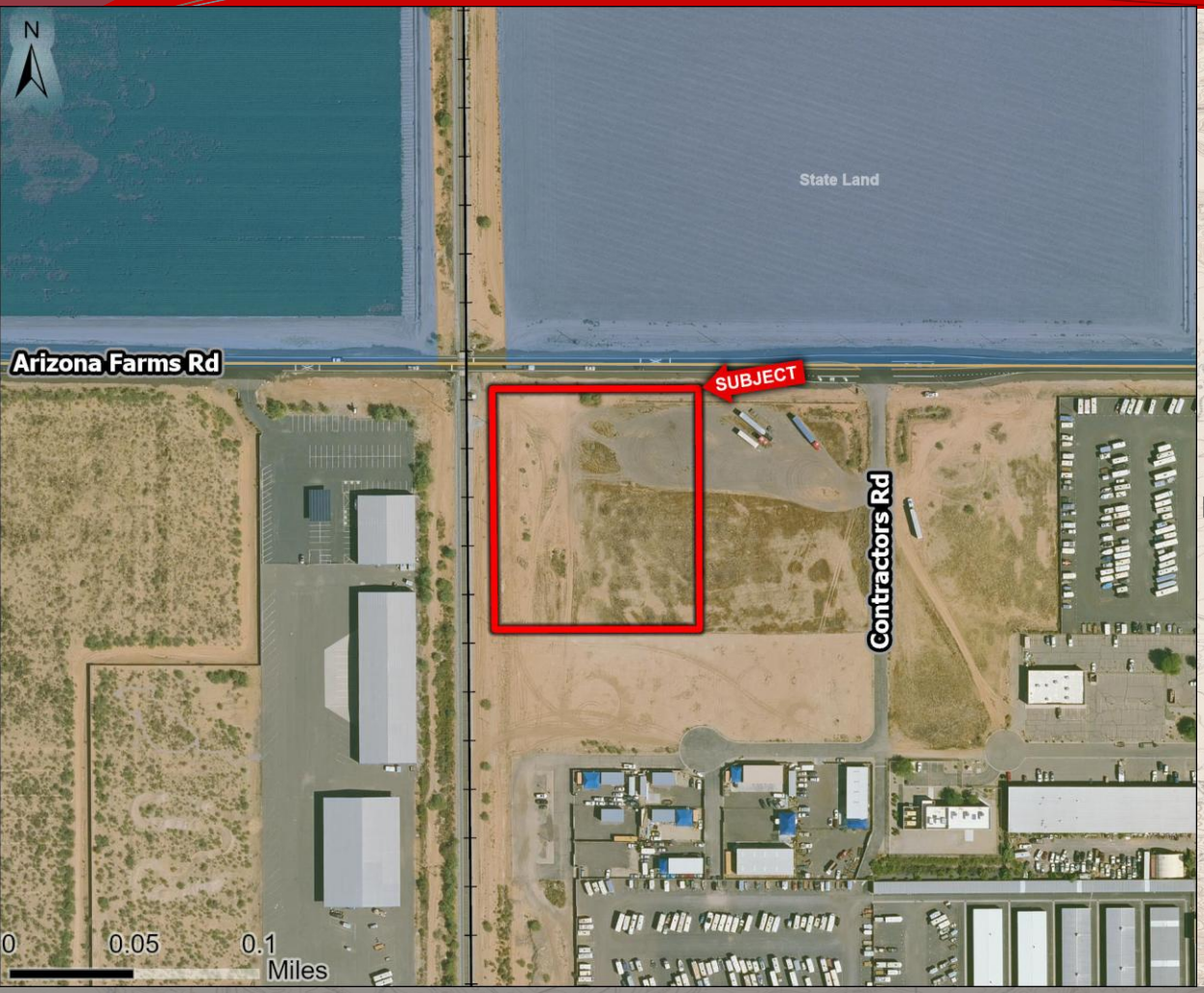
Insight Land & Investments

+/- 3.62 Acres - AZ Farms & Contractors Rd

Pinal County, Arizona



- ***Location***: W of SWC AZ Farms Road and Contractors Rd, Pinal County, AZ
- ***APN***: 200-58-003B
- ***Size:*** +/-3.62 Gross Acres, (+/-2.2 net acres)
- ***Zoning:*** CB-2, Pinal County
- ***Allowable uses:*** Most retail uses allowed including, Auto Repair, Restaurant / Bar, Lumber Yard, Sheet Metal Fabrication, Plumbing, Storage, etc.
- ***Utilities:***
  - Water – EPCOR
  - Gas – SW Gas
  - Power – APS
- ***Price:*** $6.97/sf or $1,100,000
- ***Comments:*** Property is located in the fast growing San Tan Valley. Commercially zoned with Arizona Farms Road frontage. Easement area can be used for parking. Seller will give time for entitlements. Submit all offers.

Exclusively Available

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Area Map

San Tan Valley / Queen Creek, Arizona



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Regional Map

Southeast Valley, Arizona



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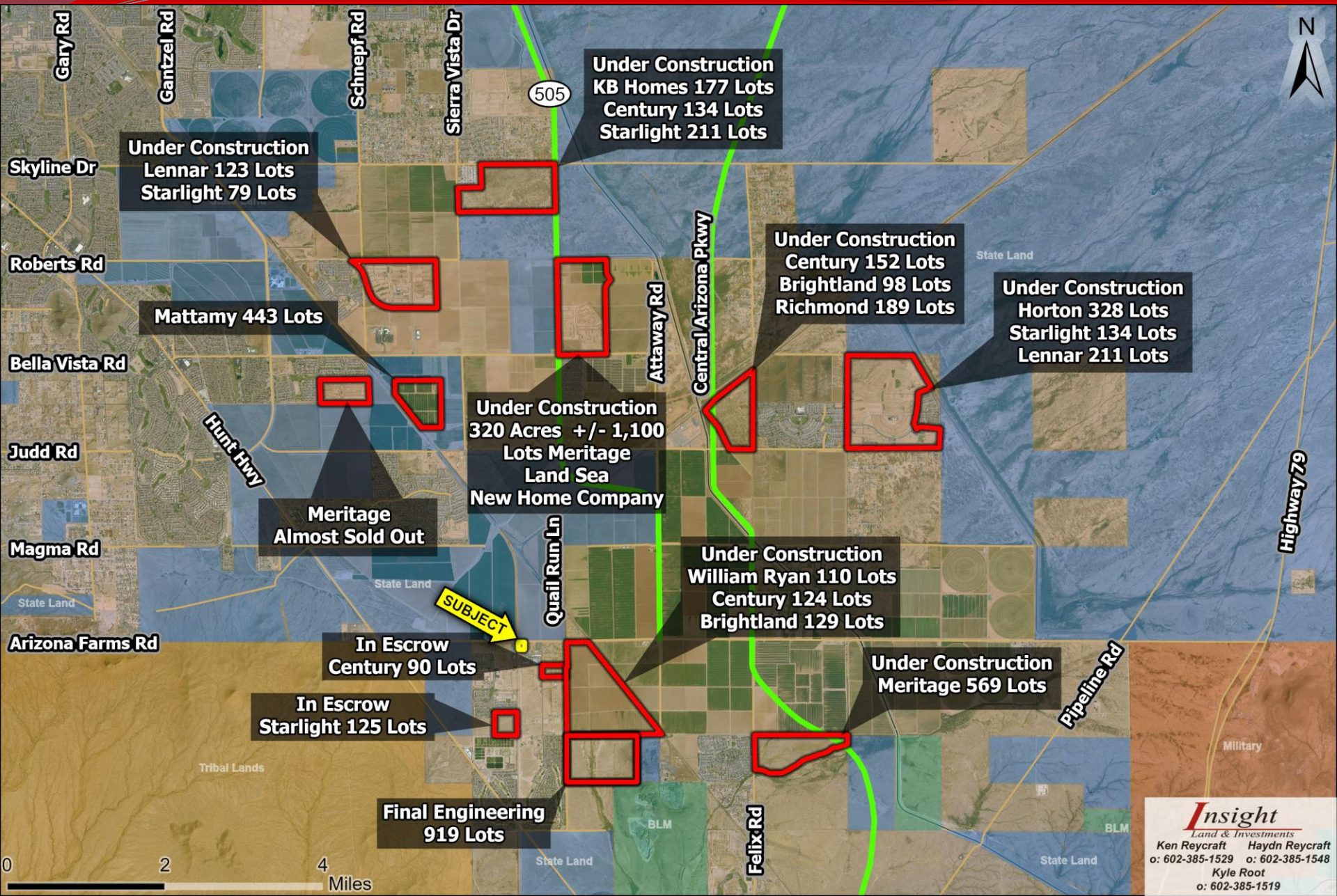
Home Builder Map

Pinal County, Arizona



Insight Land & Investments

Ken Reycraft o: 602-385-1529

Haydn Reycraft o: 602-385-1548

Kyle Root o: 602-385-1519

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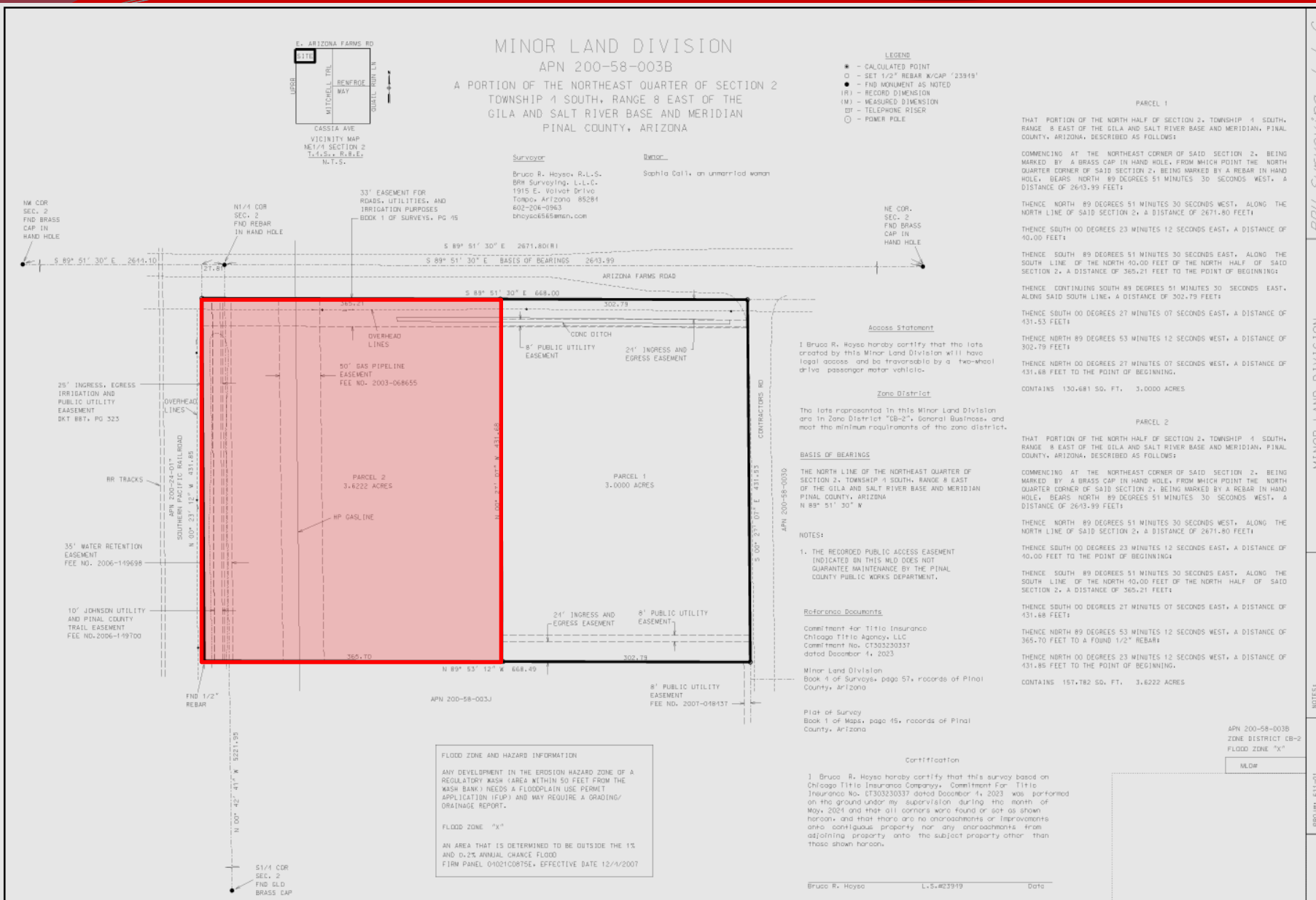
Newly Announced & Expanding Employers

Pinal County, Arizona



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
Freepoint 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
Totals	**$20.42B**	**18021**	**Pinal Co.**


MINOR LAND DIVISION
APN 200-58-003B
A PORTION OF THE NORTHEAST QUARTER OF SECTION 2
TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN
PINAL COUNTY, ARIZONA
E. ARIZONA FARMS RD
SITE
CASSIA AVE
VICINITY MAP
NE1/4 SECTION 2
T.4.S., R.8.E.
N.T.S.
LEGEND
● - CALCULATED POINT
○ - SET 1/2" REBAR W/CAP "23919"
● - FND MONUMENT AS NOTED
(R) - RECORD DIMENSION
(M) - MEASURED DIMENSION
☎ - TELEPHONE RISER
○ - POWER POLE
Surveyor
Bruce R. Heyse, R.L.S.
BRH Surveying, L.L.C.
1915 E. Velvet Drive
Tempe, Arizona 85284
602-206-0963
bheyse6565@msn.com
Owner
Sophia Cali, an unmarried woman
NW COR SEC. 2 FND BRASS CAP IN HAND HOLE
N1/4 COR SEC. 2 FND REBAR IN HAND HOLE
NE COR. SEC. 2 FND BRASS CAP IN HAND HOLE
33' EASEMENT FOR ROADS, UTILITIES, AND IRRIGATION PURPOSES BOOK 1 OF SURVEYS, PG 15
S 89° 51' 30" E 2644.10
S 89° 51' 30" E 2671.80(R)
S 89° 51' 30" E BASIS OF BEARINGS 2643.99
ARIZONA FARMS ROAD
S 89° 51' 30" E 668.00
365.21
302.79
OVERHEAD LINES
CONC DITCH
8' PUBLIC UTILITY EASEMENT
24' INGRESS AND EGRESS EASEMENT
25' INGRESS, EGRESS IRRIGATION AND PUBLIC UTILITY EASEMENT DKT 887, PG 323
50' GAS PIPELINE EASEMENT FEE NO. 2003-068655
CONTRACTORS RD
APN 200-58-003D
RR TRACKS
APN 200-24-017 SOUTHERN PACIFIC RAILROAD
N 00° 23' 12" W 431.85
PARCEL 2 3.6222 ACRES
PARCEL 1 3.0000 ACRES
S 00° 21' 07" E 431.35
HP GASLINE
35' WATER RETENTION EASEMENT FEE NO. 2006-119698
10' JOHNSON UTILITY AND PINAL COUNTY TRAIL EASEMENT FEE NO.2006-119700
24' INGRESS AND EGRESS EASEMENT
8' PUBLIC UTILITY EASEMENT
365.70
N 89° 53' 12" W 668.49
302.79
8' PUBLIC UTILITY EASEMENT FEE NO. 2007-018437
FND 1/2" REBAR
APN 200-58-003J
N 00° 42' 41" W 5221.95
S1/1 COR SEC. 2 FND GLO BRASS CAP
Access Statement
I Bruce R. Heyse hereby certify that the lots created by this Minor Land Division will have legal access and be traversable by a two-wheel drive passenger motor vehicle.
Zone District
The lots represented in this Minor Land Division are in Zone District "CB-2", General Business, and meet the minimum requirements of the zone district.
BASIS OF BEARINGS
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN PINAL COUNTY, ARIZONA N 89° 51' 30" W
NOTES:
1. THE RECORDED PUBLIC ACCESS EASEMENT INDICATED ON THIS MLD DOES NOT GUARANTEE MAINTENANCE BY THE PINAL COUNTY PUBLIC WORKS DEPARTMENT.
Reference Documents
Commitment for Title Insurance
Chicago Title Agency, LLC
Commitment No. CT303230337
dated December 4, 2023
Minor Land Division
Book 4 of Surveys, page 57, records of Pinal County, Arizona
Plat of Survey
Book 1 of Maps, page 15, records of Pinal County, Arizona
FLOOD ZONE AND HAZARD INFORMATION
ANY DEVELOPMENT IN THE EROSION HAZARD ZONE OF A REGULATORY WASH (AREA WITHIN 50 FEET FROM THE WASH BANK) NEEDS A FLOODPLAIN USE PERMIT APPLICATION (FUP) AND MAY REQUIRE A GRADING/ DRAINAGE REPORT.
FLOOD ZONE "X"
AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOOD FIRM PANEL 04021C0875E, EFFECTIVE DATE 12/4/2007
PARCEL 1
THAT PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH POINT THE NORTH QUARTER CORNER OF SAID SECTION 2, BEING MARKED BY A REBAR IN HAND HOLE, BEARS NORTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, A DISTANCE OF 2643.99 FEET;
THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2671.80 FEET;
THENCE SOUTH 00 DEGREES 23 MINUTES 12 SECONDS EAST, A DISTANCE OF 40.00 FEET;
THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 40.00 FEET OF THE NORTH HALF OF SAID SECTION 2, A DISTANCE OF 365.21 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 51 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 302.79 FEET;
THENCE SOUTH 00 DEGREES 27 MINUTES 07 SECONDS EAST, A DISTANCE OF 431.53 FEET;
THENCE NORTH 89 DEGREES 53 MINUTES 12 SECONDS WEST, A DISTANCE OF 302.79 FEET;
THENCE NORTH 00 DEGREES 27 MINUTES 07 SECONDS WEST, A DISTANCE OF 431.68 FEET TO THE POINT OF BEGINNING.
CONTAINS 130,681 SQ. FT. 3.0000 ACRES
PARCEL 2
THAT PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH POINT THE NORTH QUARTER CORNER OF SAID SECTION 2, BEING MARKED BY A REBAR IN HAND HOLE, BEARS NORTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, A DISTANCE OF 2643.99 FEET;
THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2671.80 FEET;
THENCE SOUTH 00 DEGREES 23 MINUTES 12 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 40.00 FEET OF THE NORTH HALF OF SAID SECTION 2, A DISTANCE OF 365.21 FEET;
THENCE SOUTH 00 DEGREES 27 MINUTES 07 SECONDS EAST, A DISTANCE OF 431.68 FEET;
THENCE NORTH 89 DEGREES 53 MINUTES 12 SECONDS WEST, A DISTANCE OF 365.70 FEET TO A FOUND 1/2" REBAR;
THENCE NORTH 00 DEGREES 23 MINUTES 12 SECONDS WEST, A DISTANCE OF 431.85 FEET TO THE POINT OF BEGINNING.
CONTAINS 157,782 SQ. FT. 3.6222 ACRES
Certification
I Bruce R. Heyse hereby certify that this survey based on Chicago Title Insurance Company's Commitment For Title Insurance No. CT303230337 dated December 4, 2023 was performed on the ground under my supervision during the month of May, 2024 and that all corners were found or set as shown hereon, and that there are no encroachments or improvements onto contiguous property nor any encroachments from adjoining property onto the subject property other than those shown hereon.
Bruce R. Heyse L.S.#23919 Date
APN 200-58-003B
ZONE DISTRICT CB-2
FLOOD ZONE "X"
MLD#
BRH Surveying, L.L.C.
BRUCE R. HEYSE, R.L.S.
LAND SURVEYING
1915 E. VELVET DRIVE
TEMPE, ARIZONA 85284
602-206-0963
BHEYSE6565@MSN.COM
MINOR LAND DIVISION
A PORTION OF THE NORTHEAST QUARTER OF SECTION 2 TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN PINAL COUNTY, ARIZONA
NOTES:
PROJ#: 611-01
DATE: JUNE 3, 2024
SCALE: 1" = 50'
DRAWN: BRH
APPROVED: BRH