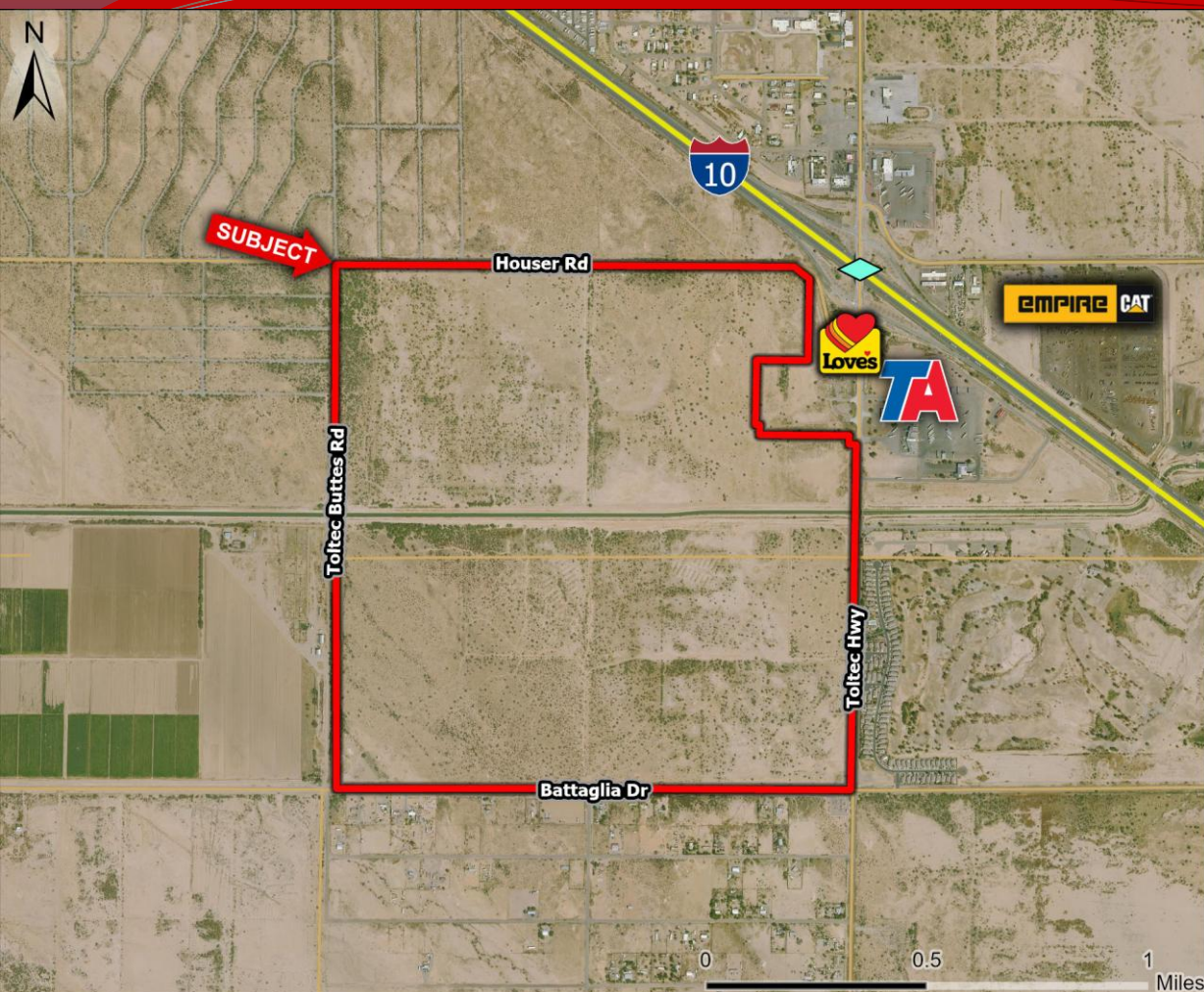
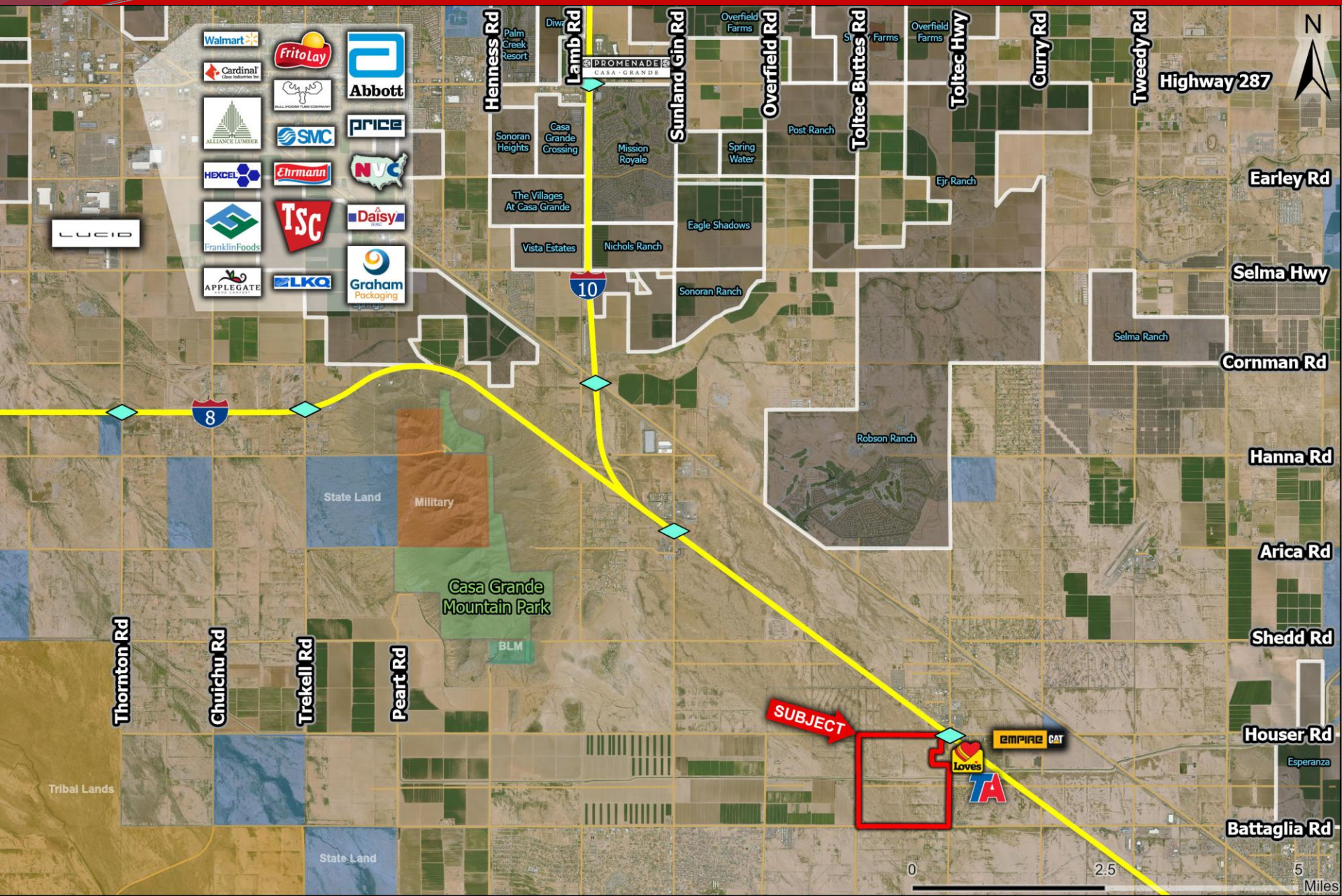


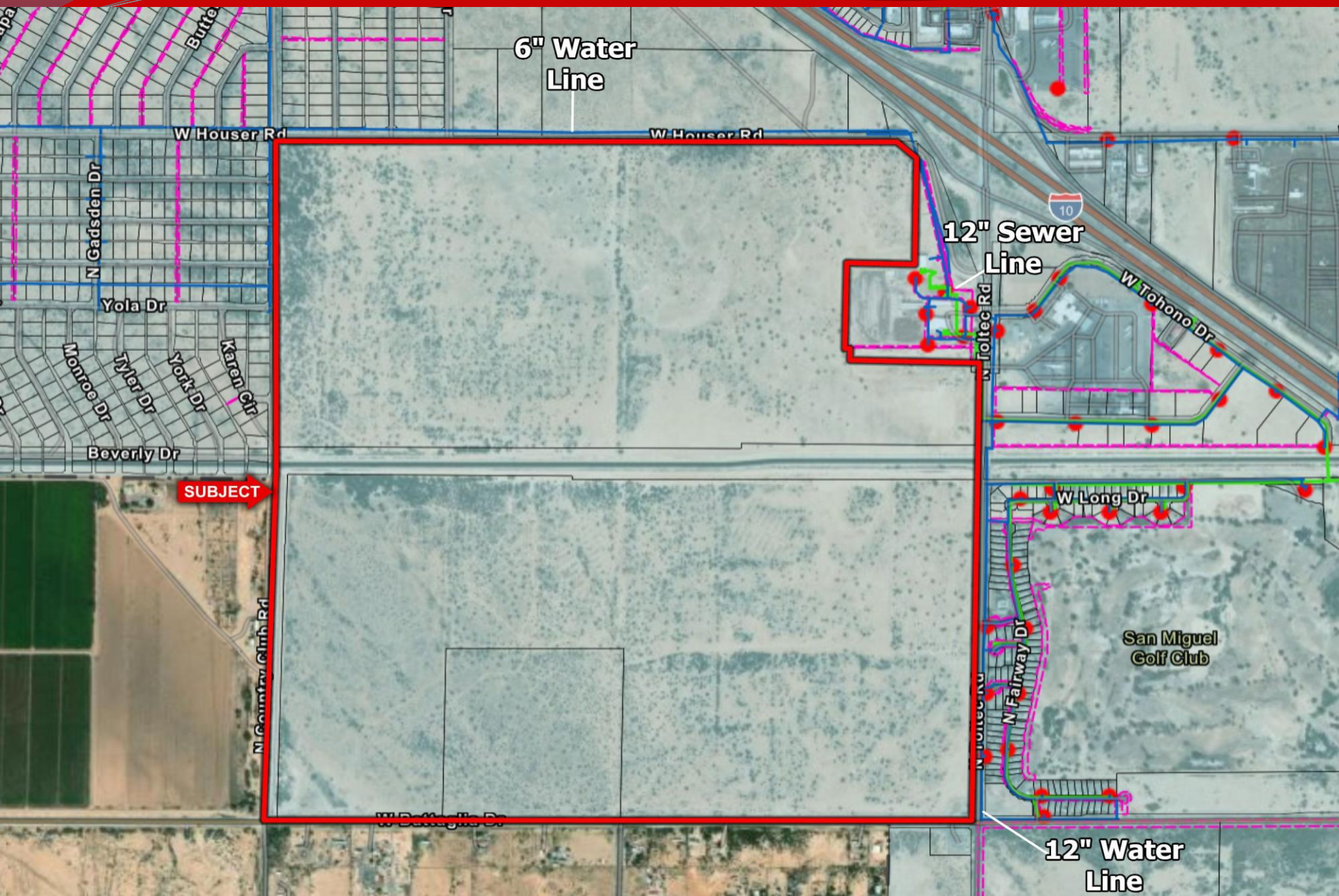


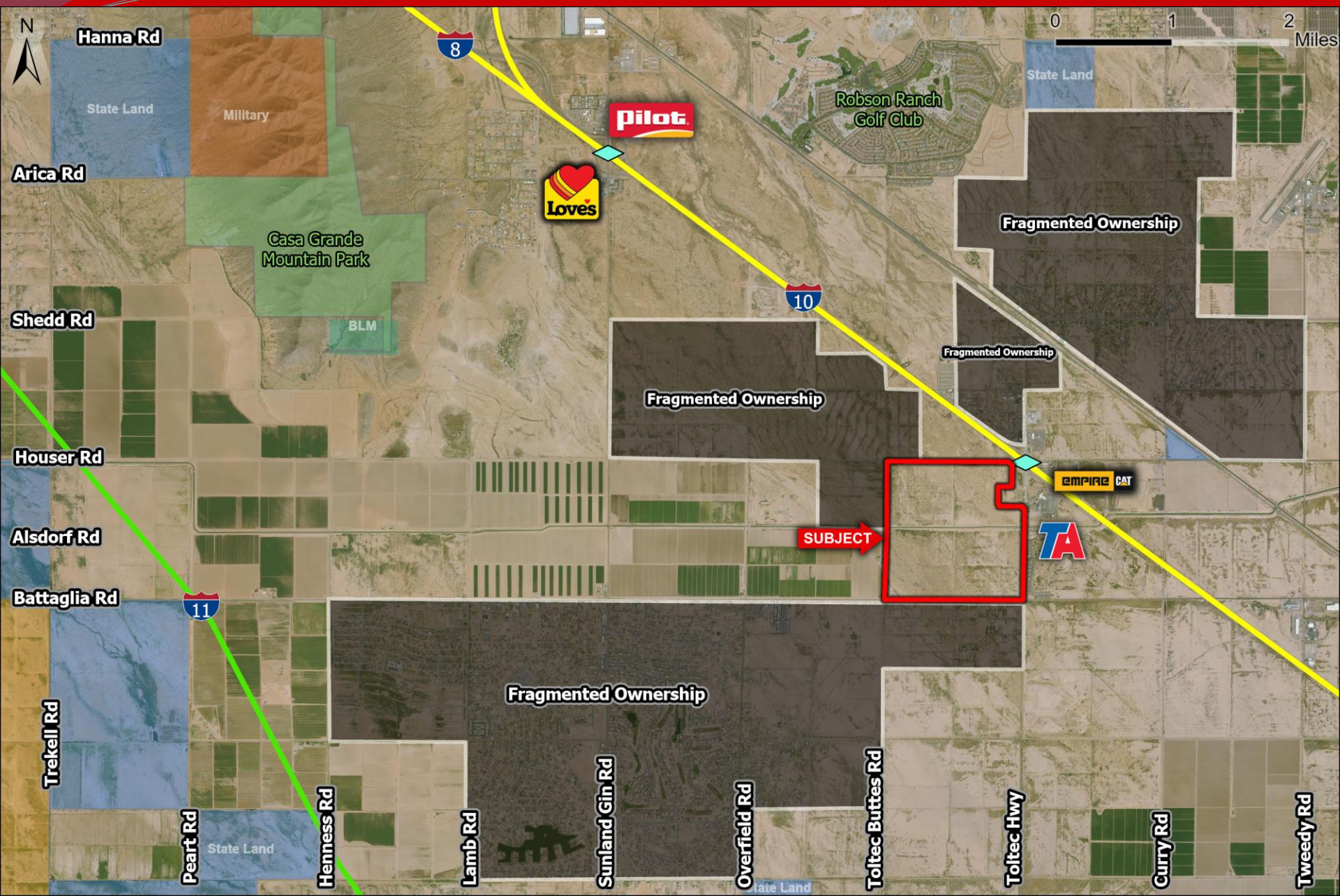
- ☐ **Location:** SWC Interstate 10 and Toltec Road, Eloy, Arizona
- ☐ **APN:** 403-23-003D, 003F, 004
- ☐ **Zoning:** R1-12 (City of Eloy)
- ☐ **Size:** +/- 561.68 Net Acres
- ☐ **Utilities:**
- ☐ **Water**— City of Eloy - 10" line in Toltec & I-10
- ☐ **Sewer**— City of Eloy - 8" line west of Toltec Rd and 12" line east of Toltec Rd
- ☐ **Power**— APS
- ☐ **General Plan:** +/- 60 ac-Community Commercial
- ☐ +/- 80 ac-High Density Residential (10-24 du/ac)
- ☐ +/- 150 ac-Low Density Residential (1-3 du/ac)
- ☐ +/- 270 ac-Estate Density Residential (0.2-1 du/ac)
- ☐ **General Plan is currently being updated**
- ☐ **Price:** \$30,000/acre or \$16,830,000
- ☐ **Comments:** Property is located at the SWC of Interstate 10 and Toltec Road. Toltec Road is a full diamond interchange and one of only 3 interchanges south of the I-10/I-8 junction. Great for a mixed-use development or as an investment. Seller will entertain all offers.

**EXCLUSIVELY LISTED**



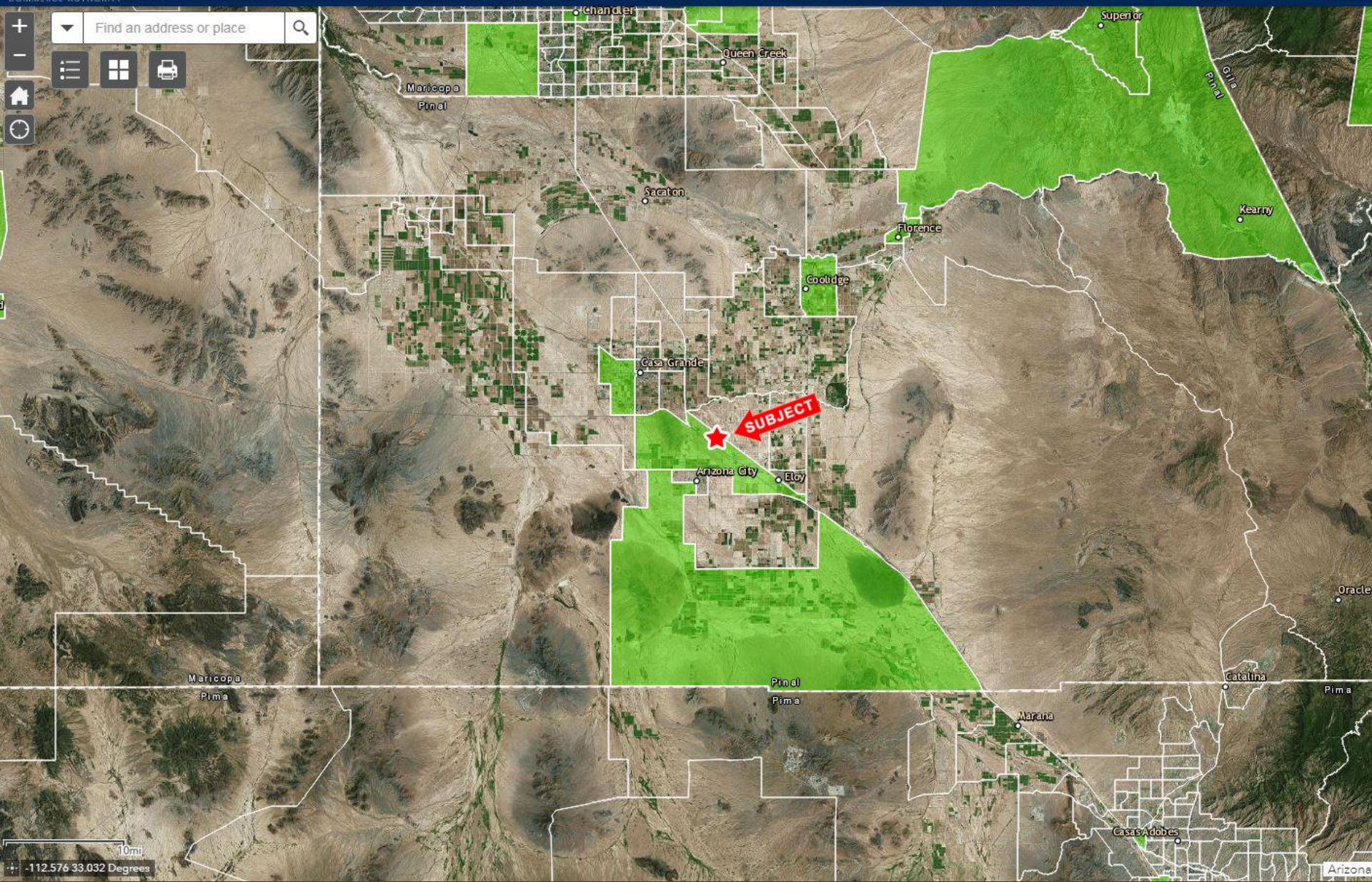


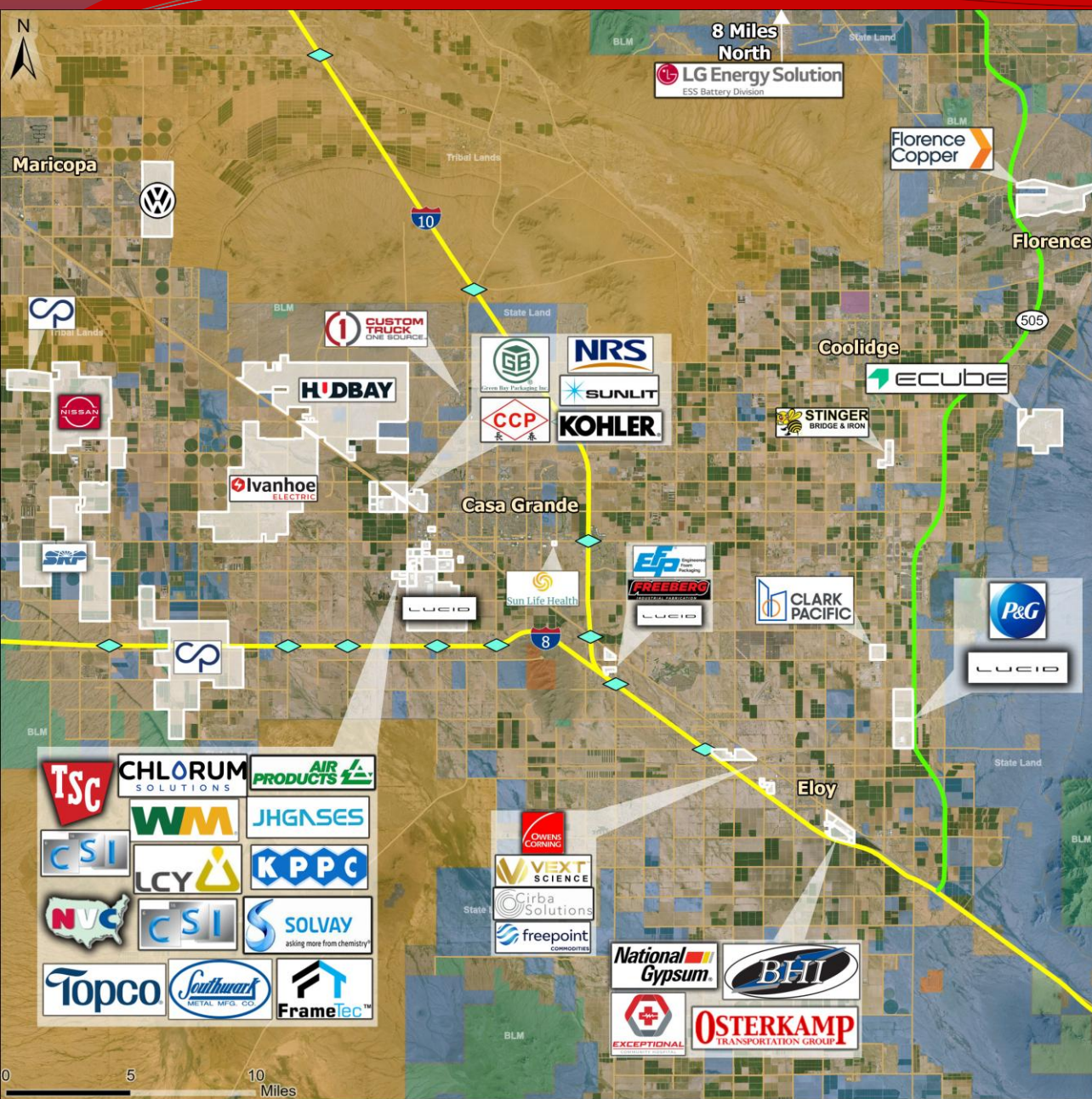




**ARIZONA** Opportunity Zones  
COMMERCE AUTHORITY

Green=Census tracts submitted to U.S. Treasury on 3/21/18 and designated (approved) on 4/9/18.

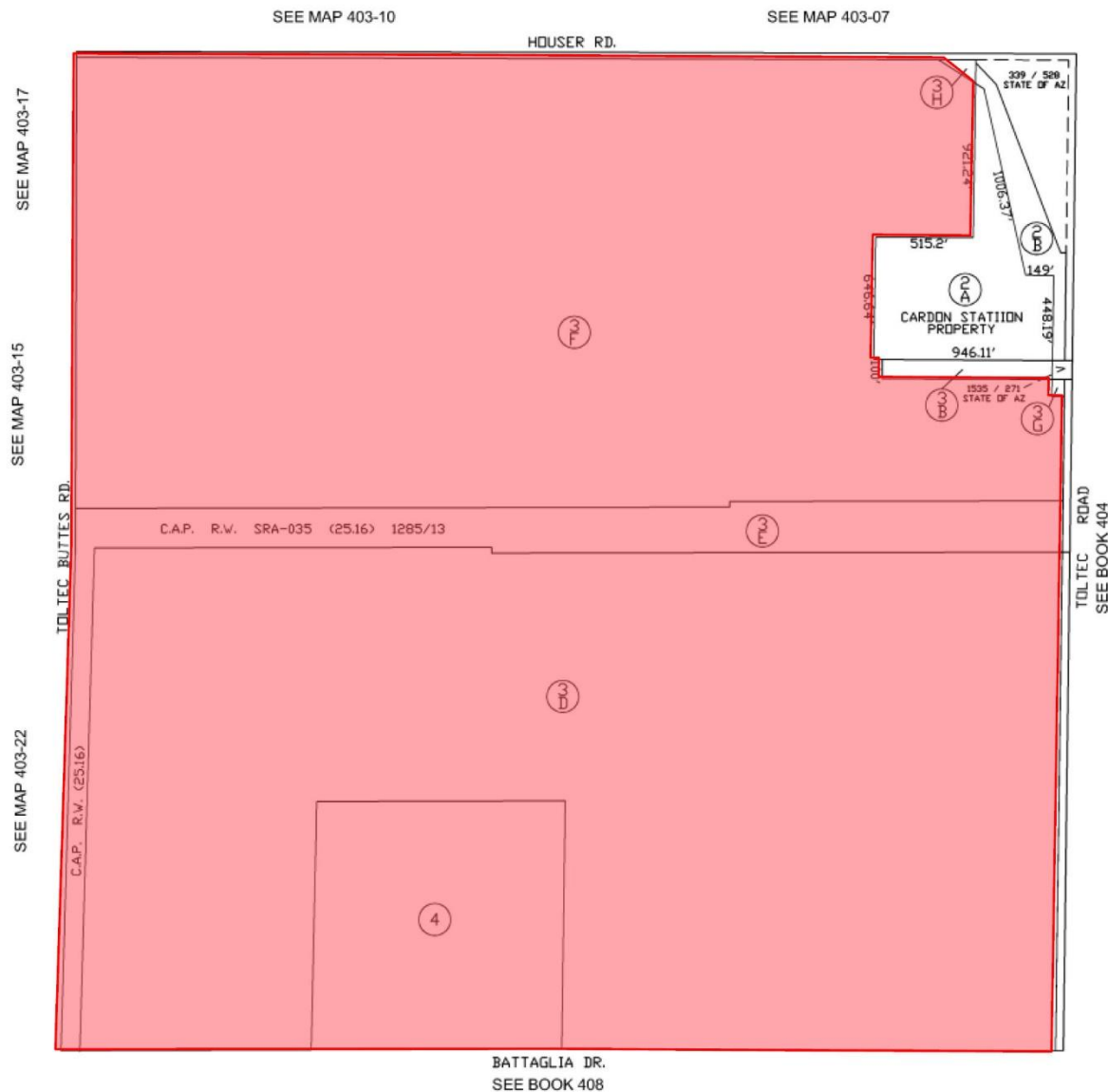




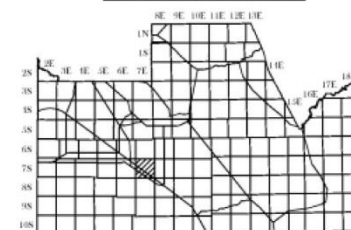
| Newly Announced & Expanding Companies | Total Capital Investment | Total Job Count | Jurisdiction     |
|---------------------------------------|--------------------------|-----------------|------------------|
| LG Energy Solution                    | \$5,500,000,000          | 2800            | Queen Creek      |
| Copia Tech Campus                     | \$3,000,000,000          | 200             | Maricopa         |
| SRP Marigold Energy                   | \$2,200,000,000          | 45              | Maricopa         |
| LUCID Motors                          | \$1,900,000,000          | 6120            | Casa Grande      |
| Copia Griffin Energy                  | \$1,500,000,000          | 50              | Maricopa         |
| Ivanhoe Electric                      | \$1,118,000,000          | 3000            | Casa Grande      |
| Hudbay Minerals                       | \$977,000,000            | 900             | Casa Grande      |
| eCube Aero Solutions                  | \$500,000,000            | 75              | Coolidge         |
| KANTO-PPC Inc.                        | \$500,000,000            | 200             | Casa Grande      |
| Proctor and Gamble                    | \$500,000,000            | 500             | Coolidge         |
| Chang Chun PetroChem                  | \$400,000,000            | 209             | Casa Grande      |
| Freeport Commodities                  | \$400,000,000            | 120             | Eloy             |
| Kohler Co.                            | \$376,000,000            | 500             | Casa Grande      |
| National Gypsum                       | \$250,000,000            | 100             | Eloy             |
| Florence Copper                       | \$232,000,000            | 274             | Florence         |
| Air Products                          | \$100,000,000            | 75              | Casa Grande      |
| Jing He Science Inc.                  | \$100,000,000            | 57              | Casa Grande      |
| Sunlit Chemical                       | \$100,000,000            | 300             | Casa Grande      |
| Osterkamp                             | \$100,000,000            | 30              | Eloy             |
| NRS Logistics                         | \$90,000,000             | 90              | Casa Grande      |
| FrameTec                              | \$80,000,000             | 300             | Casa Grande      |
| Chlorum Solutions                     | \$70,000,000             | 50              | Casa Grande      |
| Sun Life Medical Center               | \$67,000,000             | 200             | Casa Grande      |
| Solvay Chemical                       | \$60,000,000             | 30              | Casa Grande      |
| TopCo Scientific                      | \$50,000,000             | 150             | Casa Grande      |
| Southwark Metals                      | \$29,000,000             | 16              | Casa Grande      |
| Cirba Solutions                       | \$25,000,000             | 110             | Eloy             |
| Clark Pacific                         | \$20,000,000             | 250             | Coolidge         |
| Waste Management                      | \$20,000,000             | 30              | Casa Grande      |
| Exceptional HC                        | \$18,000,000             | 50              | Eloy             |
| Green Bay Packaging                   | \$16,500,000             | 120             | Casa Grande      |
| Custom Truck OneSource                | \$15,000,000             | 100             | Casa Grande      |
| Kingdom Way Group                     | \$15,000,000             | 250             | Casa Grande      |
| LCY Chemical Corp.                    | \$15,000,000             | 50              | Casa Grande      |
| Vext Science                          | \$15,000,000             | 25              | Eloy             |
| Chemical Strategies                   | \$14,000,000             | 50              | Casa Grande      |
| Engineered Foam Packing               | \$12,000,000             | 200             | Casa Grande      |
| Freeberg Industrial Fab               | \$12,000,000             | 200             | Eloy             |
| Stinger (Expansion)                   | \$10,000,000             | 100             | Coolidge         |
| Owens Corning                         | \$9,000,000              | 50              | Eloy             |
| BHI Trucking                          | \$5,000,000              | 25              | Eloy             |
| Wright Asphalt                        | \$1,300,000              | 20              | Casa Grande      |
| <b>Totals</b>                         | <b>\$20.42B</b>          | <b>18021</b>    | <b>Pinal Co.</b> |

SEC. 33 TN.7S RG.7E

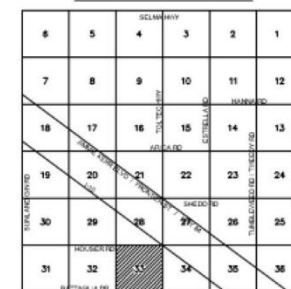
## 403-23



LOCATION MAP



VICINITY MAP



FEET  
0 200 400 600

6-17-2009  
UPDATED BY: CLW

THIS MAP IS FOR VALUATION PURPOSES ONLY.  
THIS OFFICE WILL NOT ASSUME LIABILITY FOR  
REPRESENTATION, MEASUREMENTS OR ACREAGE.  
SURVEYS & SUBDIVISION PLATS ARE ON FILE  
WITH THE PINAL COUNTY RECORDERS OFFICE.

PINAL COUNTY ASSESSORS MAP

