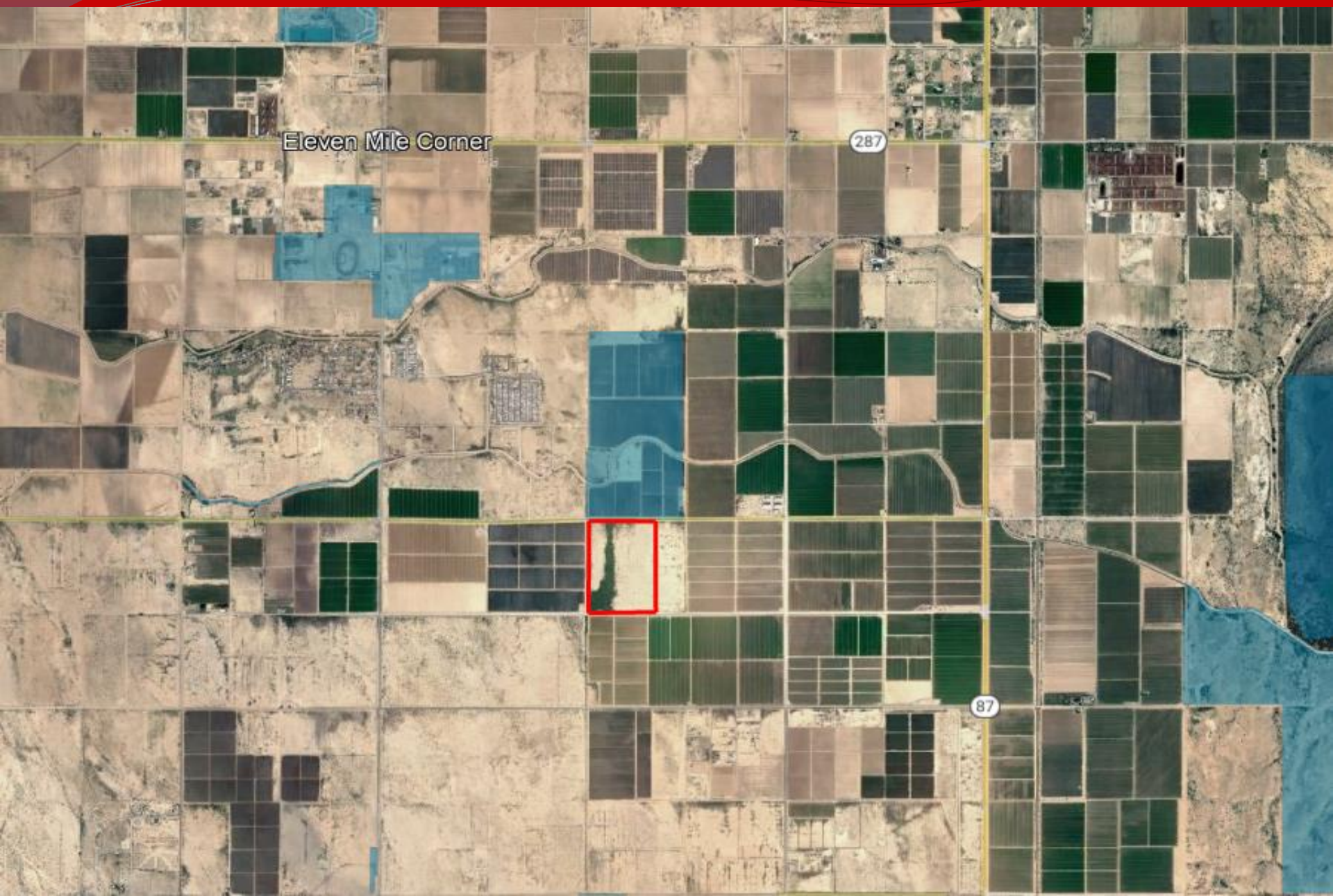
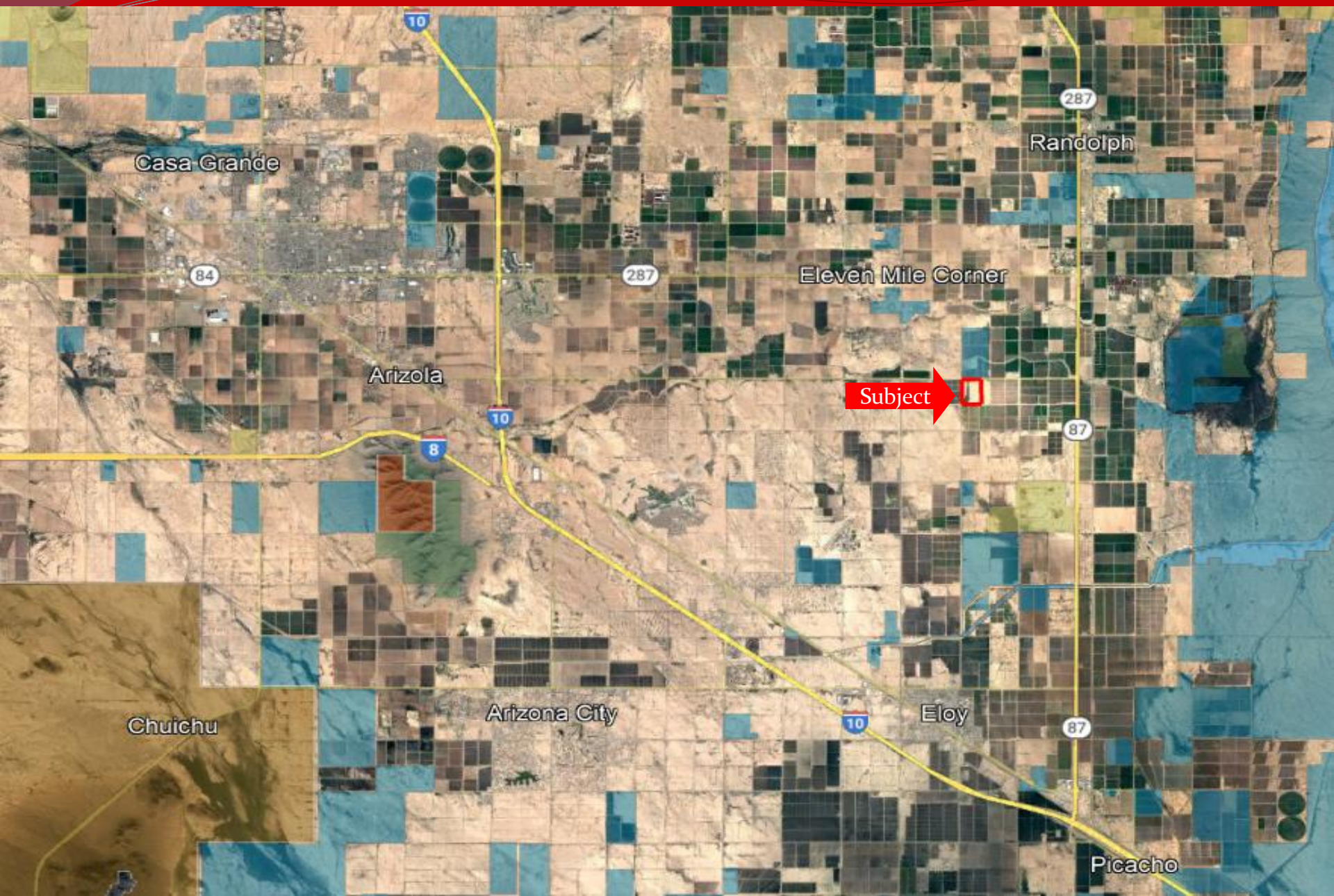




- ❑ **Location:** SEC Selma Highway and Sunshine Boulevard, Pinal County, AZ
- ❑ **APN:** 401-48-004E
- ❑ **Zoning:** GR (General Rural)
-1 unit per 1.25 acres
- ❑ **Size:** +/- 110 acres
- ❑ **Price:** \$1,210,000 or \$11,000/acre
- ❑ **Taxes:** \$5,959.84 (2021)
- ❑ **Comments:** Property is located on the Southeast corner of Selma Hwy and Sunshine Blvd with paved access off Selma hwy. Great investment or 1031 exchange. Property has a certificate of assured water supply (CAWS) equal to approximately 208 acre feet per year. Originally approved for 88 single family units, new calculations show that the site is capable of supporting up to 165 lots. Property has an updated Will Serve letter from Arizona Water Company.

EXCLUSIVELY LISTED





Coolidge CAWS Areas

-  Coolidge City Limits
-  Coolidge Planning Area

CAWS Land Type

-  Recorded Plat
-  Approved PAD
-  Certificate Only

