

Land & Investments



- Location: Southwest corner of Arizona Farms Road and Attaway Road
- Size: 11.29 Acres
- Zoning: PAD (annexed into City of Florence)
  Underlying Industrial/Employment uses
- <u>Utilities:</u> To site. Capacity and Access to be verified by Buyer
- Price: \$6.25/ft. (\$3,073,702)
  - Comments: Property is located on the immediate corner of two major arterial roads within the Johnson Ranch/southeast valley booming submarket. Site is half a mile west of the future interchange at Highway 24 Arizona Farms Interchange. As one of the fastest growing submarkets, this is site is within the path of growth/ development area of thousands of new homes. The site has several million dollars of infrastructure including +/-7,500 sq. ft. climate controlled building with 18 and 14 ft roll up doors and over 100,000 sq. ft. of concrete pad laid out. Multiple possibilities including storage, industrial uses, private business, etc.

Great Investment Opportunity | Exclusively Available

Insight Land & Investments 7400 E McDonald Dr, Ste 121 Scottsdale, Arizona 85250 602.385.1535

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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 kinds

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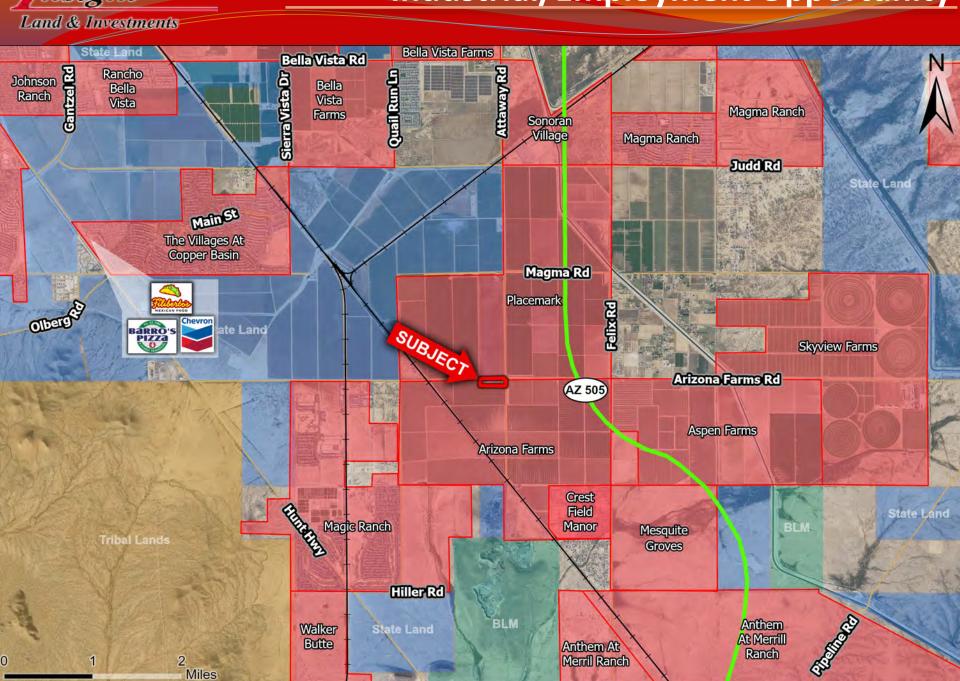
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1,485 Units

Land & Investments 63 Dignity Health RagingWire Guadalupe Rd Acres 92,000 SF **General Hospital** 102 Acres Ranch) with 500 EE Elliot Rd Greenfield Rd **Morrison Ranch** BARNES & NOBLE COSTCO 75 Agres 5,246 Units (Morrison Ranch) Malmart (Walmart 800 Units **Building Data Center** SAFEWAY ( 1,284,685 SF DICK'S Industrial Zoned Land 1,062 Units Bella Via BEST **EASTMARK** Higley Park 611 Units ANTAN VILLAGE Keighly Place 295 Units 2,600 Units 15,000 Units Power Lyons Gate 2,164 Units @CRIV Cadence State Land Dillard's Marshalls 15,000 Units **Cooley Station** Williams Field Rd Gateway 586 Units **FUJIFILM** BRIDGESTONE Commercial PETSMART 256 Units Giving access to traffic KOHĽS Pecos Rd Staple 24 moving to and from Future Industrial Developmen Somerset 286 Units Southeastern suburbs BED BATH 8 202 AZ 505 (planned to expand from Loop 202 to Ironwood Rd) Stratland La Jara Farms **Power Ranch** Gateway Quarter 540 Units Estates Copperleaf **Barney Farms** 9,615 Units 857 Units 516ACMixed 1718 Units Queen Creek Station 677 Units Emperor Estates (planned) Terravella 360 Units Layton 1,165 Units Lakes Estates 116Units The Bridges Madera 1,129 Units Ironwood 2,826 Units 2,304 Units Crossing 2,400 Units Freeman 2,369 Units Queen Creek 45 675 Units **Farms** Spur Crossing 722 Units 993 Units 102 Units San Tan 30 Marbella Ocotillo Rd 400 Units Castlegate Meridian PETSMART KOHLS 115 Units 667 Villages @ (William Lyons Units Estates 113 Units **7055** Walmart Queen Creek Homes) 1,510 1,789 Units 2,611 Units Pecan Chandler Heights Rd Ranch **Hastings Farms** 4,968 Units Long Park Combs Ranch Saville Golf And 1,732 Units Stone Creek Estates 163 Units 2113 Units Country Club 7771 Riggs Rd **Orchard Ranch** Schnepf & Combs 630 Units Encanterra 1,245 Units Ware Farms



