) <sup>17</sup>. They are a significant agricultural employer as well, utilizing the H-2A visa program for seasonal labor (38 foreign farm workers certified in 2024) <sup>18</sup>.</p>	Medium	agriculture	<p>Engage patriarch Joe Auza directly with respect for the family's ranching legacy, addressing any grazing-impact concerns. Offer mutually beneficial terms (e.g., premium lease rates or operational accommodations) to secure their cooperation or neutrality.</p>	M