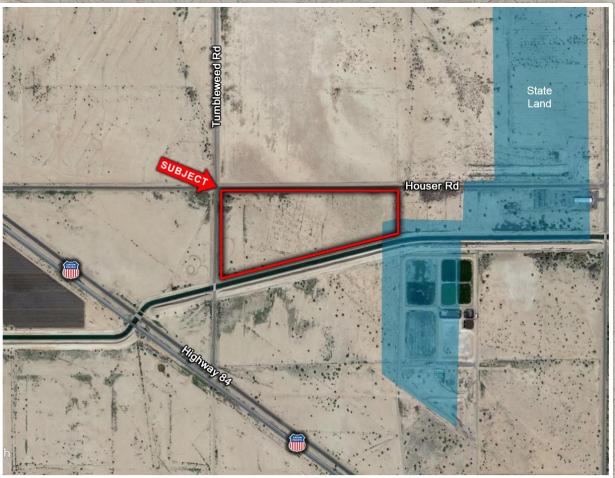


Mixed-Use Property Available

Land & Investments

Eloy, AZ



- 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 Tumbleweed
- Sewer- City of Eloy 20" line in Hwy 84
 Power- APS
- Price: \$8,000/ac or \$402,240
 - <u>Comments</u>: 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

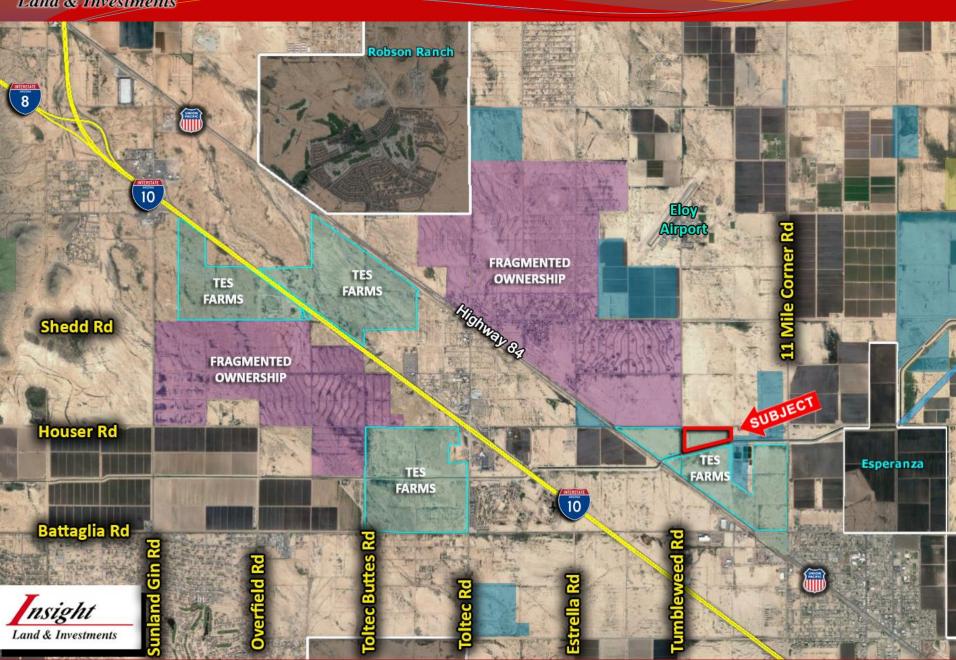
Insight Land & Investments 7400 E McDonald Dr, Ste 121 Scottsdale, Arizona 85250 602.385.1515 www.insightland.com All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject 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.

Kenneth Reycraft

Direct: 602-385-1529 kreycraft@insightland.com

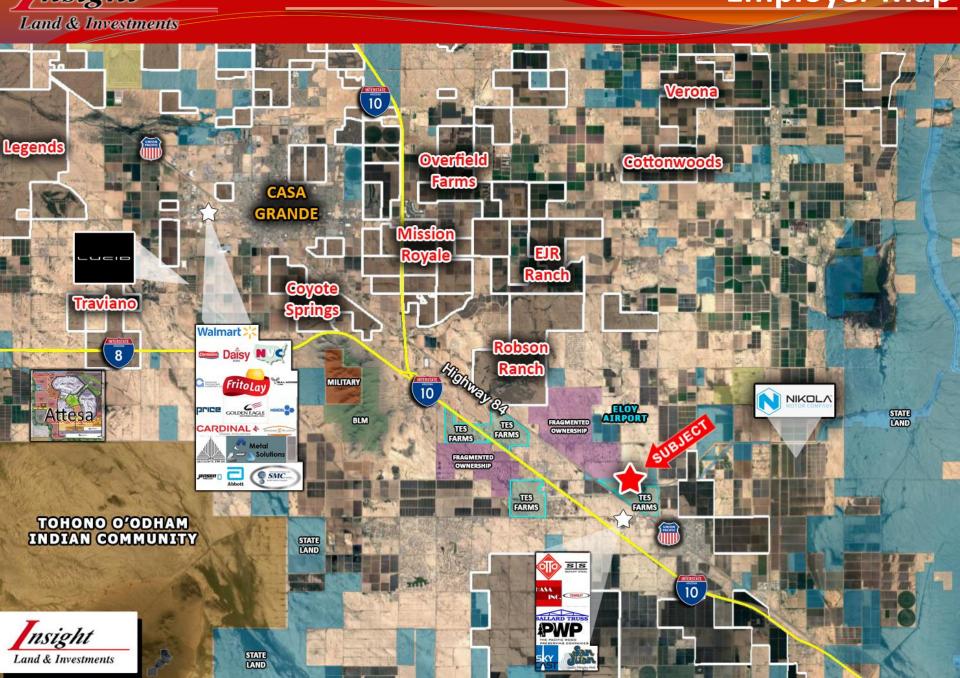


Land & Investments



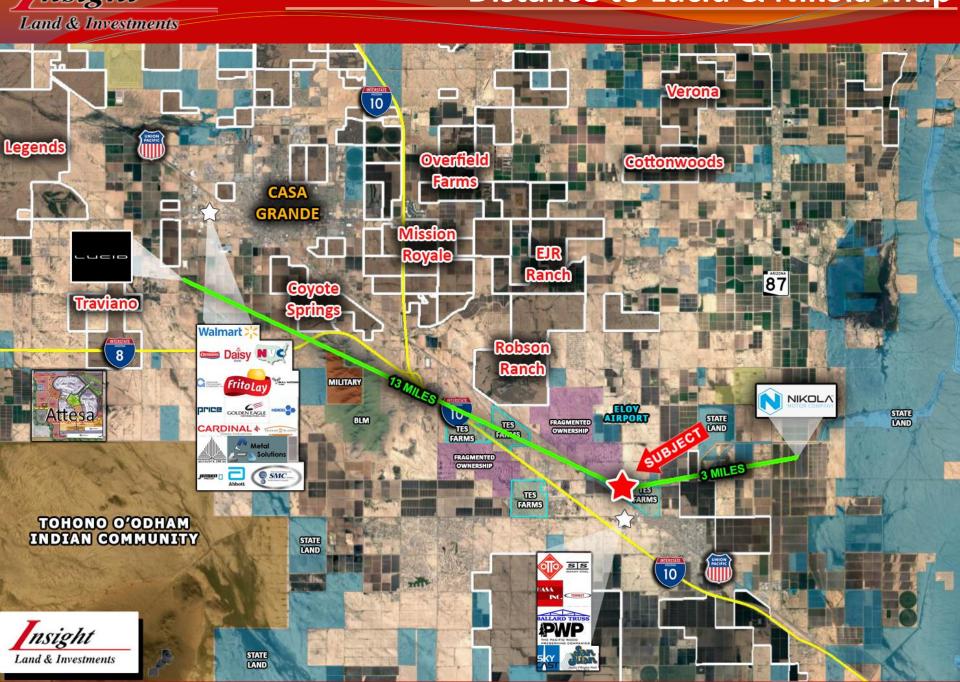


Employer Map





Distance to Lucid & Nikola Map



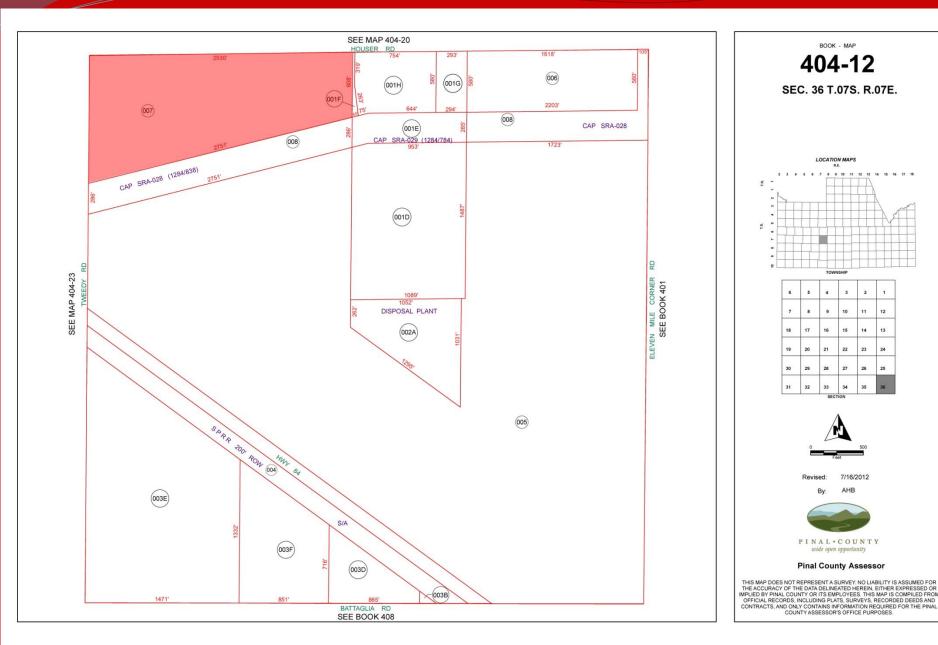


Distance to Nearby Cities

Land & Investments



Land & Investments



404-12 SEC. 36 T.07S. R.07E. LOCATION MAPS R.E. 15 22 23 27 PINAL + COUNTY wide open opportunity **Pinal County Assessor** THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR MPLIED BY PINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS. INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND