

# EXCLUSIVE LISTING



## GOLDMAN DAIRY

**Location:** 5927 E Steele Rd, Coolidge, AZ 85128  
E Steele Rd and S Christensen Rd – Pinal County

**Price:** Submit

**Size:** +/- 152.67 acres (net dairy property, houses excluded)  
+/- 2,500 milking capacity

**Barn:** Double 30 Parallel (Germania), 6,000 gallon milk tank and two 5,000 gallon milk tanks

**Corrals:** +/- 2,500 Neilsen self locking stanchions in the milk cow corrals. Ample room for +/- 2,600 replacements/young stock

**Calf Barn:** +/- 128 head calf barn

**Water:** Dairy is equipped with a 330 GPM well and a 600 GPM irrigation well



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**Comments:** An exceptional opportunity to acquire a prime dairy property in the heart of Pinal County— one of Arizona’s fastest-growing regions. Strategically located near energy transmission and generation infrastructure, as well as the future North-South Corridor, this site offers unmatched versatility. Retain the property for dairy operations or explore its potential for development into a battery storage or data center project!

# GOLDMAN DAIRY | PINAL COUNTY



## Coolidge Expansion Project | SRP

- Dairy property located ~2.5mi south of existing SRP Coolidge Generating Station, currently consisting of 12 natural gas turbines with a generation capacity of 575MW
- June 2026 - Phase 1 Expansion = 6 additional turbines (+287.5MW)
- June 2027 - Phase 2 Expansion = 6 additional turbines (+287.5MW)
- By June 2027, the Coolidge Generating Station will double its generation capacity to 1,150MW = 1.15GW
- +575 megawatts expansion = 0.575 gigawatts = enough energy to power ~**139,000 homes!**

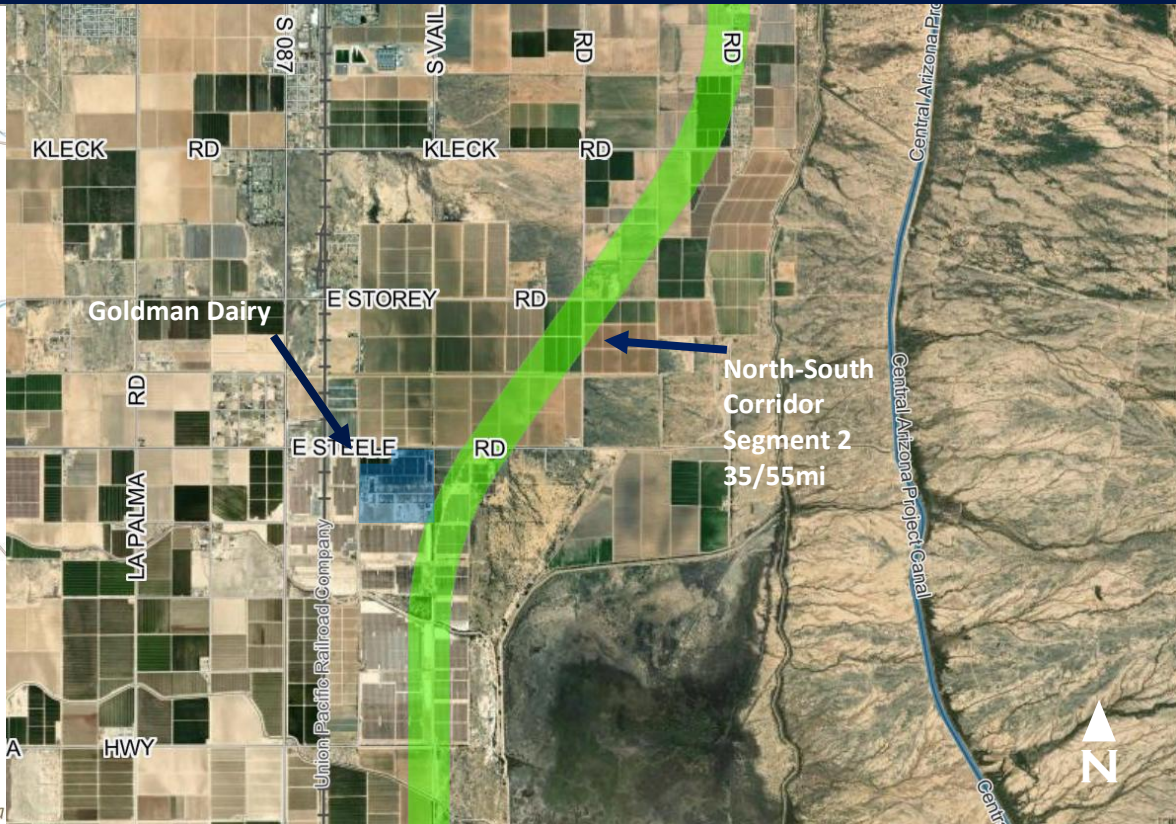
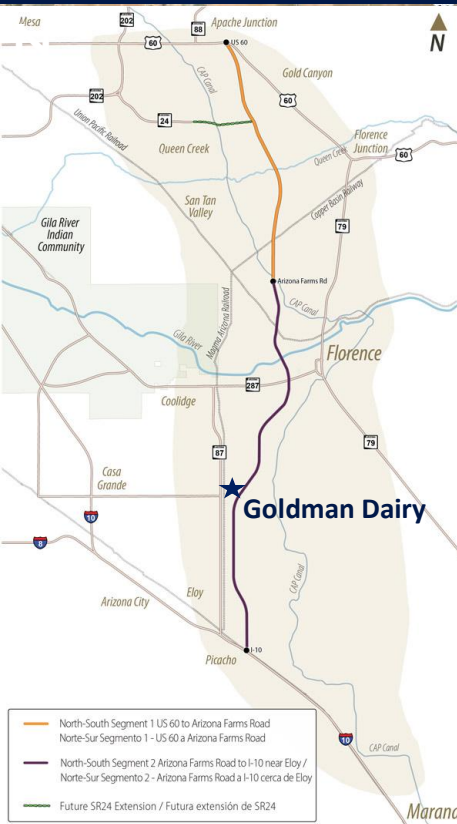


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## FUTURE North-South Corridor

- Dairy property positioned just west of major planned transportation route. North-South Corridor will span 55 miles, linking US 60 in Apache Junction to I-10 near Eloy
- Key route connecting high growth areas – Queen Creek, Coolidge, and Florence
- *Note: The portion of the North-South Corridor running just east of the property is part of Segment 2, spanning 35 miles from Arizona Farms Road to I-10. The Arizona Department of Transportation plans to host a series of public meetings for the Tier 2 Study of Segment 2 in August 2025*

## North-South Corridor Study: Proposed New Transportation Route in Pinal County | Department of Transportation

## North-South Corridor Tier 2 Environmental and Engineering Studies | Department of Transportation



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# GOLDMAN DAIRY | PINAL COUNTY



Property strategically located just ~425 meters east of existing Salt River Project Vah Ki Substation

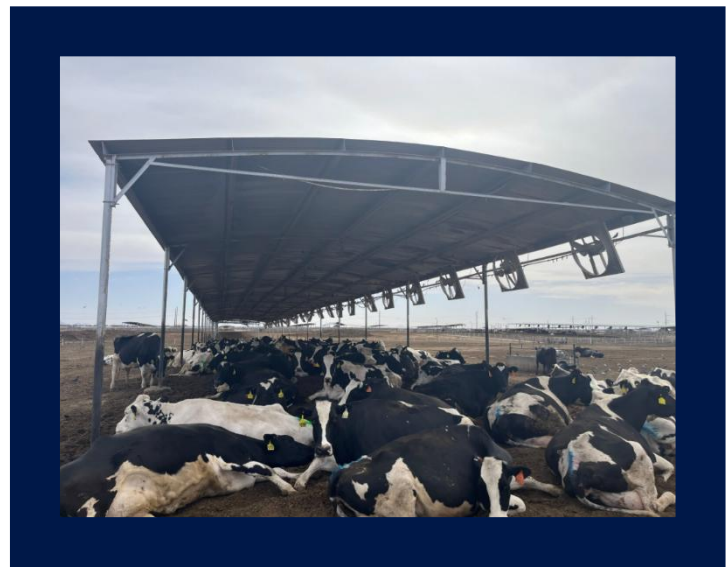
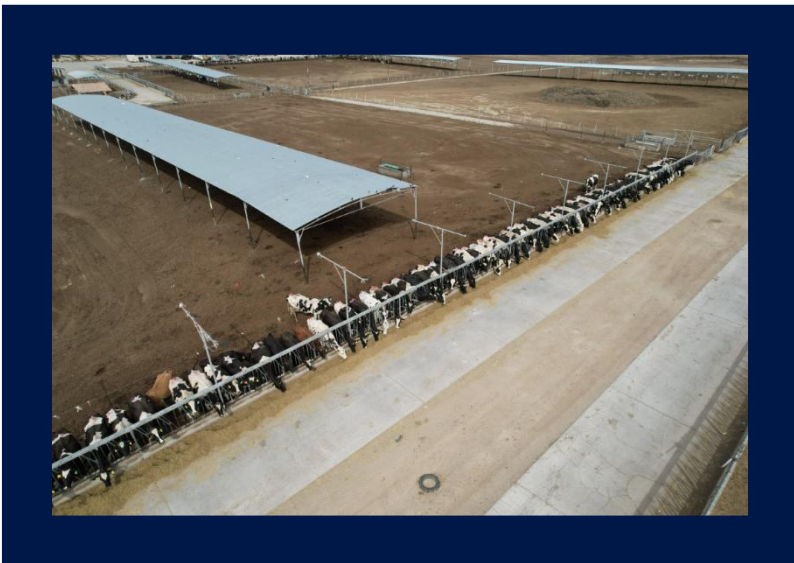
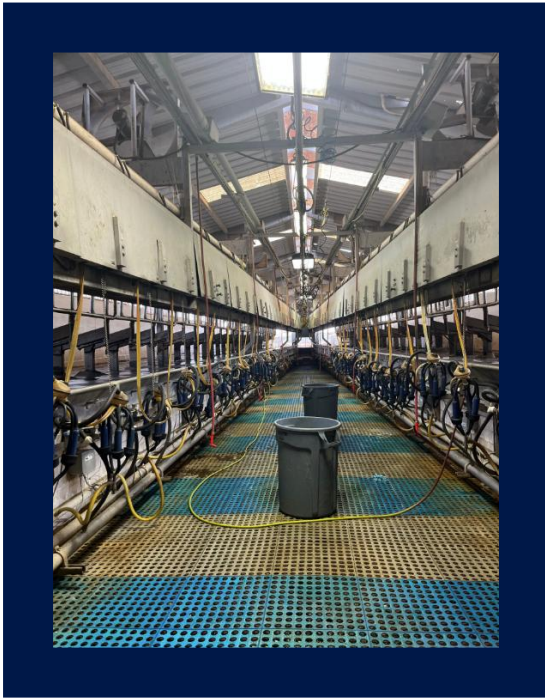


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**EXISTING DAIRY INFRASTRUCTURE**



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