



- ☐ **Location:** Property is located at the NWC Battaglia Drive and 11 Mile Corner Road, Eloy, AZ.
- ☐ **APN:** 404-12-005
- ☐ **Size:** 328.27 Net Acres
- ☐ **Utilities:**
  - Water– City of Eloy – 12” line at Battaglia & 11 Mile Corner, 6” line in Tumbleweed
  - Sewer– City of Eloy – 20” line in Hwy 84, 12” line in 11 Mile Corner Road
  - Power– APS
  - Gas – Southwest Gas
- ☐ **Price:** SUBMIT
- ☐ **Comments:**
  - Property has water and sewer around the site and located close to downtown. Nikola facility is 3 mile east of the subject property. City will support a variety of uses on this property which include residential, retail, and light industrial uses. Excellent investment or 1031 exchange.

**EXCLUSIVELY LISTED**

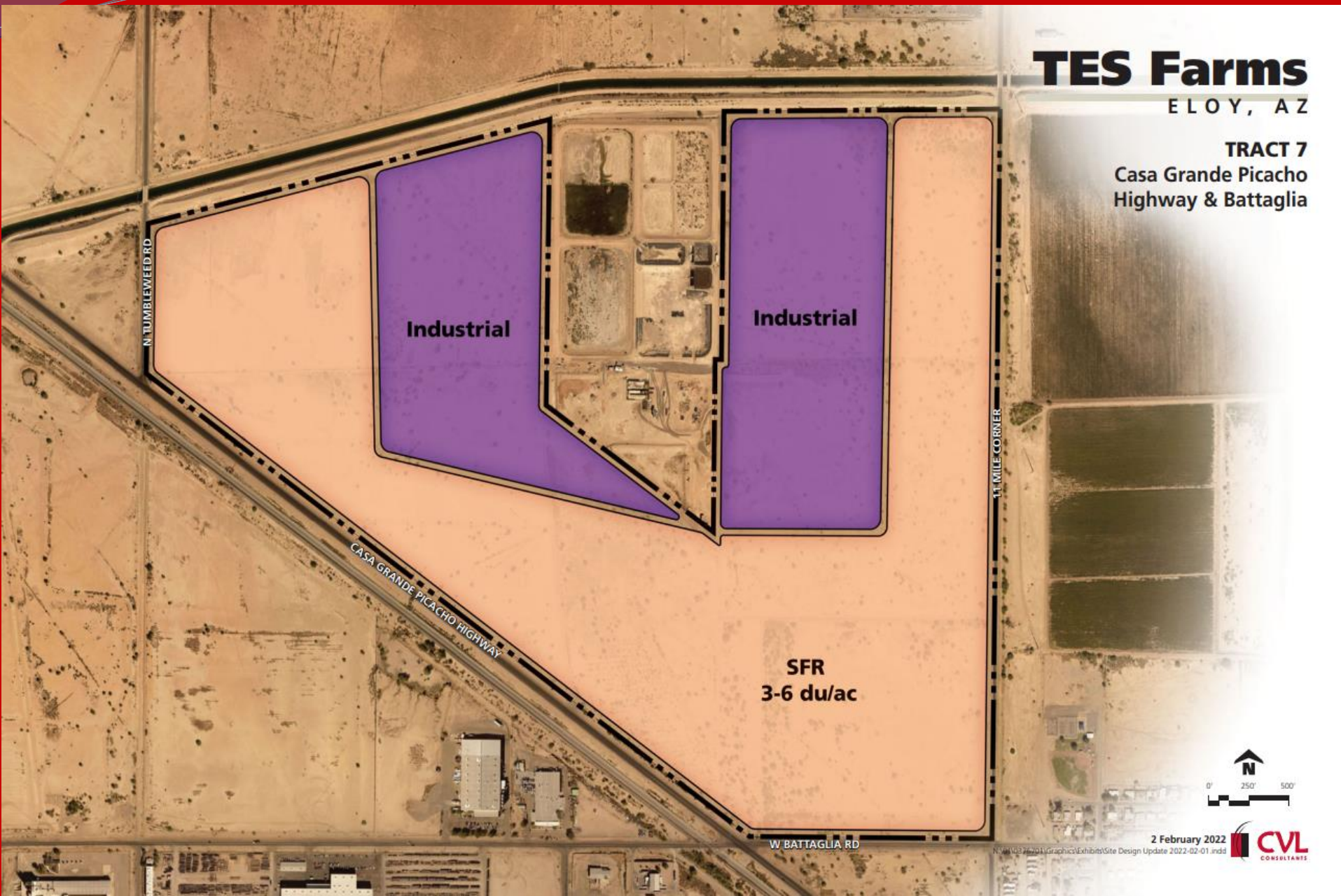






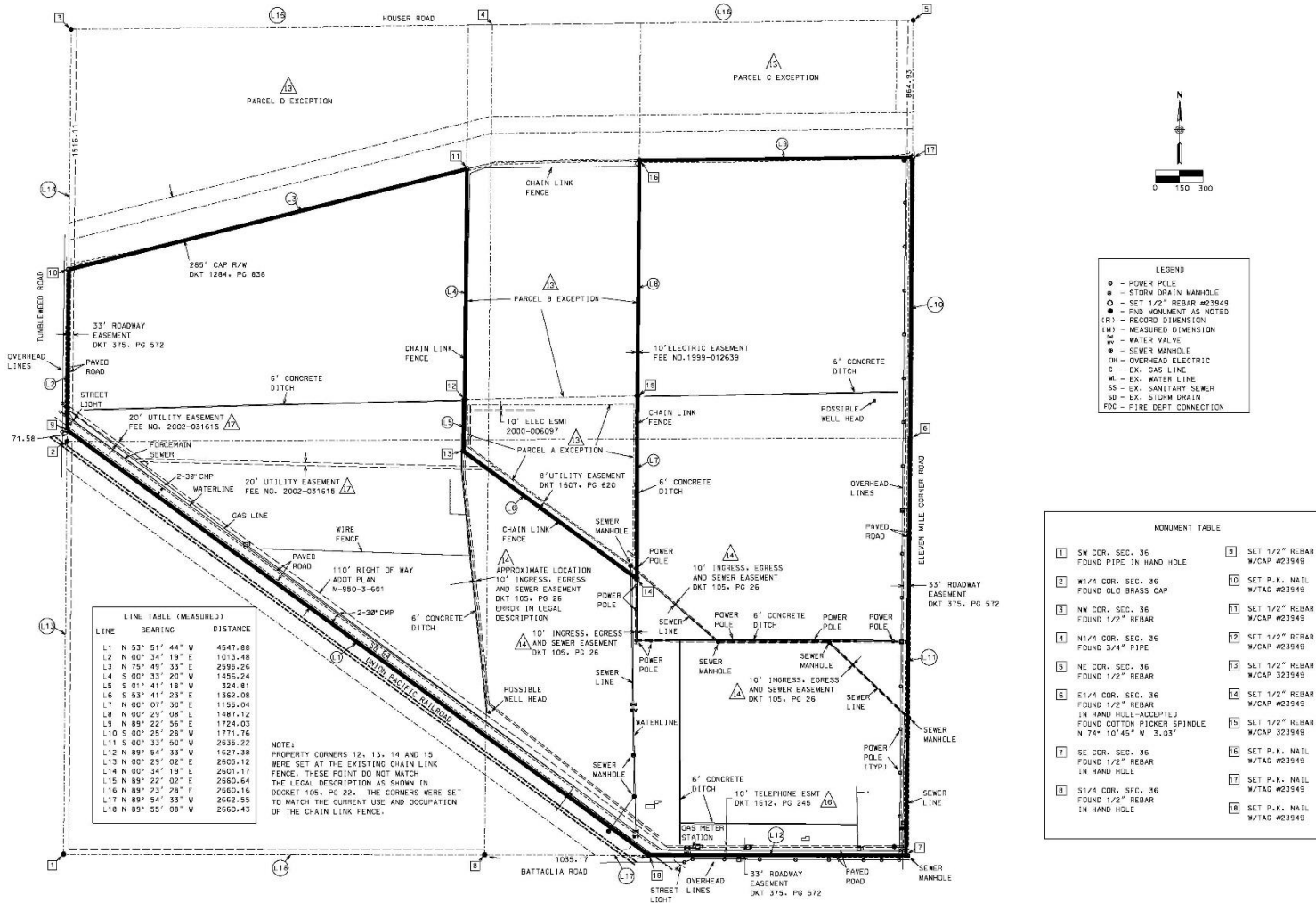






**ALTA/NSPS LAND TITLE SURVEY**

of  
A PORTION OF LAND LOCATED IN SECTION 36,  
TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



**BRH Surveying, L.L.C.**

**BRUCE R. HEYSE, R.L.S.**

A PORTION OF LAND LOCATED IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**NOTES:**

**PROJECT:** ADP-11

**DATE:** AUGUST 26, 2022

**SCALE:** 1" = 300'

**DRAWN:** BRH

**SHEET:** 2 OF 2



