

# HUNT HWY & FRANKLIN RD – 7 ACRES FLORENCE, ARIZONA

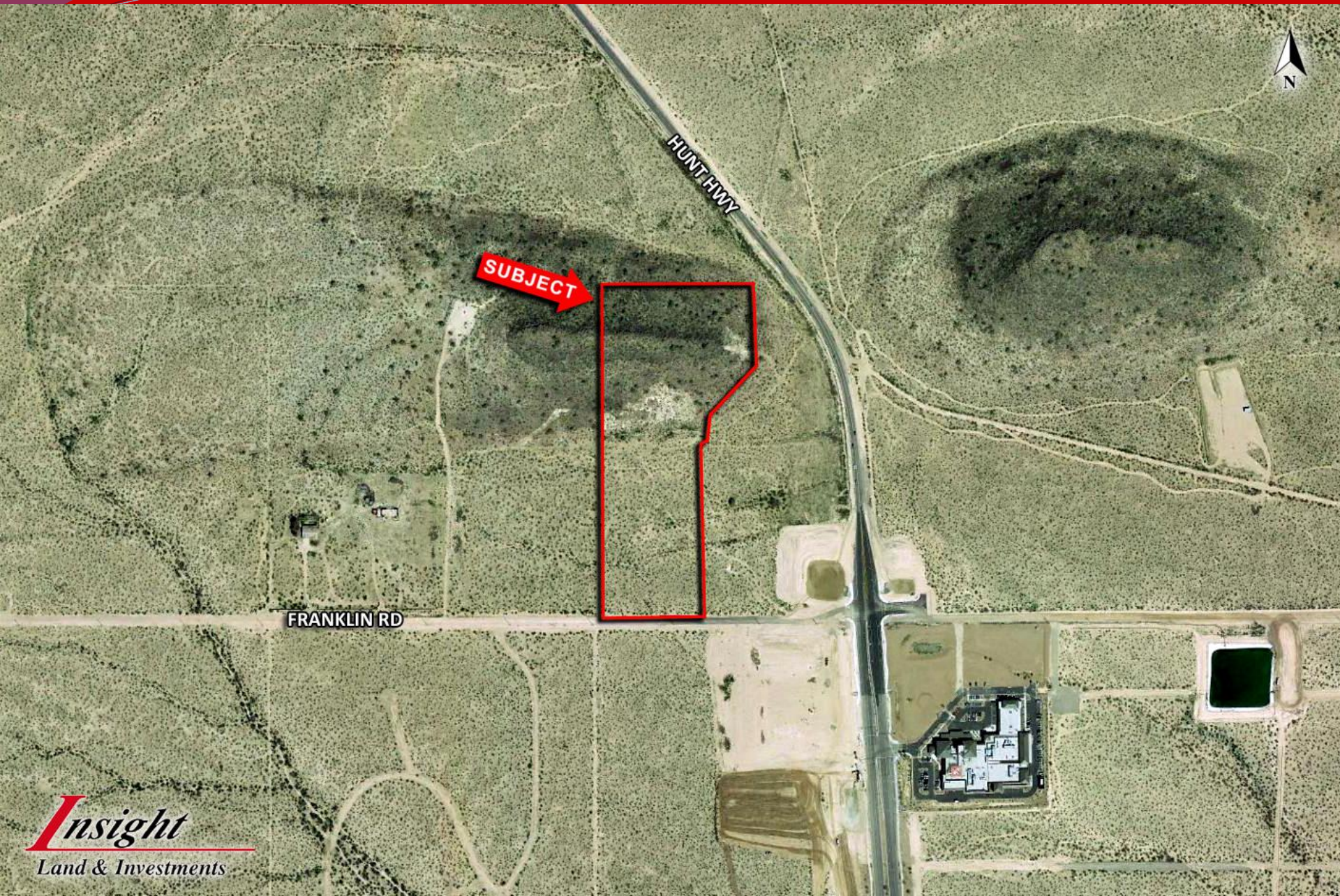


- ❑ **Location:** Property is located West of the northwest corner of Hunt Hwy and Franklin Rd, Florence, AZ.
- ❑ **Size:** +/- 7 Acres (304,920 Sq. Ft)
- ❑ **APN:** 200-24-004N
- ❑ **Zoning:** P.U.D Commercial (Pinal County)
- ❑ **Price:** \$280,000 (\$40,000/AC)
- ❑ **Comments:**
  - Great commercial property located just north of the main entrance of Anthem at Merrill Ranch, Florence, AZ. P.U.D. zoning is in place. Current site plan is conceptual and can be changed to fit your needs. Perfect spot for hotel, restaurants, office or medical center. Hunt Highway will be four lanes. City of Florence water and sewer. APS electric, all located at the intersection. New hospital, located at the southeast corner of Hunt Highway and Franklin Roads opened in early 2012.

7 ACRES | FLORENCE, AZ

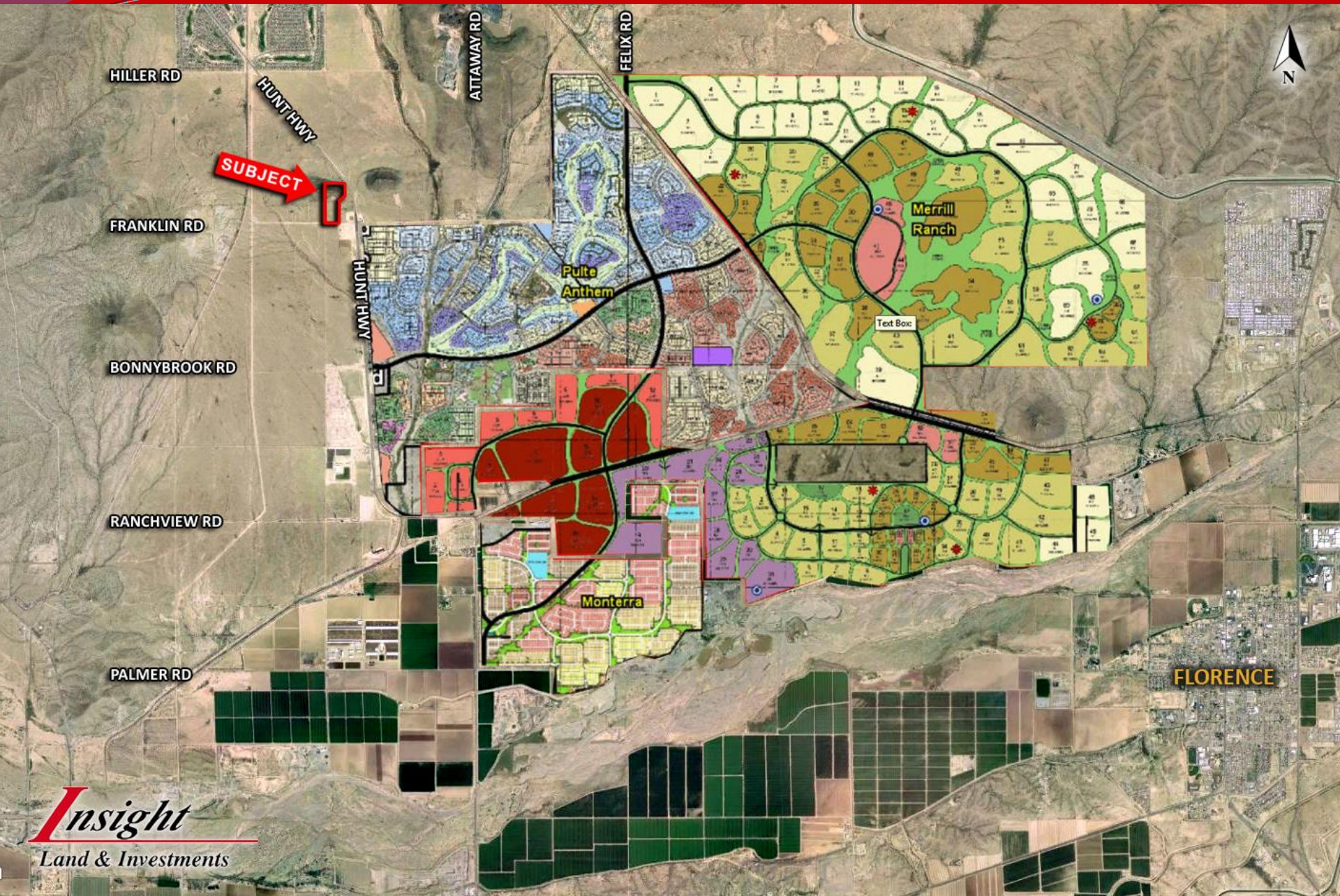


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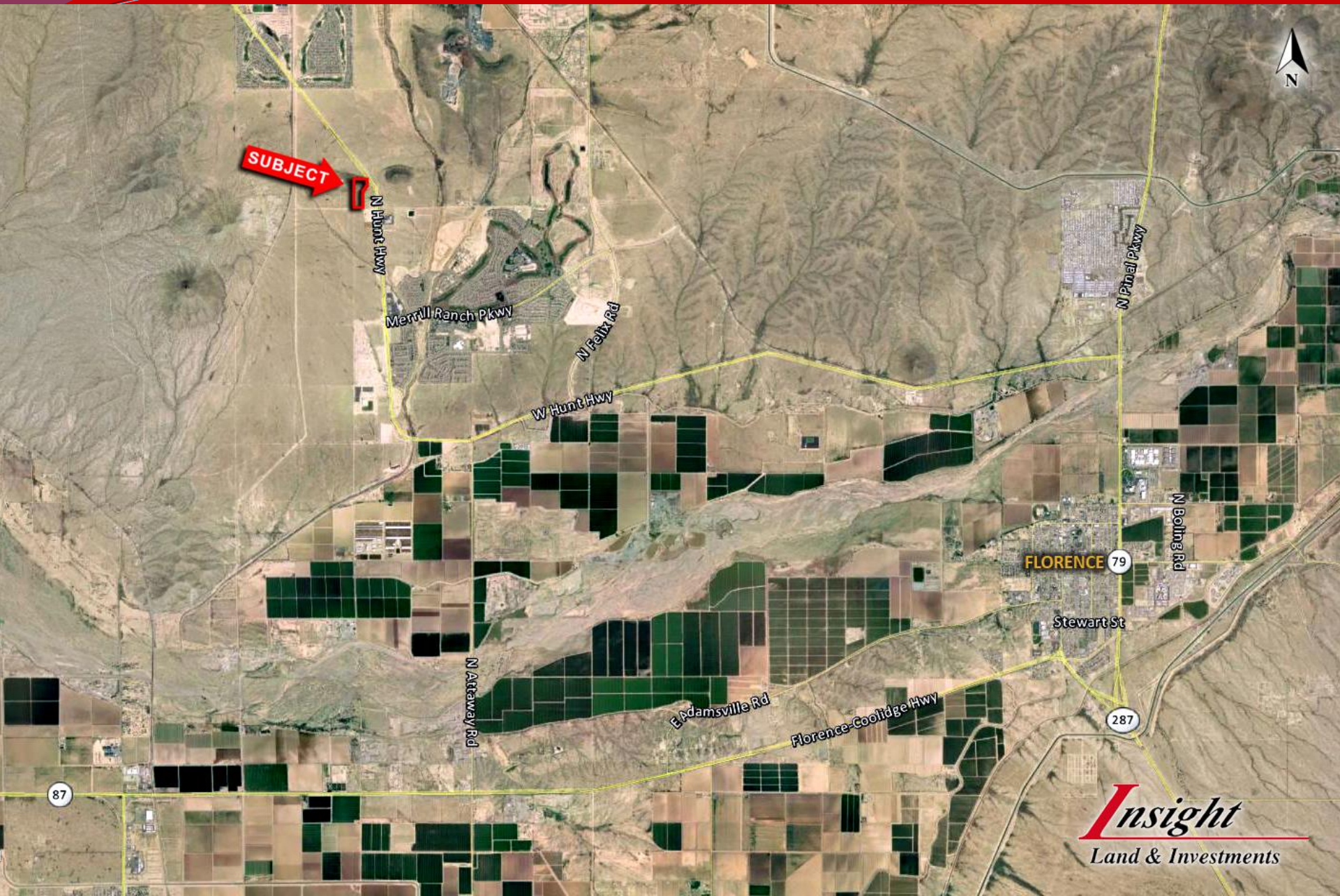


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



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\*The total site coverage includes the comparison of Forest Highway and Forestal Road.

	Phase I A	7.68 Acres
	Commercial / Mixed Use	
	Projected Mixed Use	50,200 SF
	Projected F.A.R. :	0.15
	Projected Site Coverage	75 %
	Phase I B :	5.32 Acres
	Commercial / Mixed Use	
	Projected Mixed Use :	69,500 SF
	Projected F.A.R. :	0.10
	Projected Site Coverage	90 %
	Phase II	6.73 Acres
	Commercial / Mixed Use	
	Projected Mixed Use	88,000 SF
	Projected F.A.R.	0.30
	Projected Site Coverage	85 %
	Phase III :	8.16 Acres
	Commercial / Mixed Use	
	Projected Mixed Use	88,900 SF
	Projected F.A.R. :	0.25
	Projected Site Coverage	80 %