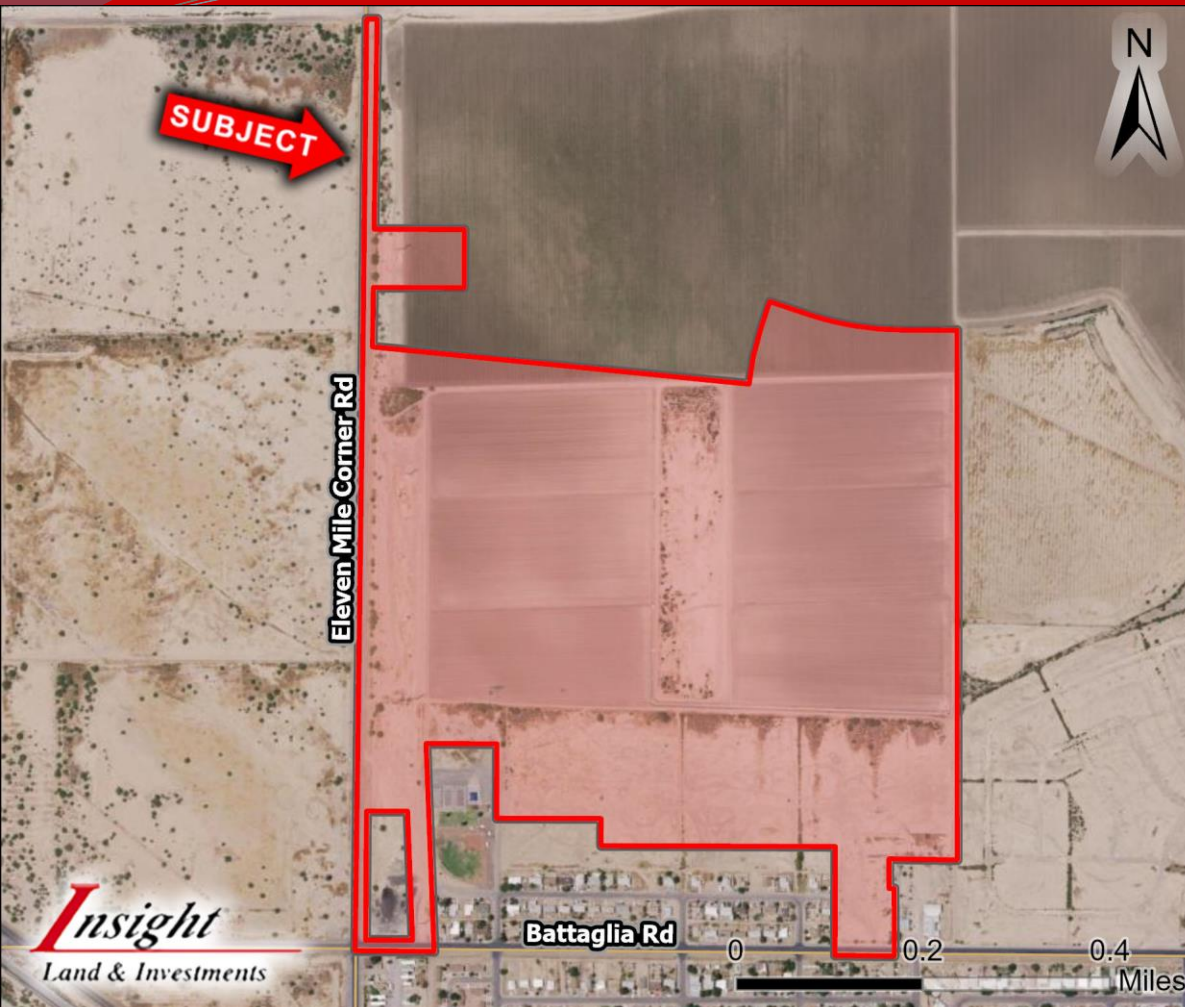




- ☐ **Location:** NEC Battaglia Drive & 11 Mile Corner Road, Eloy, AZ
- ☐ **APN:** 401-53-005F
- ☐ **Zoning:** R1-6 (Min 6,000 SF Lots)
- ☐ **General Plan:** Medium Density (3-6 du/ac)
- ☐ **Total Site Area:** +/- 156 Acres
- ☐ **Farmable Land:** +/- 74 Acres
- ☐ **Taxes:** \$4,827.20 (2023)
- ☐ **Sewer/Water:** City of Eloy
 - Central Arizona Irrigation District
- ☐ **Price:** \$3,900,000 or \$25,000/AC
- ☐ **Comments:** Property is located just north of the City of Eloy. Water and Sewer to the site. Nikola plant is 3 miles from the subject property.

EXCLUSIVELY LISTED





