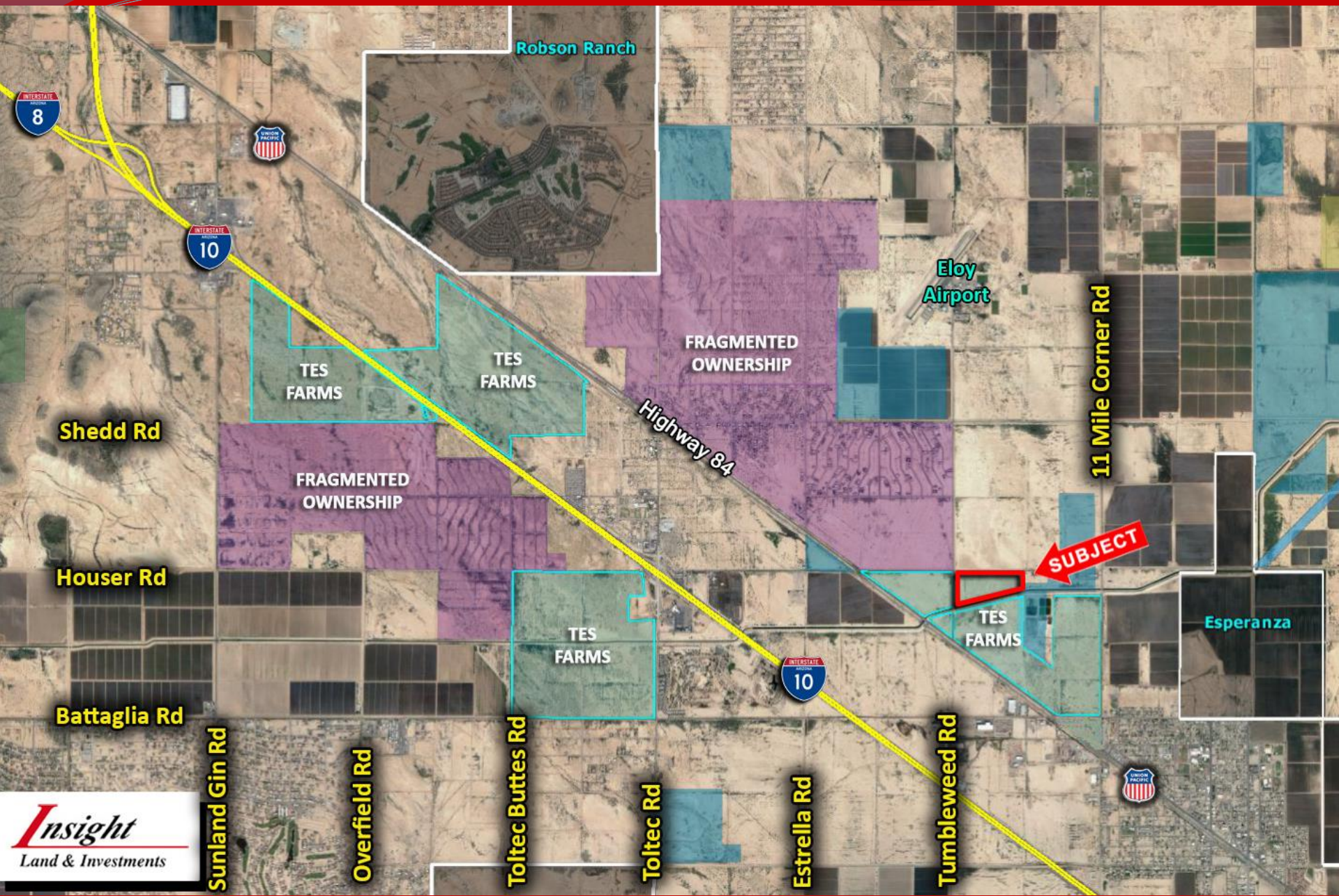


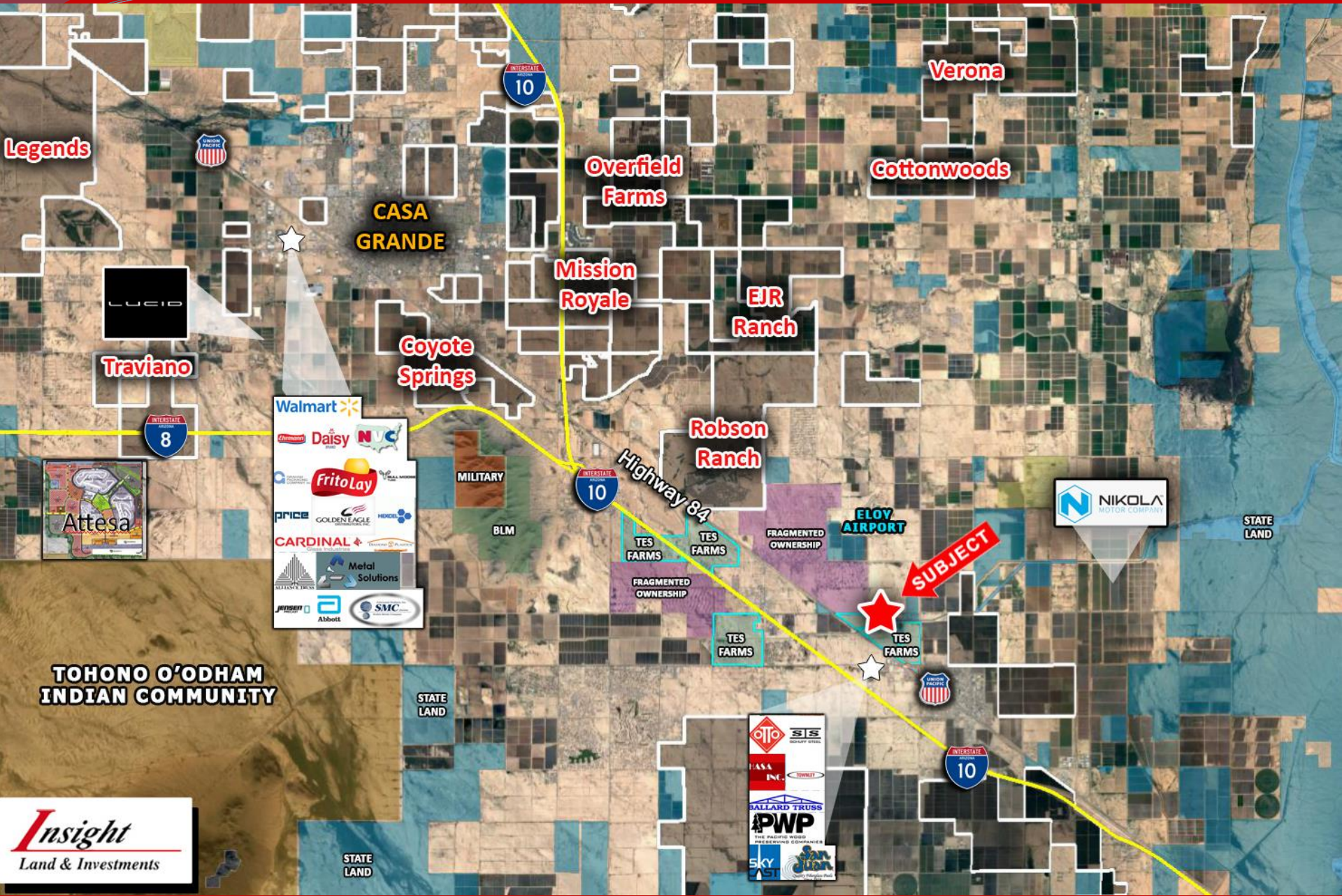
- ❑ **Location:** SEC of Houser Road and Tweedy Rd, Eloy, AZ.
- ❑ **APN:** 404-12-007
- ❑ **General Plan:** Community Commercial  
MED Density RES (3.0 – 6.0 DU/AC)  
High Density RES (10.0 – 24.0 DU/AC)
- ❑ **Size:** +/- 50.28 Acres
- ❑ **Utilities:**
  - Water– City of Eloy – 12" line in Battaglia & 11 Mile Corner Road, 6" line in Tumblweed
  - Sewer– City of Eloy – 20" line in Hwy 84
  - Power– APS
- ❑ **Price:** \$8,000/ac or \$402,240
- ❑ **Comments:** Unique parcel bound by Tweedy Road, Houser Road, and the CAP canal that lends itself to a variety of possible uses. Property is approximately 3 miles west of Nikola plant that is currently under construction (October 2020). City will support a variety of residential, commercial, and light industrial uses. Excellent investment or 1031 exchange.

## EXCLUSIVELY LISTED

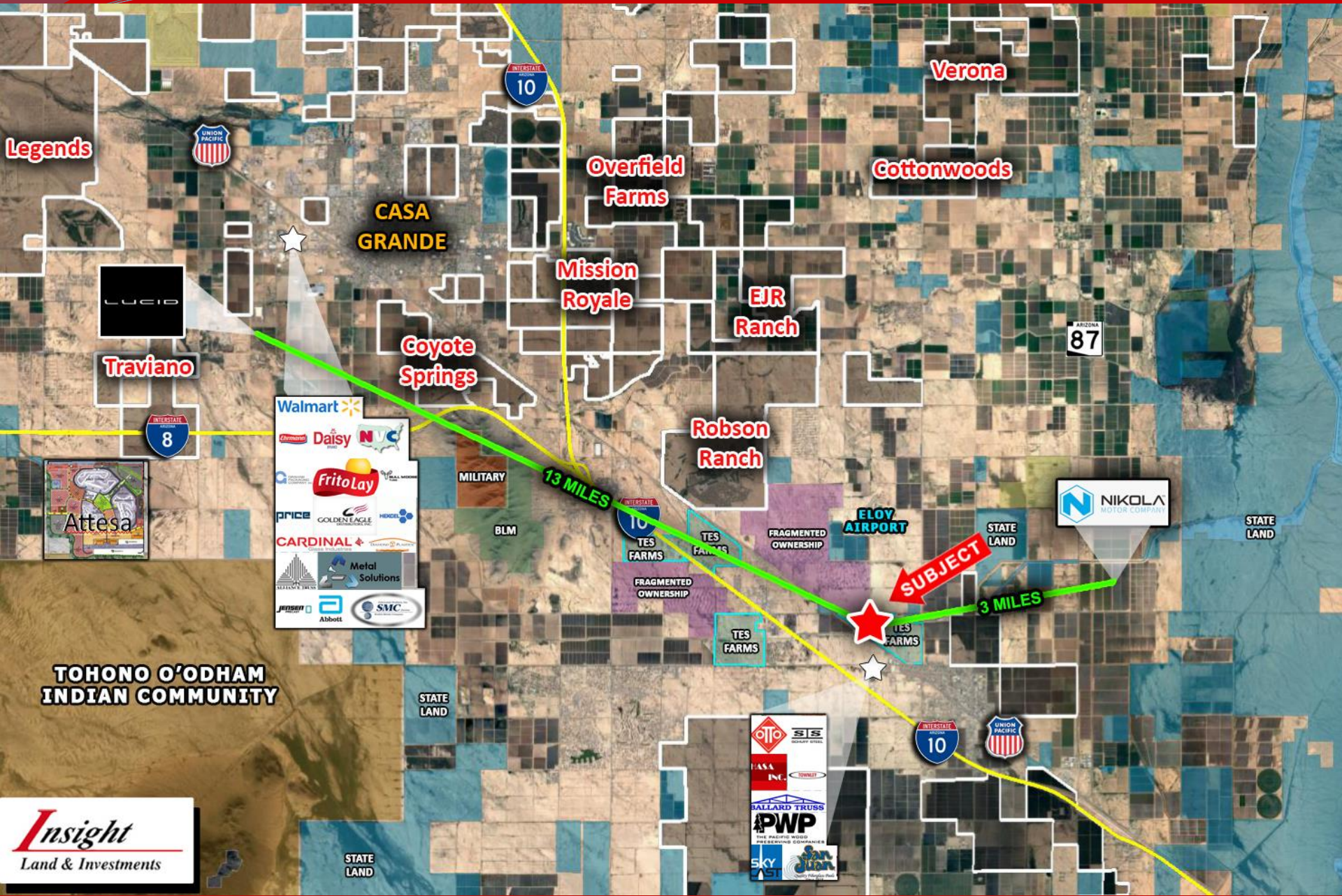






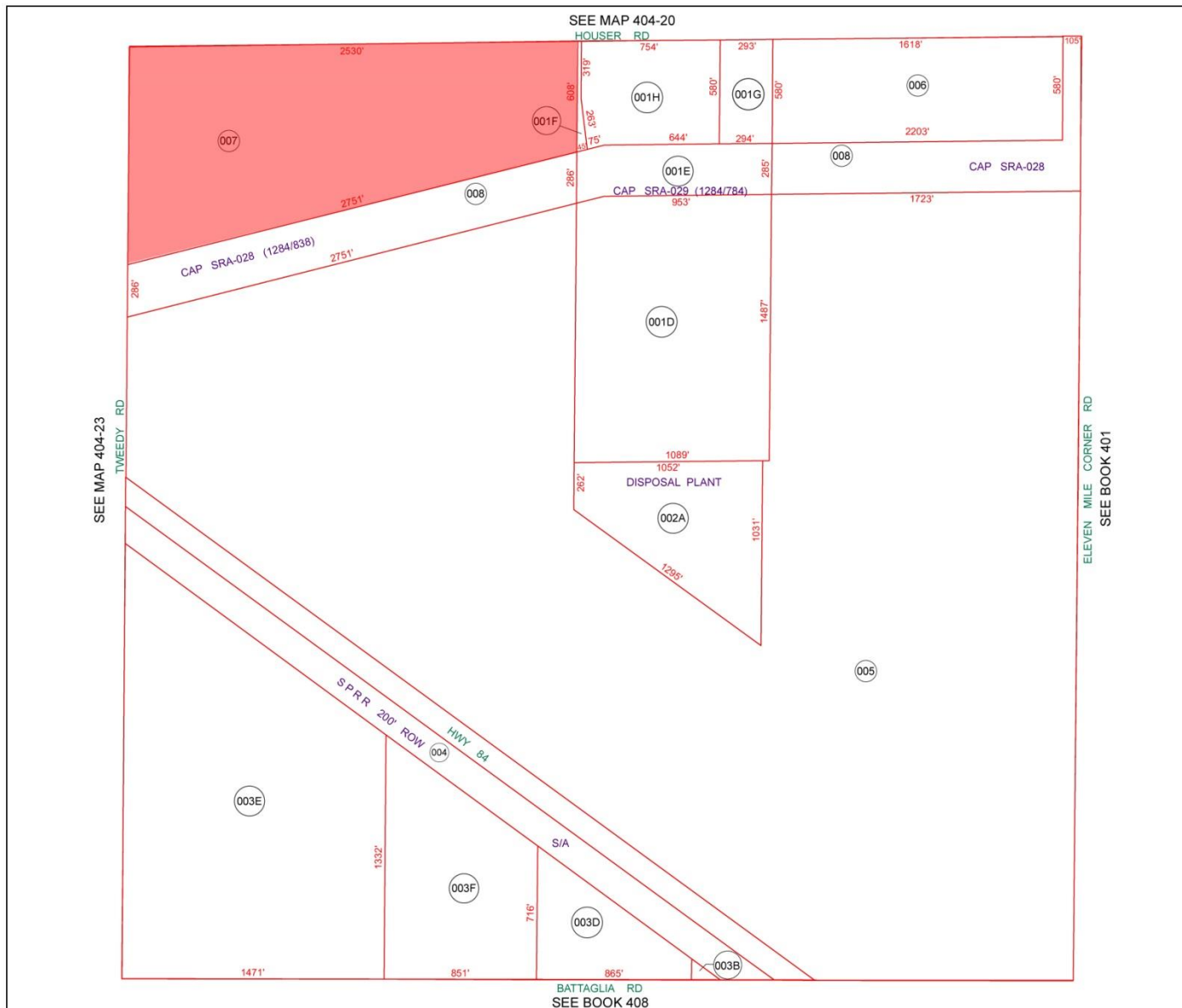










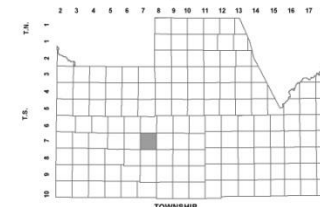


BOOK - MAP

## 404-12

SEC. 36 T.07S. R.07E.

LOCATION MAPS  
R.E.



6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

SECTION



Revised: 7/16/2012

By: AHB



PINAL COUNTY  
wide open opportunity

Pinal County Assessor

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