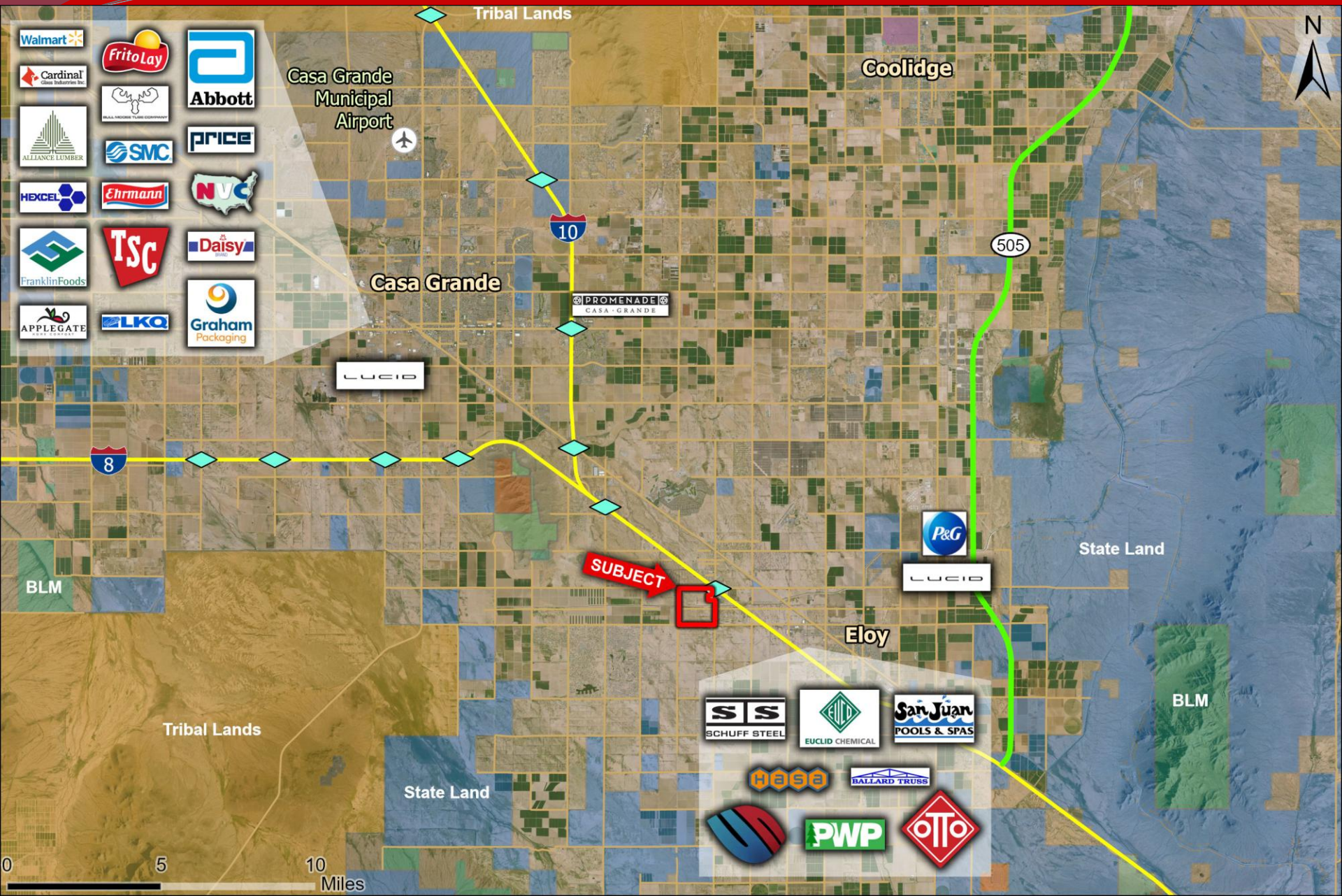


- Location:** SWC Interstate 10 and Toltec Road, Eloy, Arizona
- APN:** 403-23-003D, 003F, 004
- Zoning:** R1-12 (City of Eloy)
- Size:** +/- 561.68 Net Acres
- Utilities:**
- Water**– City of Eloy - 10" line in Toltec & I-10
- Sewer**– City of Eloy - 8" line west of Toltec Rd and 12" line east of Toltec 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





Walmart
Cardinal Glass Industries Inc.
Alliance Lumber
Hexcel
Franklin Foods
Applegate
Frito Lay
Pinal Indian Tribe Economy
SMC
Ehrmann
TSC
LKO
Abbott
Price
NVC
Daisy
Graham Packaging

Casa Grande Municipal Airport

Coolidge

Casa Grande

PROMENADE
CASA GRANDE

LUCIB

P&G
LUCIB

State Land

Eloy

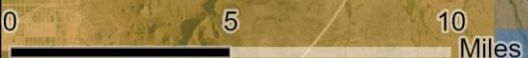
Tribal Lands

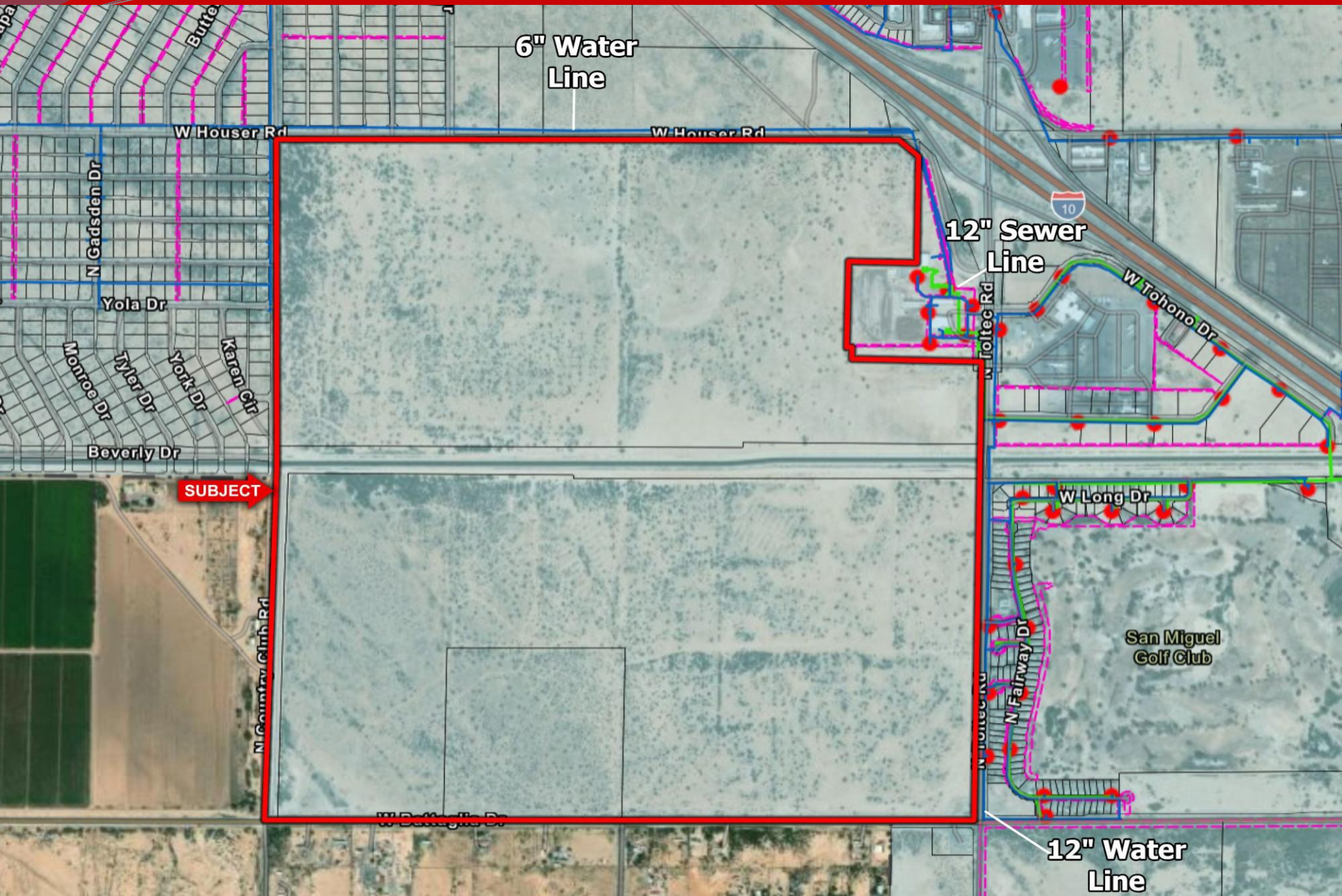
BLM

State Land

S S SCHUFF STEEL
EUCLID CHEMICAL
San Juan POOLS & SPAS

HASE
BALLARD TRUSS
PWP
OTTO





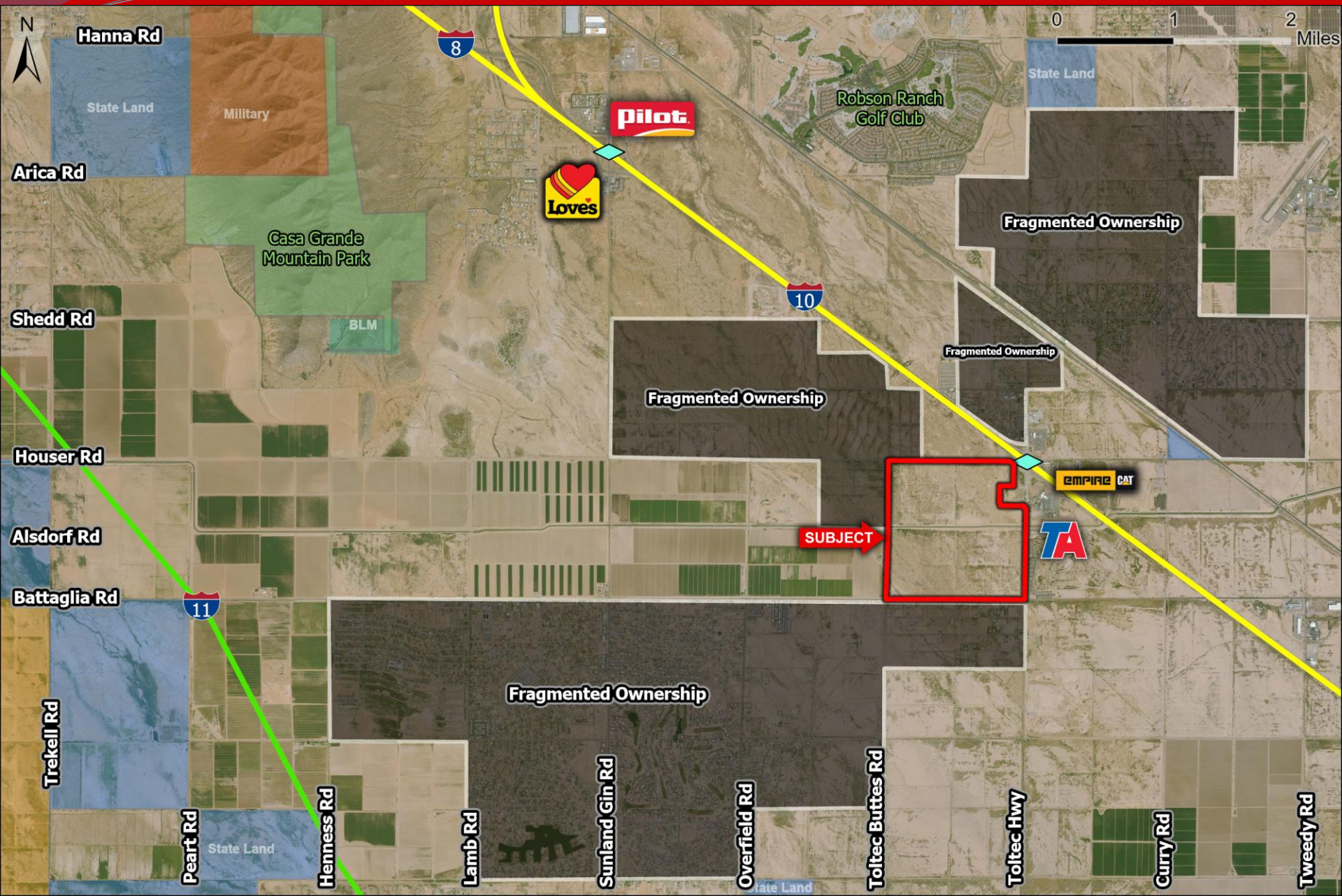
6" Water Line

12" Sewer Line

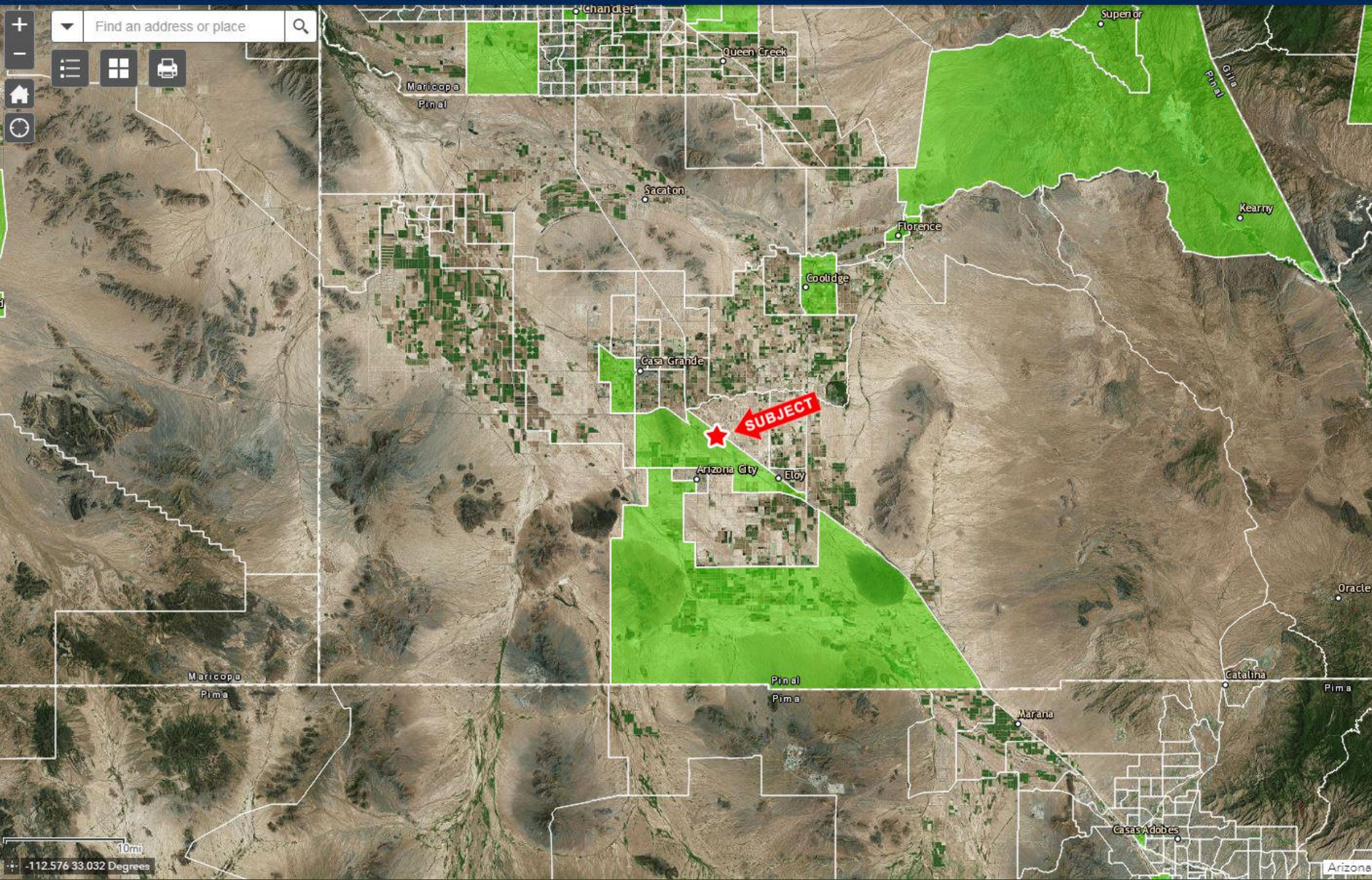
SUBJECT

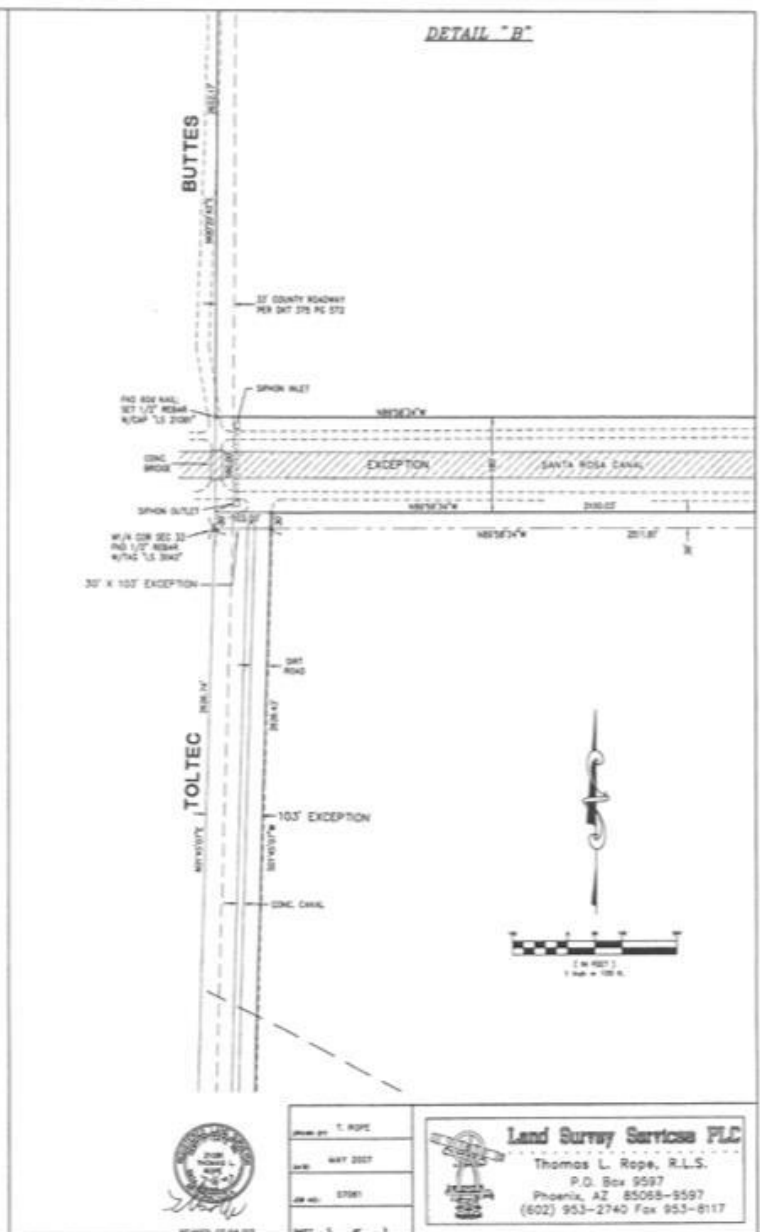
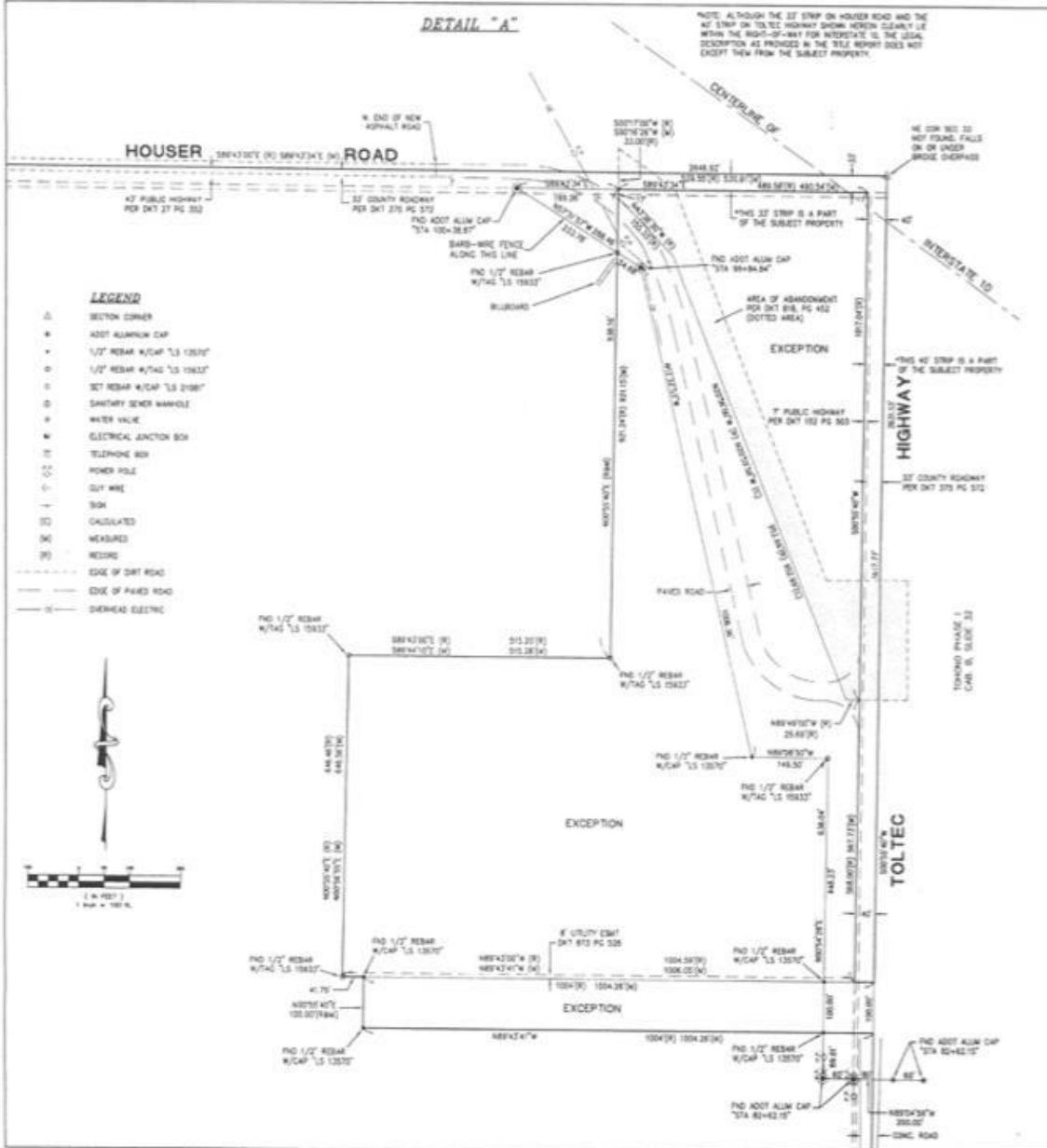
San Miguel Golf Club

12" Water Line



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





PROJECT NO.	T. ROPE
DATE	MAY 2007
JOB NO.	27061
SHEET	2 OF 3

Land Survey Services PLLC
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