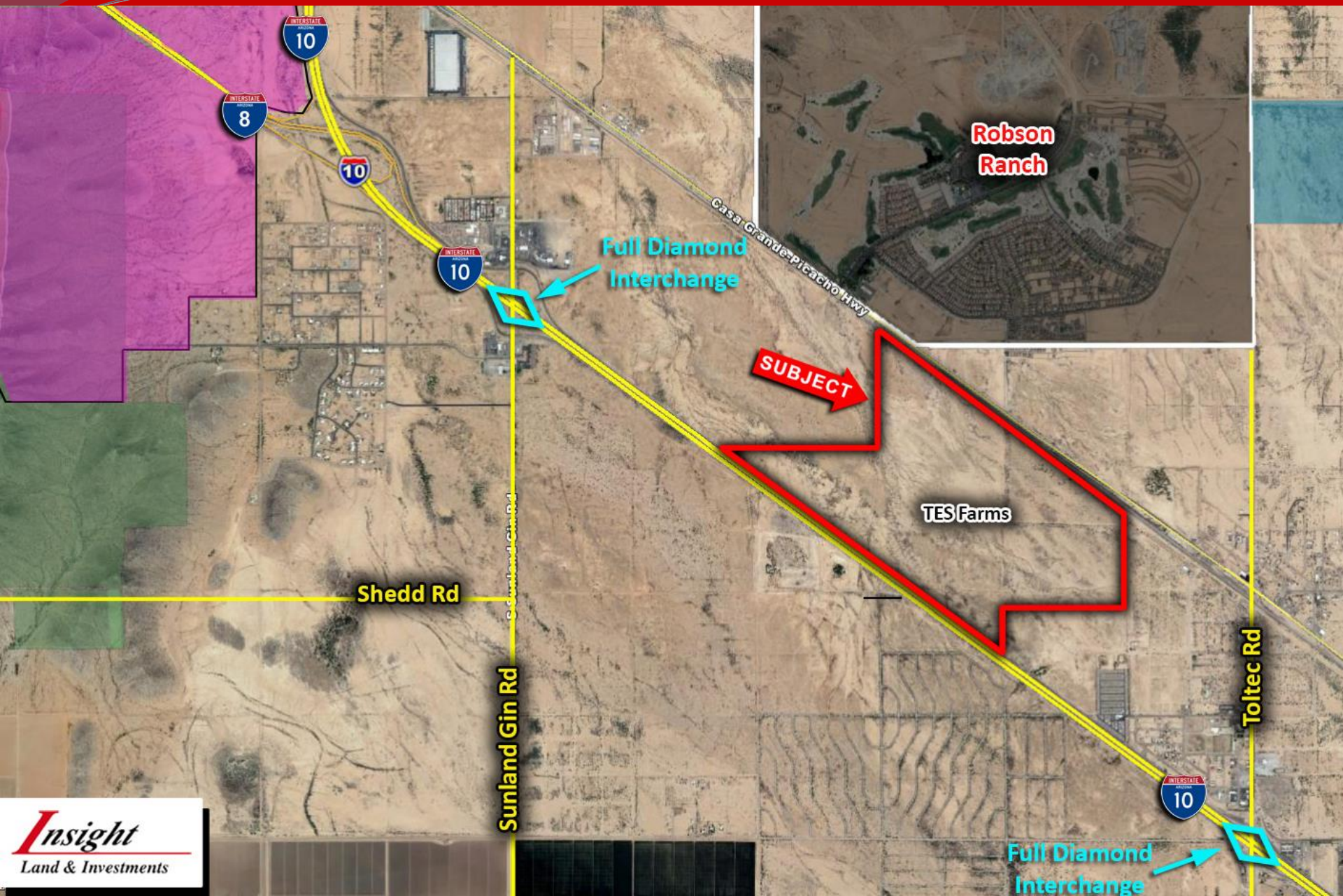
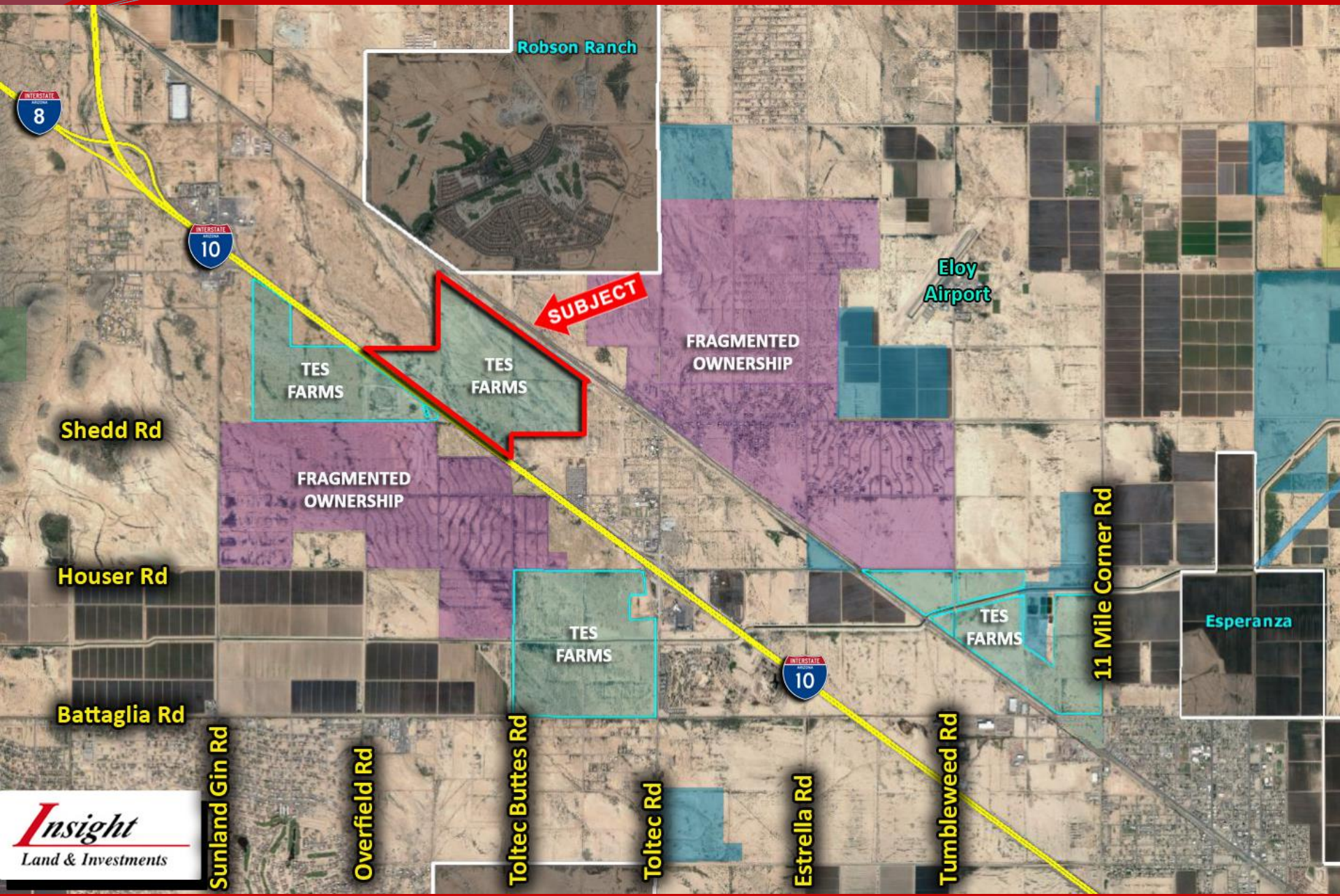
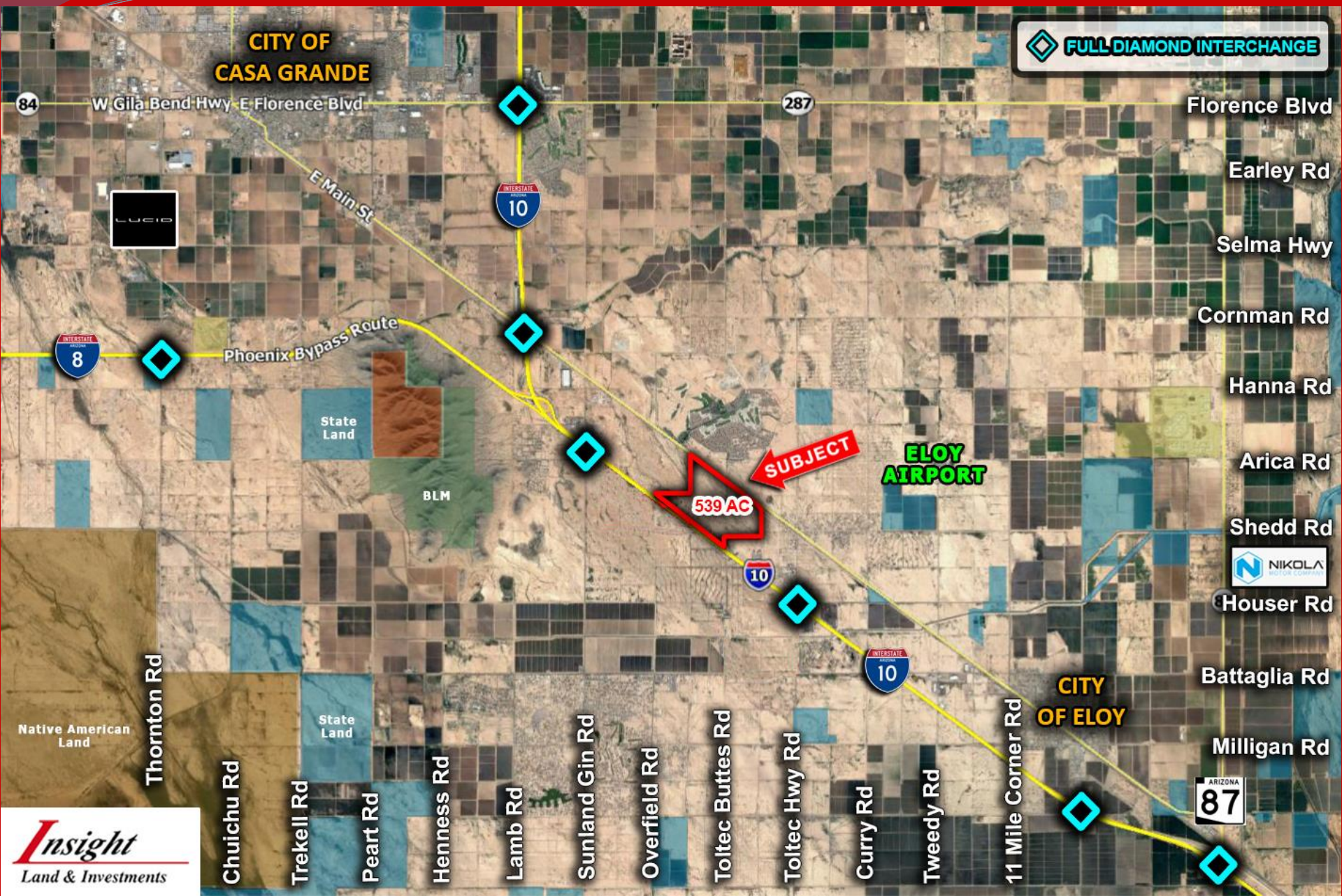


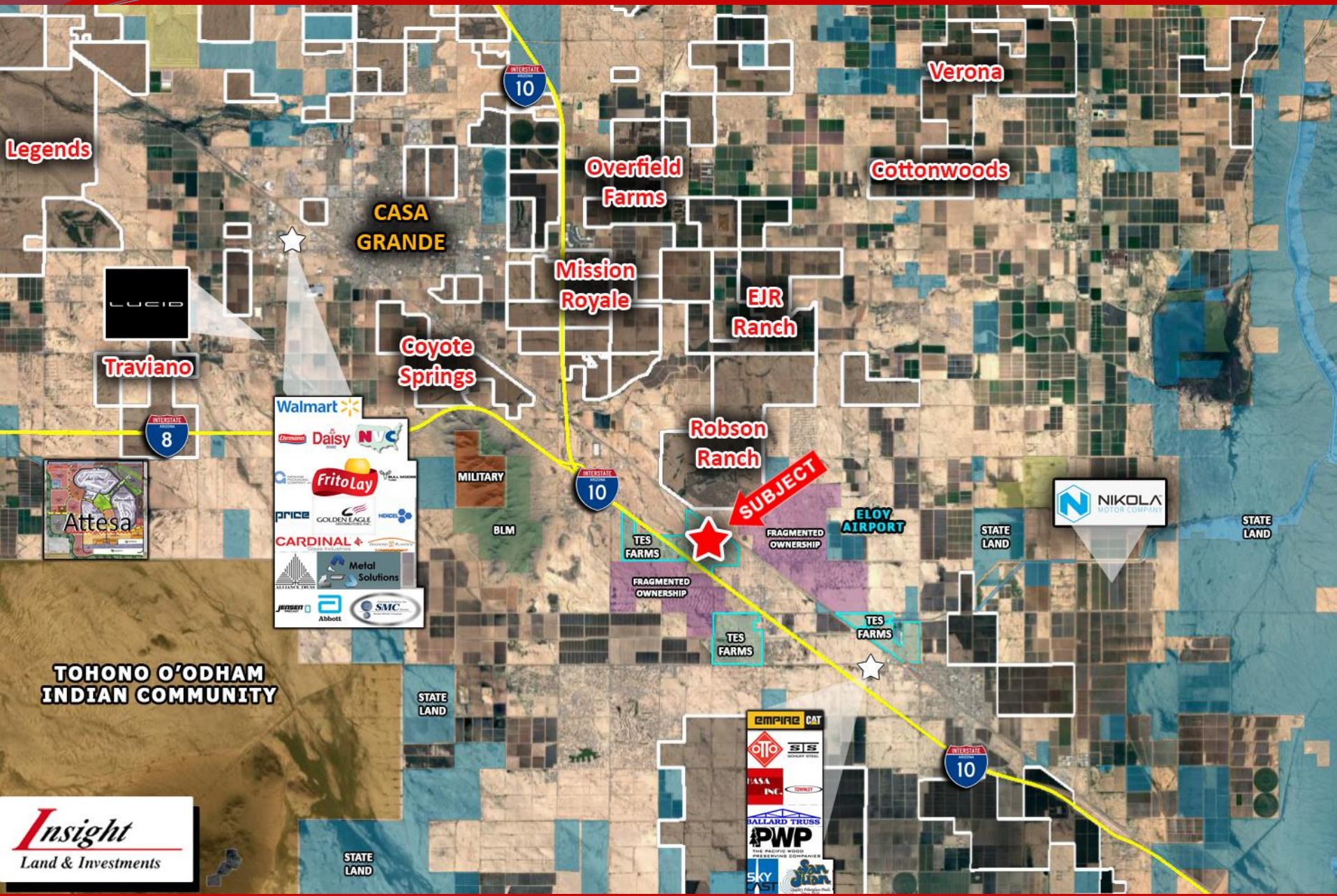
- ☐ **Location:** NWC Toltec Buttes Rd & I-10, Eloy, AZ
- ☐ **APN:** 403-03-002E, 003A, 003B, 005A; 403-04-002D, 005A, 010A, 010B; 403-11-001A; 403-07-158E
- ☐ **Zoning:** I-1 Light Industrial (City of Eloy)
- ☐ **Size:** +/- 539.33 Net Acres
- ☐ **Utilities:** Water/Sewer— City of Eloy
- ☐ Power— APS
- ☐ **General Plan:** GI - General Industrial
- ☐ **Taxes:** \$14,230.14 (2017)
- ☐ **Price:** \$26,966,500 at \$50,000/ac
- ☐ **Comments:** Subject property is well located at the northwest corner of Toltec Buttes Rd & I-10. This property has over a mile of frontage on I-10, and has direct rail access via the Union Pacific Railroad. Great access to both I-10 & I-8, and between 2 of only 3 full diamond interchanges south of the I-10/I-8 junction. Ideal location for distribution, manufacturing, and warehousing operations.

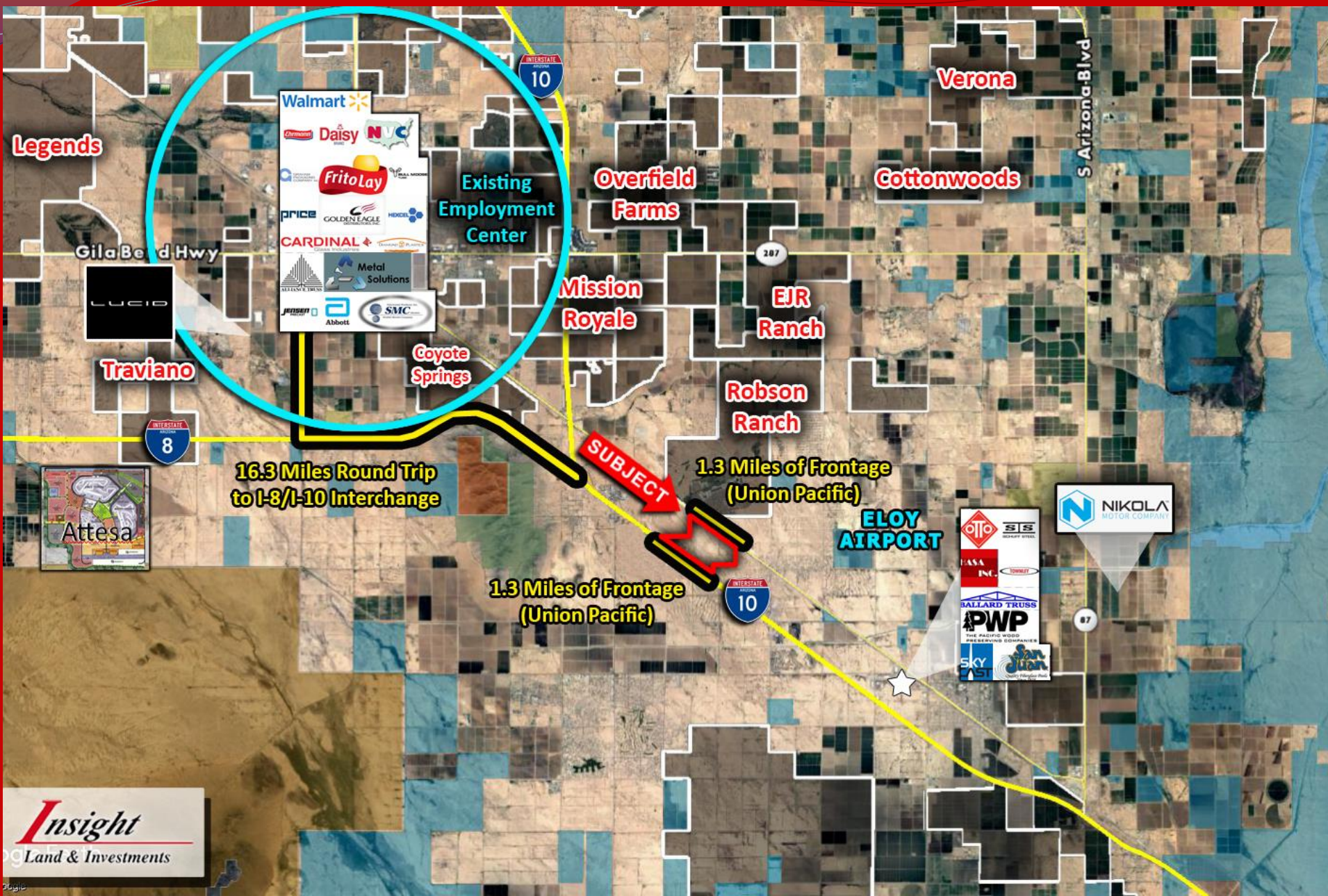
EXCLUSIVELY LISTED





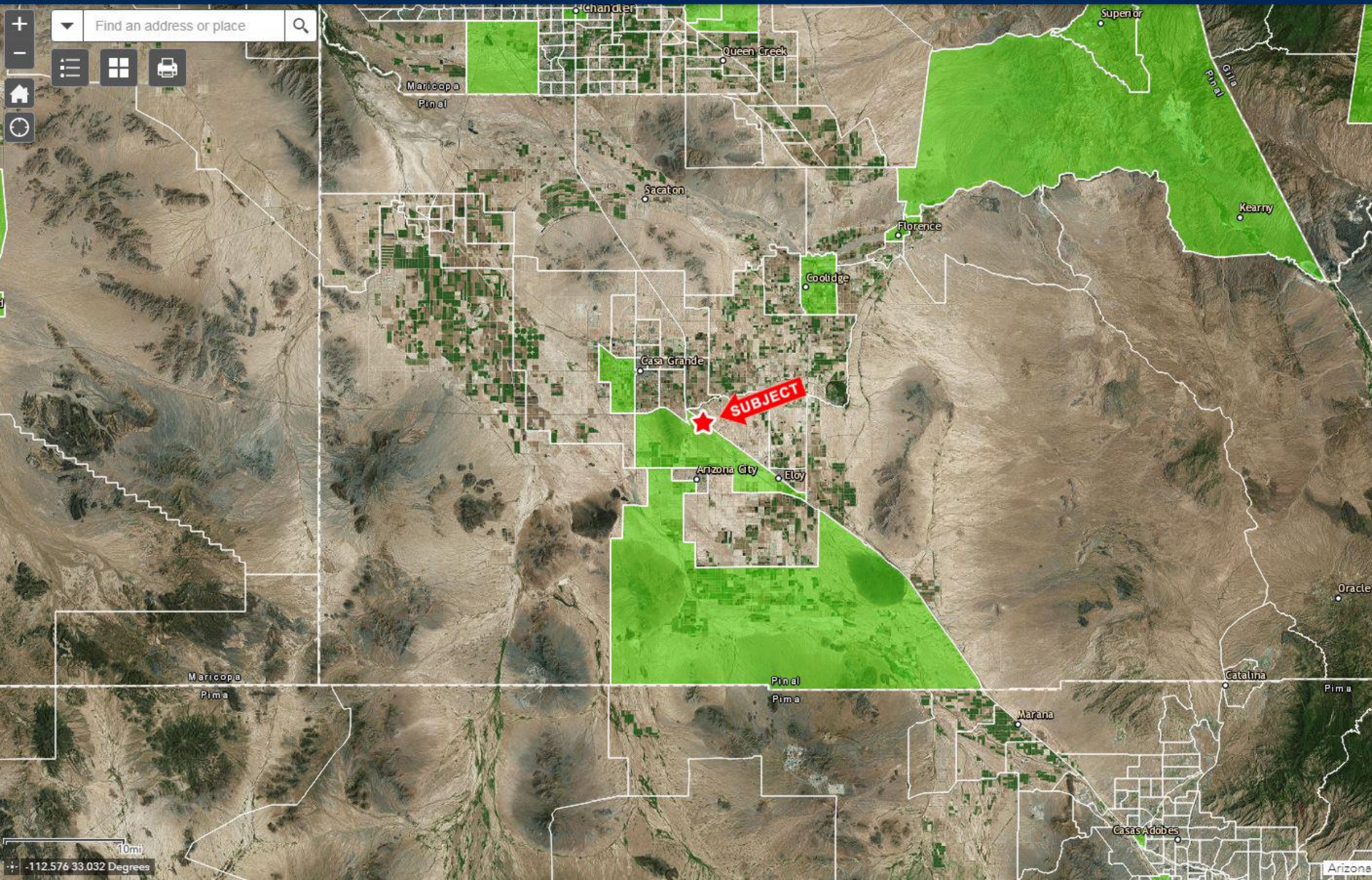






ARIZONA Opportunity Zones
COMMERCE AUTHORITY

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



- 24% of all the freight cars handled by Union Pacific originating or terminating in Southern California
- The Sunset Route carries 20% of Union Pacific’s railroad traffic
- Marine containers stacked two high on "double-stack" trains dominate the route, but construction materials including lumber, plywood, steel and cement, are important to the region’s growth.
- Gasoline additive ethanol is another important commodity as well as automobiles and automobile parts moving through the Mexico gateways at Nogales, Ariz. and Calexico, Calif.
- The Sunset Route also is an important transcontinental route for package express business, as well as finished automobiles in addition to Midwest grain for feed lots in Southern California.
- Double-track from El Paso, TX to Los Angeles, CA
- The Sunset Route, across the southern portion of Arizona, is the state’s busiest, with its Los Angeles-El Paso-Houston-New Orleans connections
- Direct access to 4 of the nation’s busiest deep-water ports including:

The Port of Los Angeles— Approx. 423 Miles from Sun Corridor (One of the largest, busiest, and most successful seaports in the World)

The Port of Houston— Approx. 1,123 Miles from Sun Corridor (Busiest in the U.S., 13th Busiest in the World)

The Port of Long Beach— Approx. 443 Miles from Sun Corridor (2nd Busiest in the U.S., 17th Busiest in the World)

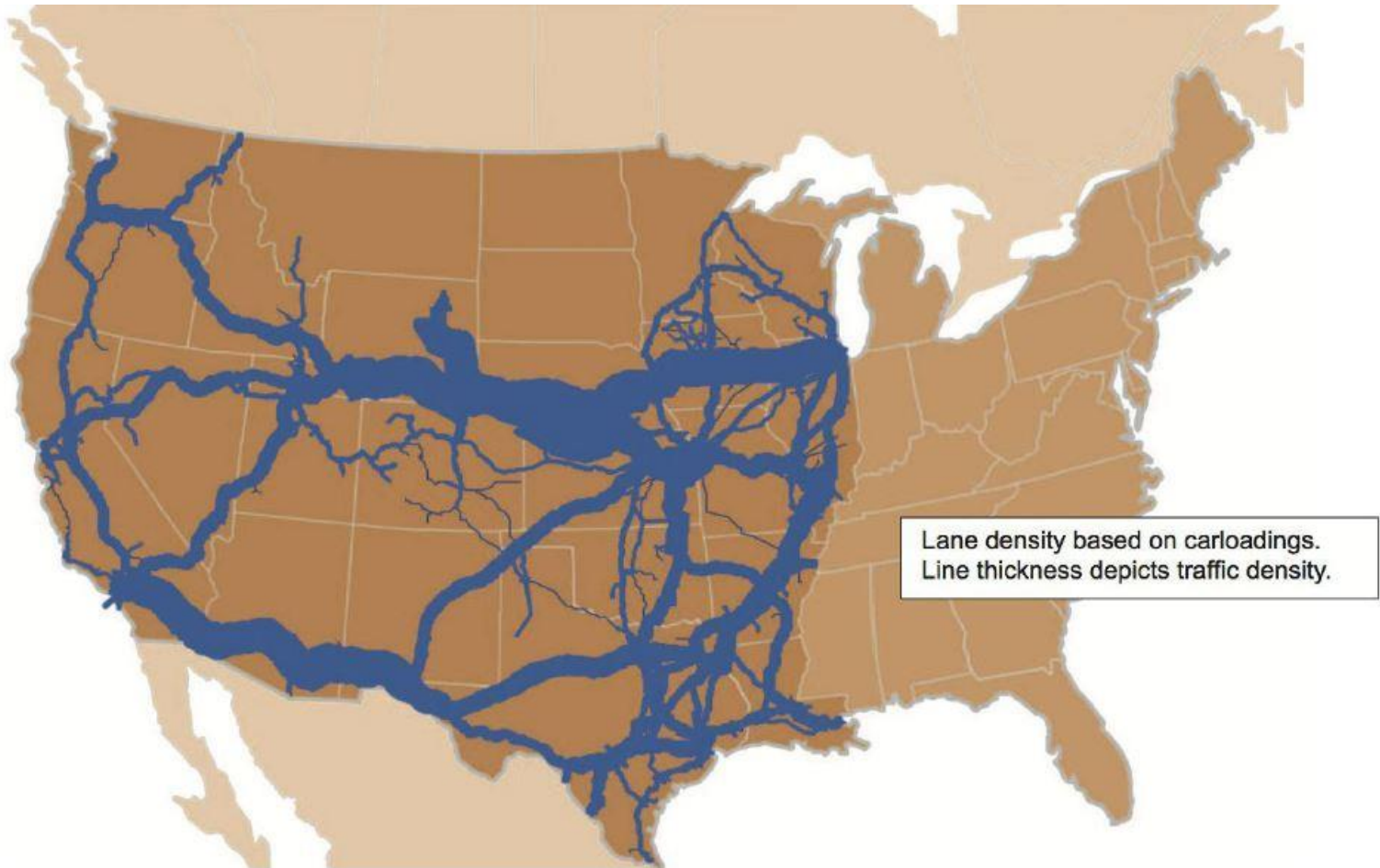
The Port of San Diego— Approx. 348 Miles from Sun Corridor (serves as a transshipment facility for the region that includes port cities of San Diego, Chula Vista, Coronado, Imperial Beach, and National City)

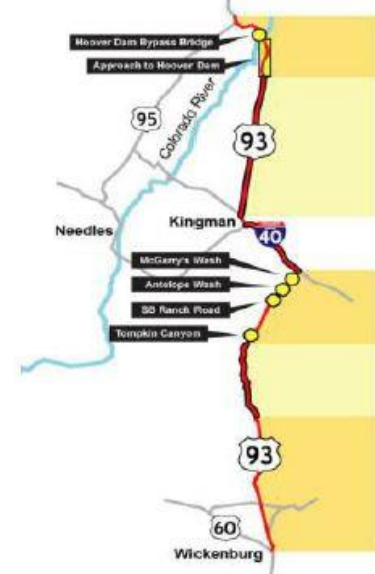
Sources: Union Pacific Railroad, CAREDF

Utilities: Water– City of Eloy– 10” Line between Toltec & Sunland Gin Rd.
Sewer– City of Eloy– 8” line at I-10 & Sunland Gin Rd.
Power– APS
Gas– Southwest Gas

Additional Information:

- Ideal location for Rail Served Intermodal Facility, Distribution, Manufacturing, Warehousing, or Office & Retail with frontage on I-10
- Located along a major international trade corridor
- Over a mile of frontage along I-10 and the Union Pacific Rail Road (Sunset Route)
- Full Diamond Interchange at Sunland Gin Rd and Toltec Rd (ADOT proposes the Sunland Gin Rd interchange be realigned approximately 1/4 mile to East)
- Future improvements for 10 lanes on I-10.
- Only 2 miles from I-10 & I-8 Junction, connecting to major markets such as Los Angeles, Las Vegas, San Diego, Albuquerque, and El Paso
- Union Pacific Rail is double tracked from Los Angeles to EL Paso.
- Foreign Trade Zone is possible, providing incentives for qualified businesses such as duty deferral and elimination, and a significant reduction in property taxes.
- Part of the CANAMEX Corridor, a high priority route traversing the United States, and linking the Canadian Province of Alberta and the Mexican States of Sonora, Sinaloa, Nayarit and Jalisco.





The CANAMEX Corridor is a nationally designated high priority route traversing the states of Arizona, Nevada, Utah, Idaho and Montana, linking to the Canadian Province of Alberta and the Mexican States of Sonora, Sinaloa, Nayarit and Jalisco.

- 70% CANAMEX freight that moves by truck, 65% CANAMEX freight with origin and/or destination outside region, 2% International CANAMEX freight
- 11,300,000 Population of Arizona, Nevada, Utah, Idaho, Montana 9,800,000 Population of Los Angeles County
- 130% Increase in vehicle miles traveled since 1970 5% Increase in new road miles since 1970
- 70% Winter produce supplied by Mexico through Mariposa, Nogales port 7 to 12 Number of state and federal inspection agencies sharing international border compounds
- \$2.3 billion Arizona exports to Mexico in 2000 \$1.3 billion Arizona exports to Mexico in 1995
- 84% US CANAMEX highway that is four-lane divided 86% Mexican CANAMEX highway that is four-lane divided

Sources: CAREDF

