



- **Location:** Cactus Rd & Agua Fria River
- **Size:** +/- 40 Acres Gross
- **Zoning:** Recently rezoned to Employment / Industry
- **Price:** (\$50,000/acre)
- **Comments:**
 - ✓ Some off-sites required for Access.
 - ✓ RV & Boat storage. Fully designed and approved by City of El Mirage.

Great Investment Opportunity | Exclusively Available

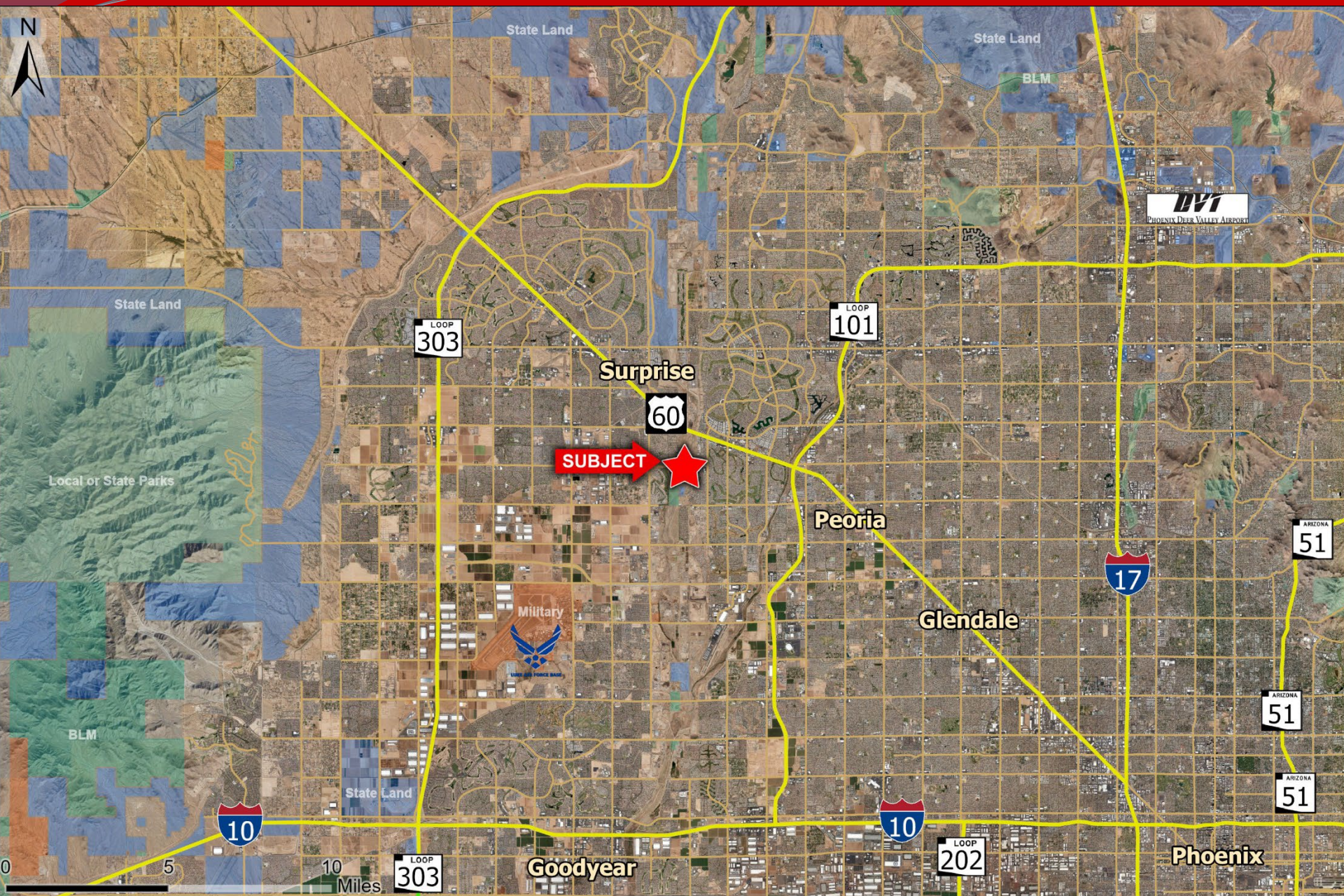
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

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Site Plan

Agua Fria Commerce Park

East of SEC of Cactus Rd and Main St.

Lot Size: 36 ac.

General Plan: Commerce/Industry Park

Zoning: Natural Reserve (NR)

Land Use: Vacant

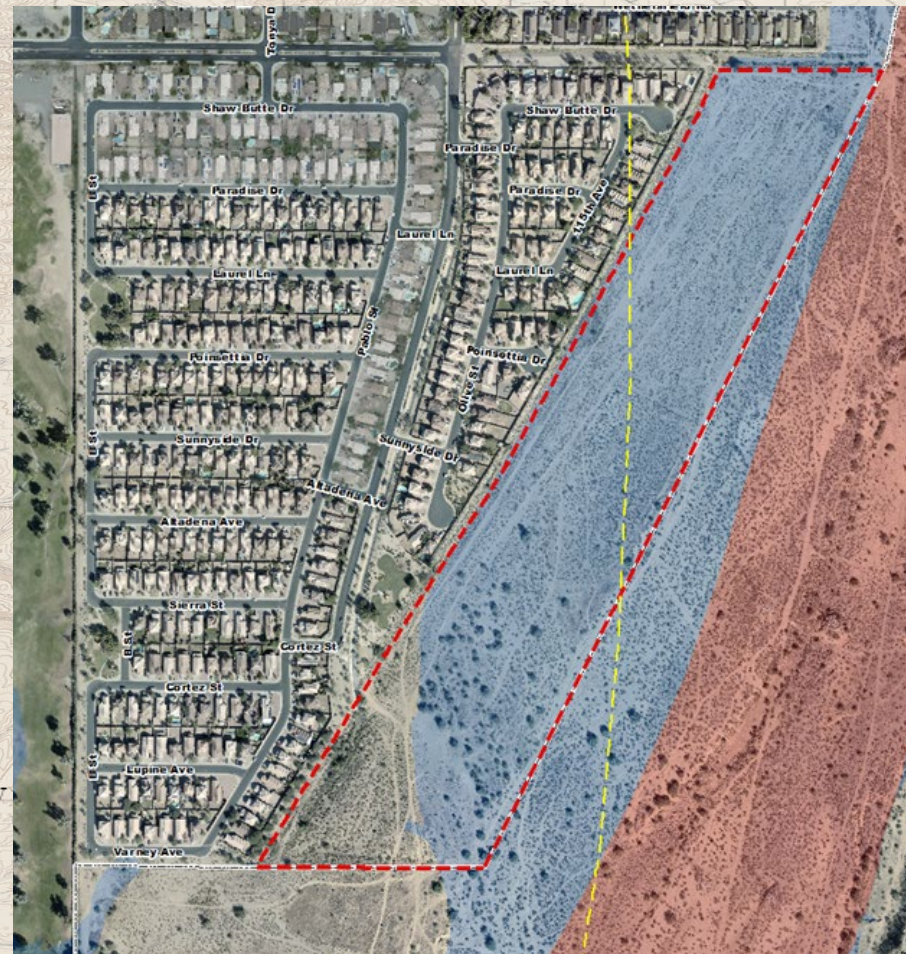
ARS 28-8481: 65 - 70 DNL

Flood Zone: Flood Plain & Floodway

Proposed Use: Industrial Use (Outdoor & Self-Storage)

Table of Land Use: Rezone Required

Request: Rezone from Natural Reserve (NR) to Employment/Industry (E/I)



Application Process



**CACTUS & AGUA FRIA RIVER RV,
BOAT AND STORAGE CAMPUS**
CONTEXT PLAN

EAST OF SEC OF CACTUS ROAD & MAIN STREET - EL MIRAGE, AZ
MARCH 29, 2022



General Plan
Amendment
(November 2022)

Rezone Property

Site Plan Approval

Building Permit Review

Construction &
Inspections

Certificate of
Occupancy

Rezoning Request

Existing

Proposed

- LEGEND**
- CITY BOUNDARY
 - THUNDERBIRD ROAD OVERLAY DISTRICT
 - FEDERAL LUKE AFB NOISE CONTOURS
 - FEDERAL LUKE AFB APZ I
 - FEDERAL LUKE AFB APZ II
 - FEDERAL LUKE AFB CLEAR ZONE
 - NR NATURAL RESERVE
 - RA RURAL AREA
 - SN SUBURBAN NEIGHBORHOOD
 - MP MOBILE PARK
 - MU MIXED URBAN
 - UC URBAN CORRIDOR
 - TD TRANSIT DEVELOPMENT
 - CP COMMERCE PARK
 - EI EMPLOYMENT/INDUSTRY
 - PAD PLANNED AREA DEVELOPMENT



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Rezoning Request

Table Of Allowed Uses for All Zoning Districts¹

Use Category	Specific Use Type	P = Permitted Use ² C = Conditional Use	
		Natural Resource Zone	Employment Intensity Zone
		NR	EI
Accessory Uses	Accessory Dwelling Unit		
	Watchman's Quarters		P
	Home Occupation	C	C
	Cargo Containers		P
	Public Art	C	C
	Unwreck	C	P
Residential Use Category	Stable	C	P
	Assisted Living Center		
	Child Care, Home		
	Dwelling, Duplex		
	Dwelling, Live/Work		
	Dwelling, Manufactured Home ³		
	Dwelling, Modular Home		
	Dwelling, Multi-Family	C	
	Dwelling, Single-Family Attached		
	Dwelling, Single-Family Detached		
	Group Care Home		
	Manufactured Home/RV Park ³		
	Nursing Home		
	Resident Care Home		
	Vacation Home Rentals		
Public/ Quasi-Public Use Category	Airport/Heliport	C	C
	Assembly Hall/Auditorium/ Conference Center	C	P
	Cemetery	C	C
	College/University, Public or Private	C	
	Community Playfields and Parks	C	C
	Community Recreation Center	C	C
	Funeral Home or Crematorium	C	C
	Cultural Facility	C	C
	Fraternal or Social Club, Nonprofit	C	C
	Government Offices And Civic Buildings	C	P
	Health Care / Medical Facility or Clinic	C	C
	Hospital	C	C
	Instructional Services or Trade School	C	P
	Library	C	C
	Public Safety Facility	P	P
	Religious Assembly	C	P
	School, Public or Private, K-8		C
	School, Public or Private, 9-12		C
	Solar Generation Facility	C	C
	Transportation Terminal	C	C
	Utility Facility, Minor	C	P
	Utility Facility And Service Yard, Major	C	P
	Wireless Facility (Including Tower and Supporting Facilities)	C	C
	Agriculture, General	P	P
	Community Garden		
	Ranching, Commercial		C
Agriculture Use Category			

Rezoning Request – Development Agreement

PROHIBITED USES

- Auto Wrecking and Salvage Yard
- Manufacturing, Heavy
- Oil and gas refinery
- Resource extraction
- Animal Kennel / Shelter
- Assembly, Light
- Auto Wrecking and Salvage Yard
- Automobile / Boat / RV, Repair Major
- Building Materials Sales
- Cargo Containers
- Distribution Yard, Outdoor
- Distribution/ Warehousing Center, Indoor
- Marijuana Establishment
- Nonprofit Medical Marijuana Dispensary
- Oil and gas refinery
- Ranching, Commercial
- Resource Extraction
- Utility Facility and Service Yard, Major
- Utility Facility, Minor
- Waste Facility

CITY OF EL MIRAGE

PERMITTED USES BY ZONE

Table Of Allowed Uses for All Zoning Districts ¹										
Use Category	Specific Use Type	P = Permitted Use ² C = Conditional Use								Specific Use Requirements (See Section)
		Natural Reserve Zone	Rural Area Zone	Suburban Neighborhood Zone	Mobile Park Zone	Mixed Urban Zone	Urban Corridor Zone	Transit Development Zone	Commerce Park Zone	Employment/Industry Zone
Accessory Uses	Accessory Dwelling Unit		P			P				154.092 (D)(1)
	Watchman's Quarters				P	P	P	P	P	
	Home Occupation	C	P	P	P	P	P	P	P	154.008
	Cargo Containers		P				P		P	154.092 (D)(4)
	Public Art	C	P	P	C	P	P	P	P	C
	Livestock	C	P						C	P
Residential Use Category	Stable	C	P						C	P
	Assisted Living Center					P	P	P		154.006
	Child Care, Home		P	P	P	P	P	P		
	Dwelling, Duplex			P			P	P		
	Dwelling, Live/Work					P	P	P		
	Dwelling, Manufactured Home ⁵				P	P				
	Dwelling, Modular Home		P	P	C	P				
	Dwelling, Multi-Family	C		C		C	C	P		
	Dwelling, Single-Family Attached			C	C	P		P		
	Dwelling, Single-Family Detached		P	P	C	P				
	Group Care Home		C	C	C	C				154.006
	Manufactured Home/RV Park ⁵				P					
	Nursing Home					P	P	P		
Public/Quasi-Public Use Category	Resident Care Home		P	P	C	P				154.006
	Vacation Home Rentals		P	P	P	P	P	P		
	Airport/heliport	C						C	C	C
	Assembly Hall/Auditorium/Conference Center	C			C	C	P	P	P	P
	Cemetery	C	C			C	C	C	C	C
	College/University, Public or Private	C				C	C	C	C	

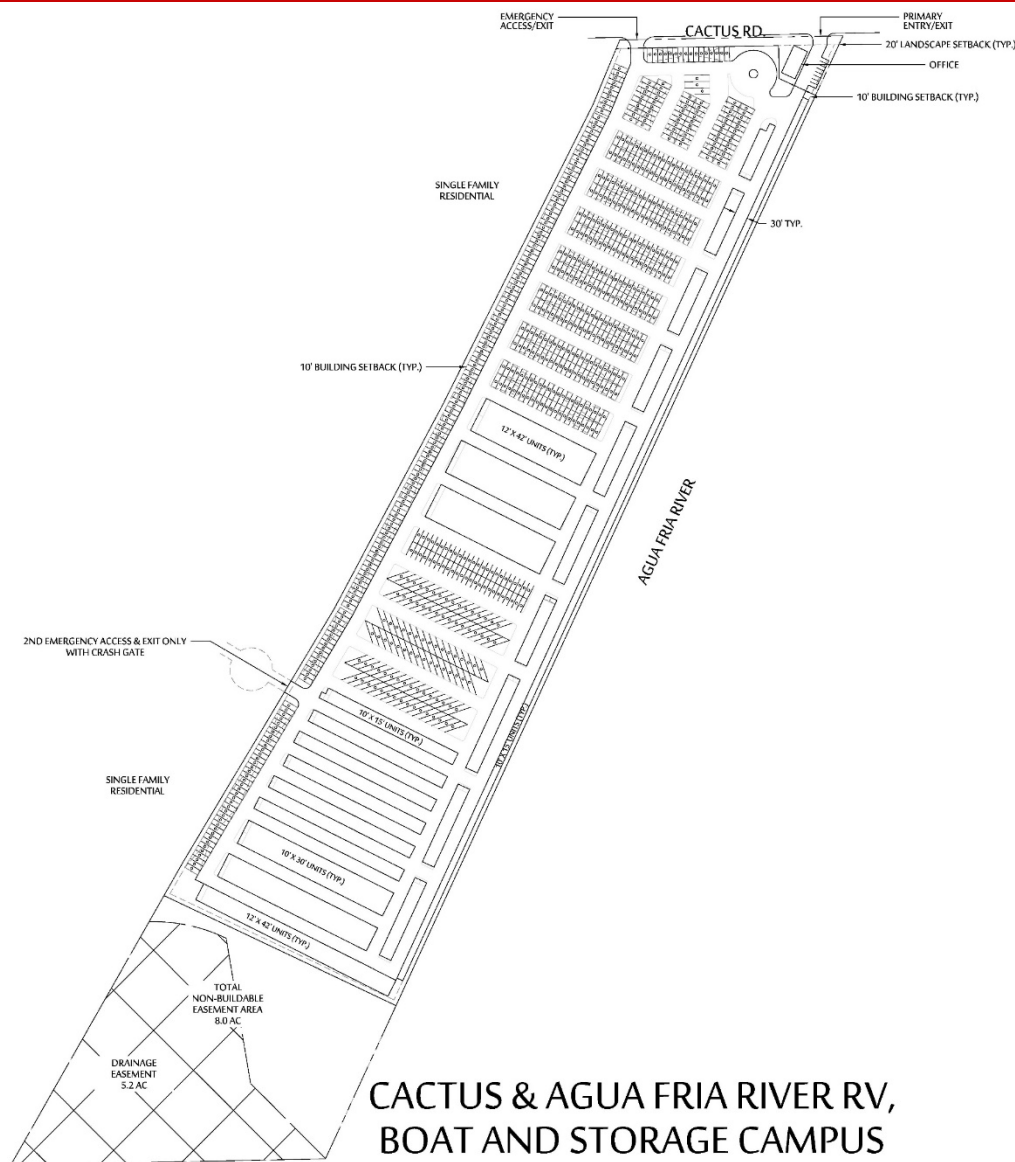
Private

College/University, Public or Private

Private

Zoning Review

Staff Review:	Staff has reviewed the application and finds it to be in compliance with the zoning codes.
Stipulation(s):	Applicant shall address the TAC Review comments mentioned in the March 17 th , 2023, memorandum. 1. The applicant and the City of El Mirage shall complete a development agreement to limit certain uses permitted in the Employment / Industrial (E/I) zoning district that have an intensive use.
Public Comment:	Three (3) 1 phone call, 2 Commission Hearing
Planning & Zoning Commission:	Recommended approval at the March 28, 2023, public hearing with an unanimous 3-0 vote.
City Council:	A final action is required for the approval of Resolution R22-04-03 and for the El Mirage Zoning Map be amended.



SITE DATA

APN: 501-45-369

SITE AREA: 35.91 ACRES (GROSS)
EASEMENT AREA: 5.20 ACRES (GROSS)
TOTAL NON-BUILDABLE EASEMENT AREA: 8.0 AC

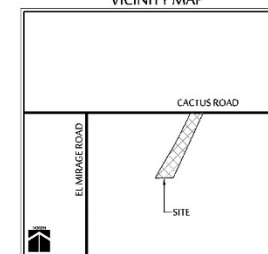
RV/BOAT PARKING TOTAL: 907 SPACES

- SURFACE: 717 (12' X 35' TYP.)
- COVERED: 568
- UNCOVERED: 149
- ENCLOSED: 190 (12' X 42' TYP.)

STORAGE UNIT TOTAL: 1177 UNITS

- 10' X 15': 1020
- 10' X 30': 157

VICINITY MAP



SCALE: 1"=120'-0"



CACTUS & AGUA FRIA RIVER RV, BOAT AND STORAGE CAMPUS

CONCEPT PLAN

EAST OF SEC OF CACTUS ROAD & MAIN STREET - EL MIRAGE, AZ

MARCH 29, 2022