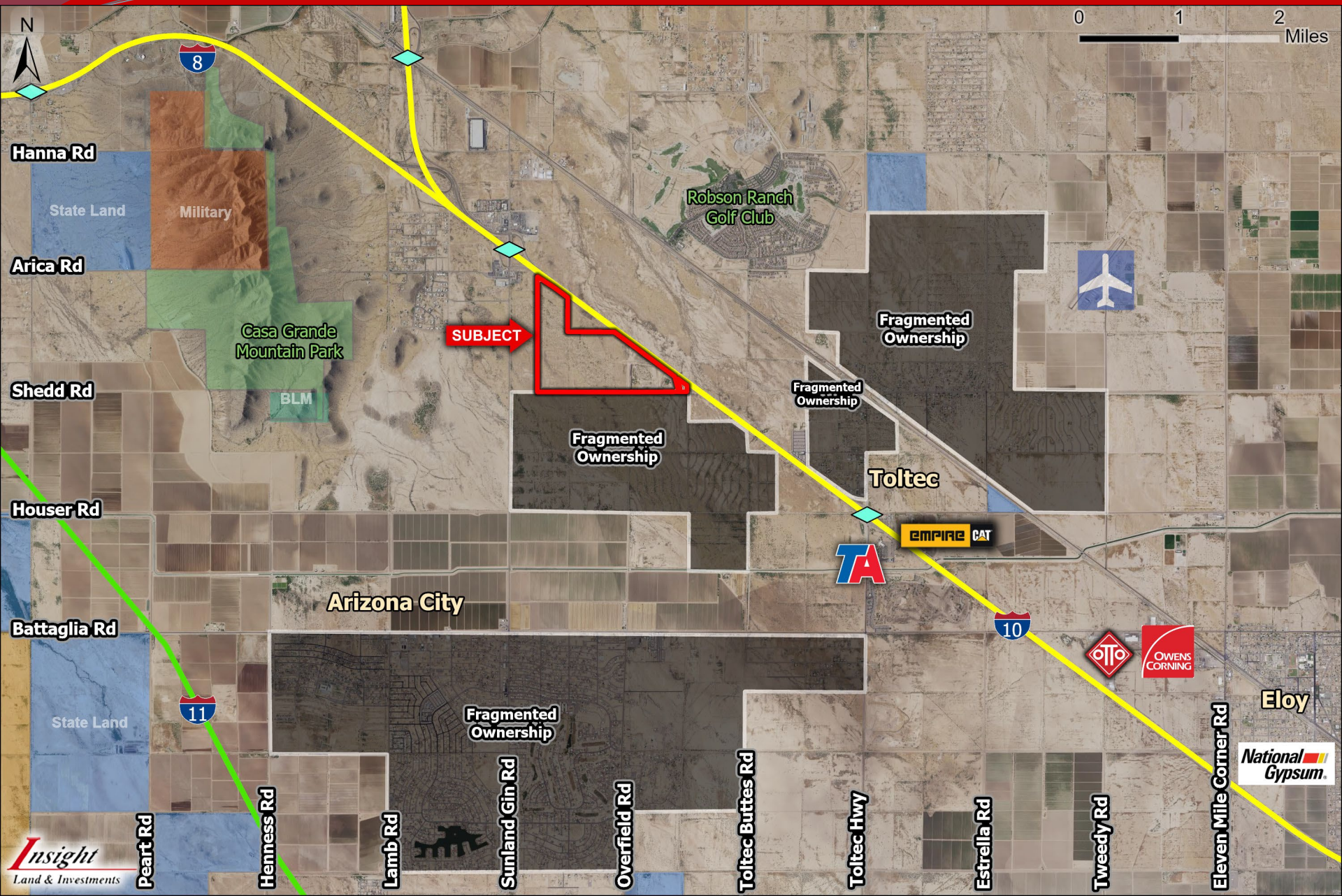
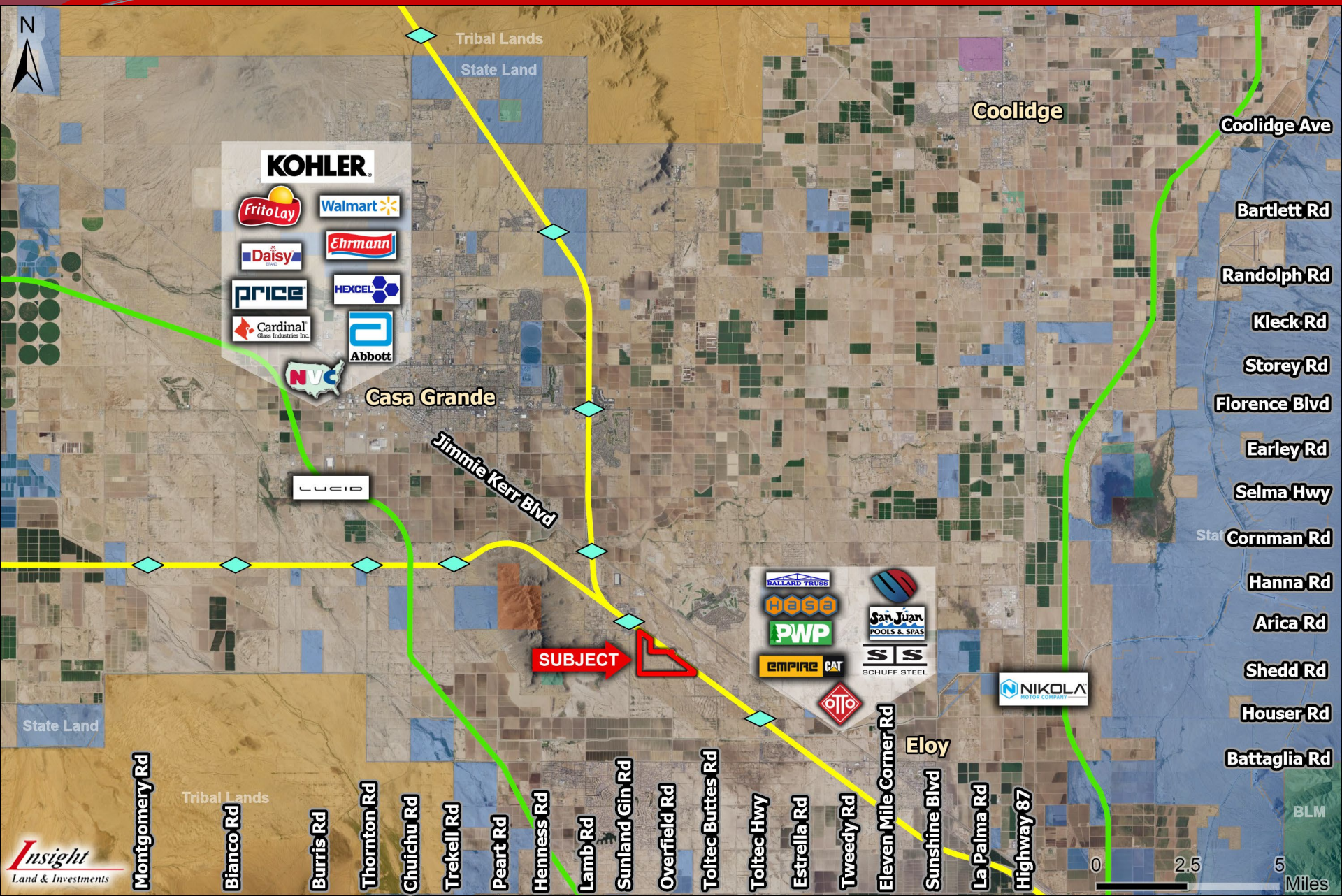




- ❑ **Location:** SE of SEC Sunland Gin Rd & I-10, Eloy, AZ
- ❑ **APN:** 403-02-014A, 023, 024; 403-03-005B, 006
- ❑ **Zoning:** R1-12 (City of Eloy)
- ❑ **Size:** +/- 371 Gross Acres
- ❑ **Utilities:** Water- City of Eloy- 10" line between Toltec & Sunland Gin Road
- ❑ Sewer- City of Eloy- 8" line at I-10 & Sunland Gin Road
- ❑ Electric- APS
- ❑ Gas- SW Gas
- ❑ **General Plan:** +/- 300 Acres- Community Commercial, +/- 71 Acres- Light Industrial
- ❑ **Price:** Submit
- ❑ **Comments:** Property is located along a major international trade corridor, Southeast of the Southeast corner of Sunland Gin Rd & I-10. Close proximity to the full diamond interchange at Sunland Gin Rd, with easy access to both I-10 & I-8. ADOT has plans to re-align Sunland Gin Rd in the future. Over 1 mile of total frontage on I-10. Excellent investment or 1031 exchange.

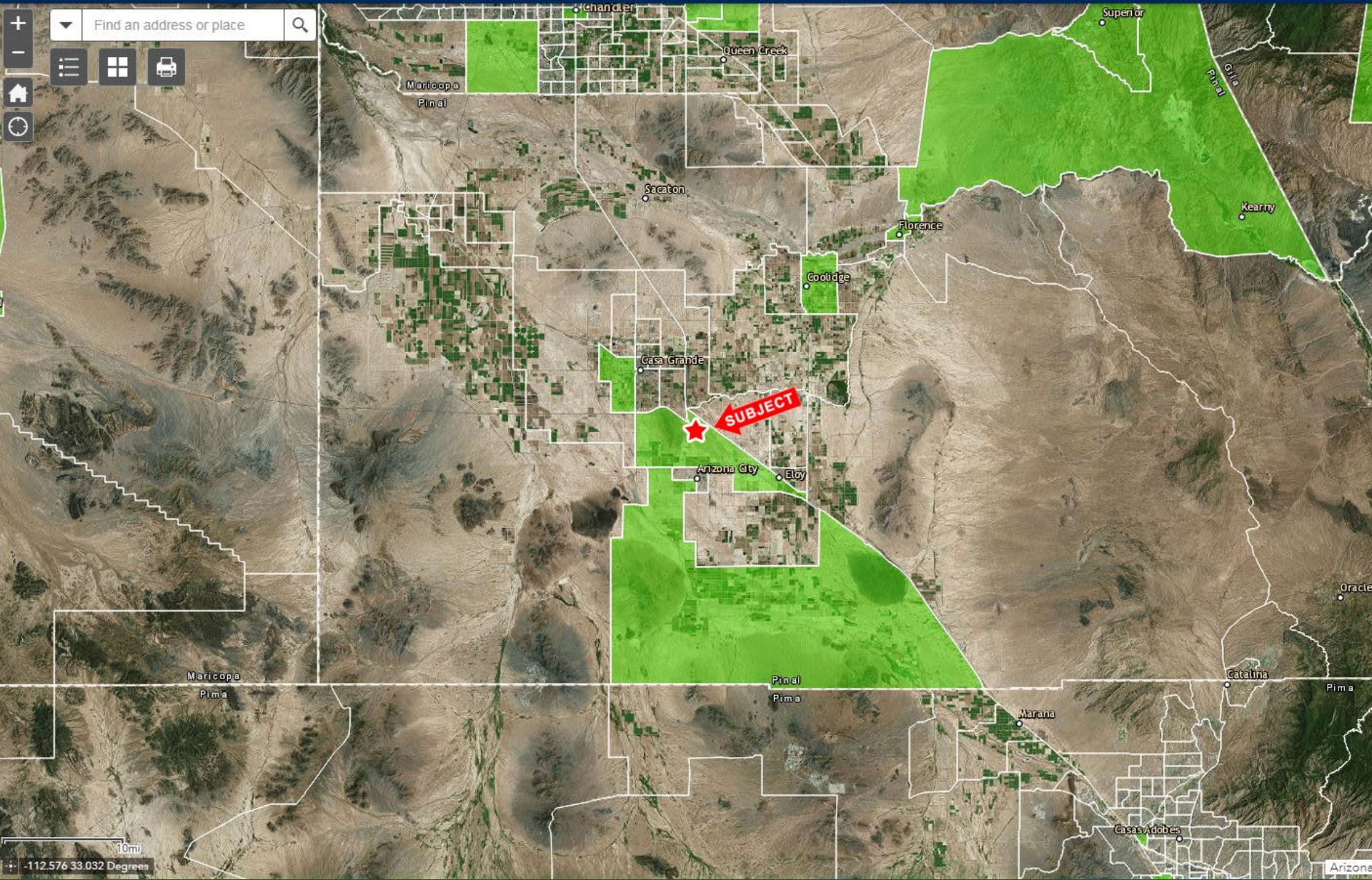
EXCLUSIVELY LISTED





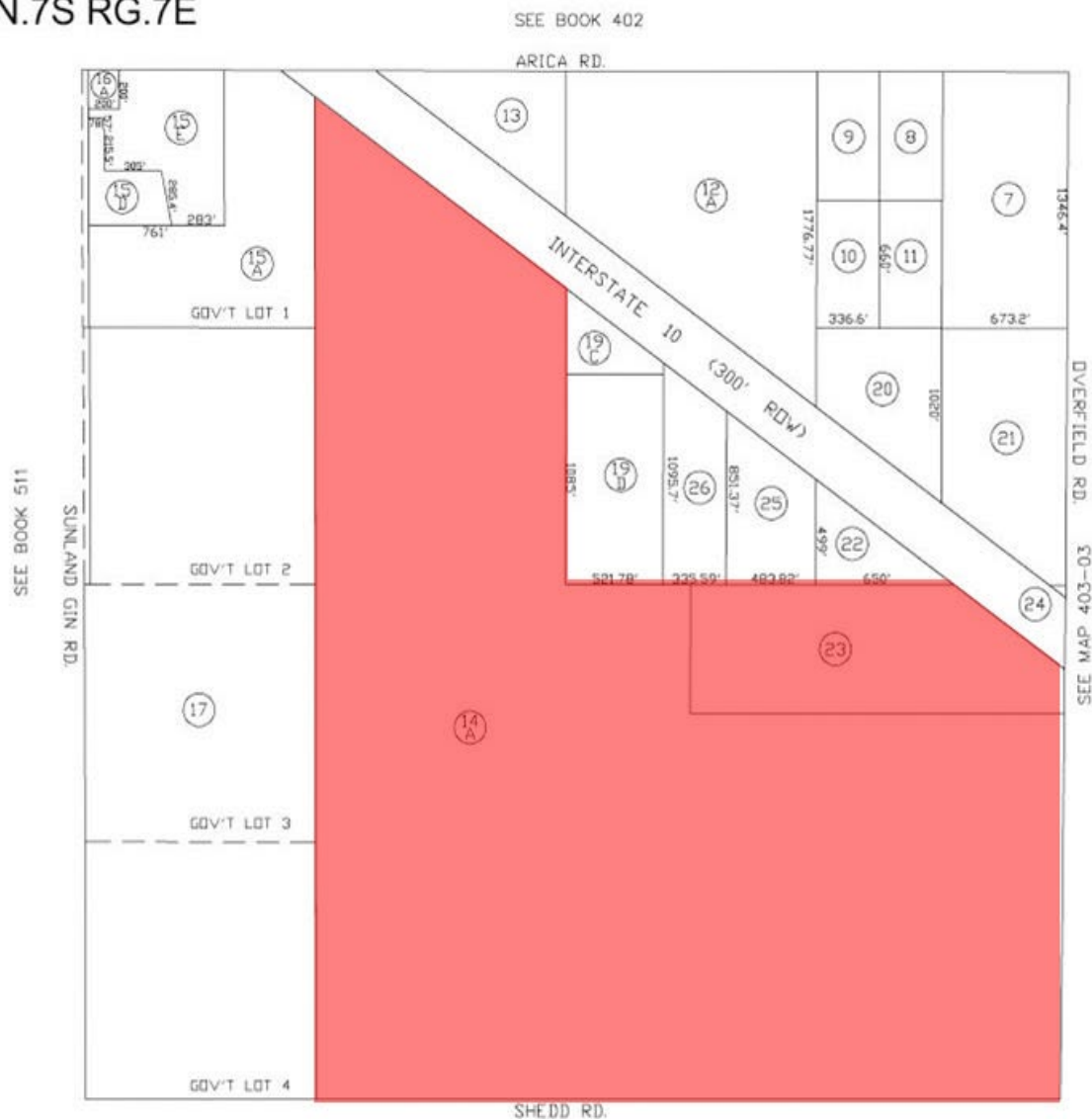
ARIZONA Opportunity Zones

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



SEC. 19 TN.7S RG.7E

403-02



LOCATION MAP



VICINITY MAP



FEET

9-24-2009

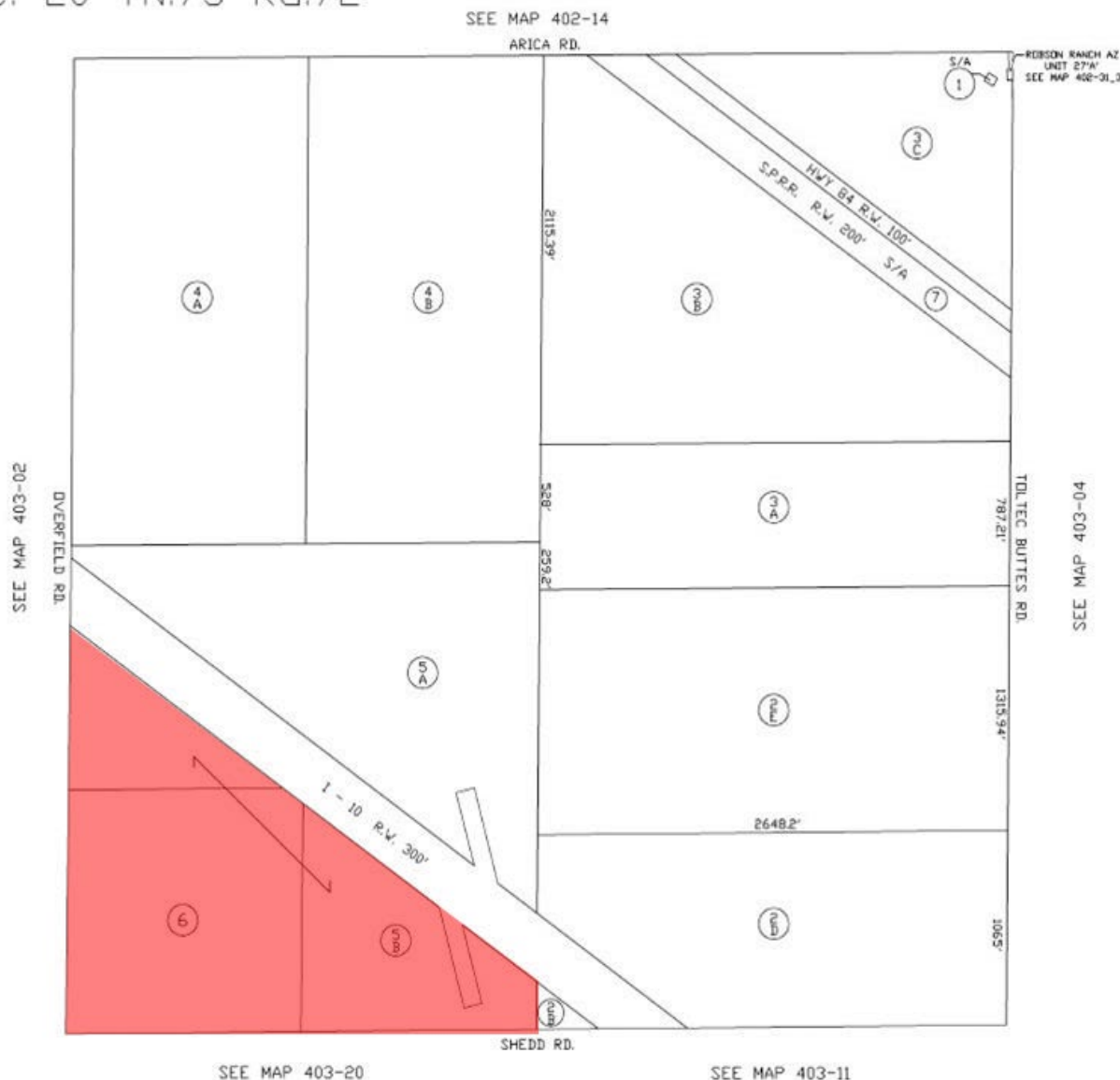
Updated By: KG

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REPRESENTATION MEASUREMENTS OR ACREAGE.
SURVEYS & SUBDIVISION PLATS ARE ON FILE
WITH THE PINAL COUNTY RECORDERS OFFICE.

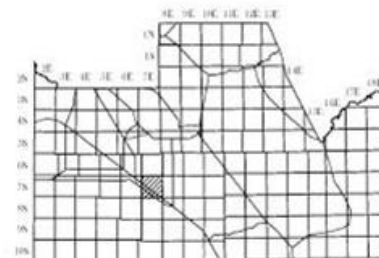
PINAL COUNTY ASSESSORS MAP

SEC. 20 TN.7S RG.7E

403-03



LOCATION MAP



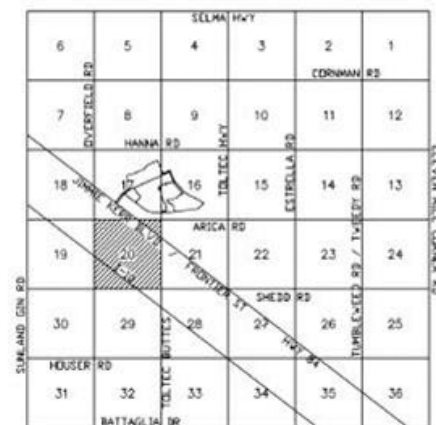
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SCALE: 1" = 600'

UPDATED BY: DN
02-21-2008



VICINITY MAP



PINAL COUNTY ASSESSORS MAP