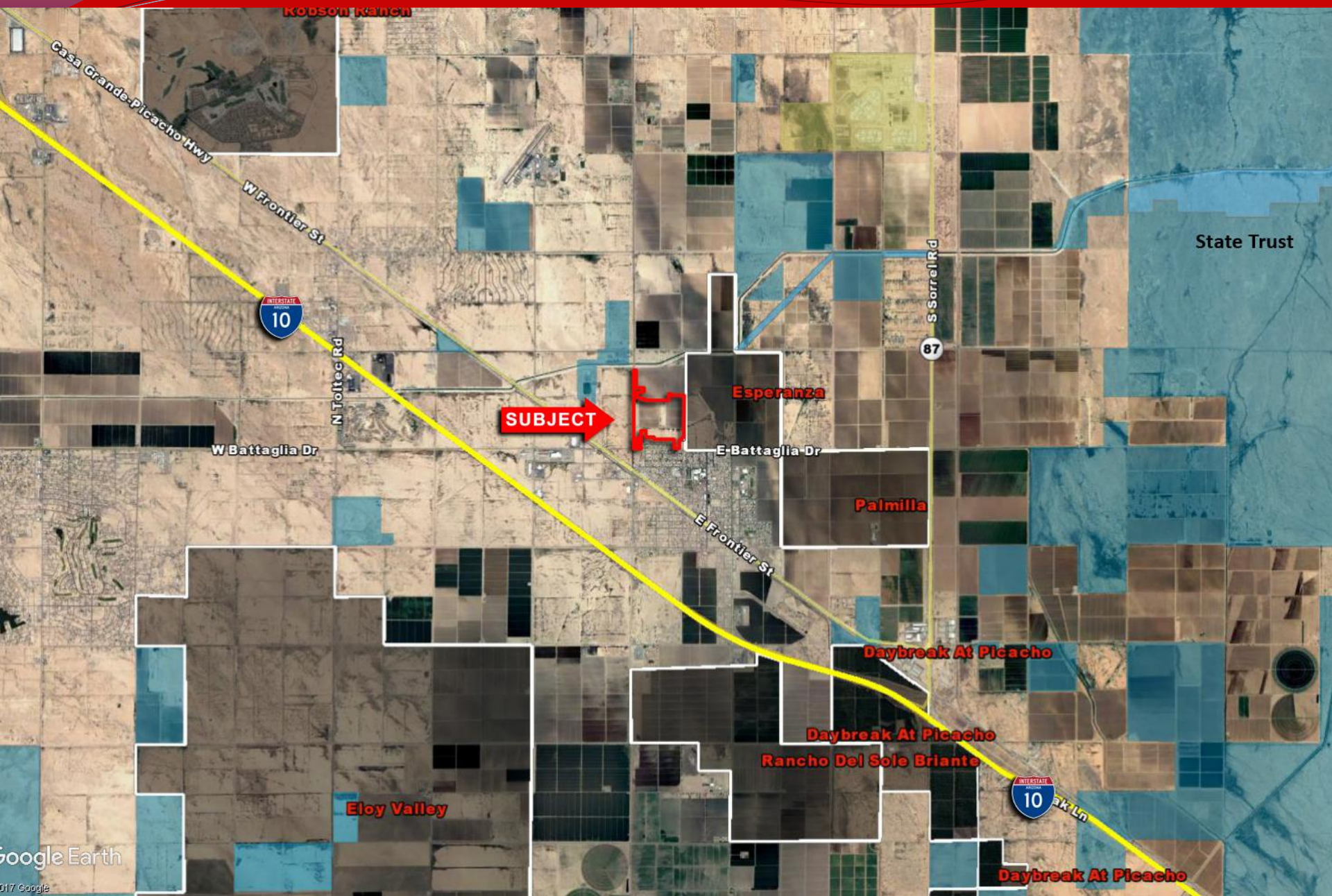


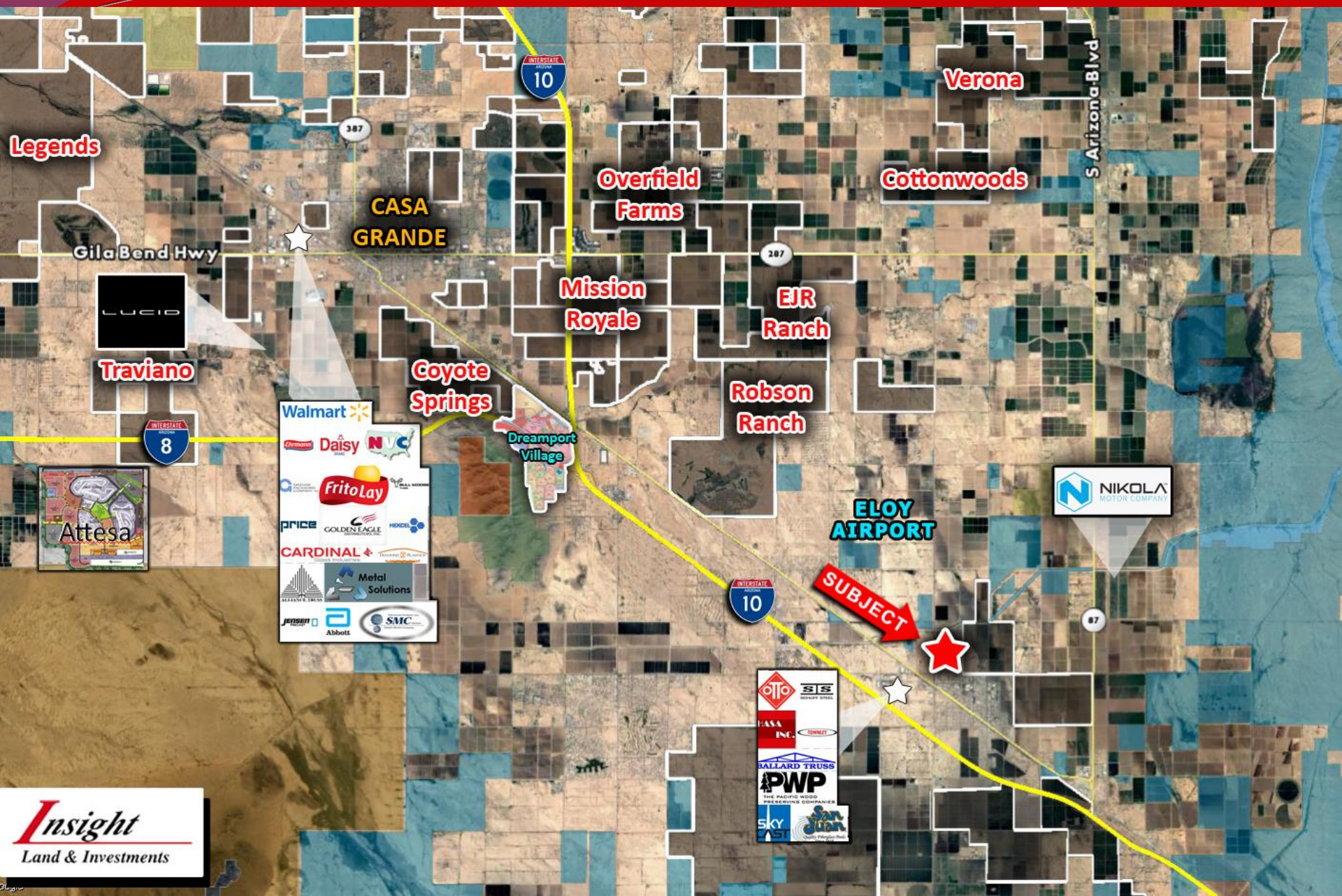
- ☐ **Location:** NEC Battaglia Drive & 11 Mile Corner Road, Eloy, AZ
- ☐ **APN:** 401-53-005F
- ☐ **Zoning:** R1-43 (1 Acre Minimum)
- ☐ **General Plan:** Medium Density (3-6 du/ac)
- ☐ **Total Site Area:** +/- 156 Acres
- ☐ **Farmable Land:** +/- 74 Acres
- ☐ **Taxes:** \$4,409.16 (2017)
- ☐ **Sewer/Water:** City of Eloy
  - Central Arizona Irrigation District
- ☐ **Price:** \$1,875,360 or \$12,000/AC
- ☐ **Comments:** Property is located just North of the City of Eloy. Cities waste water treatment plant is located ½ Mile to the West of the subject property. Excellent investment or 1031 exchange.

EXCLUSIVELY LISTED









401-53



10-06-2005

VICINITY MAP



PINAL COUNTY ASSESSORS MAP