

### 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
- D 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

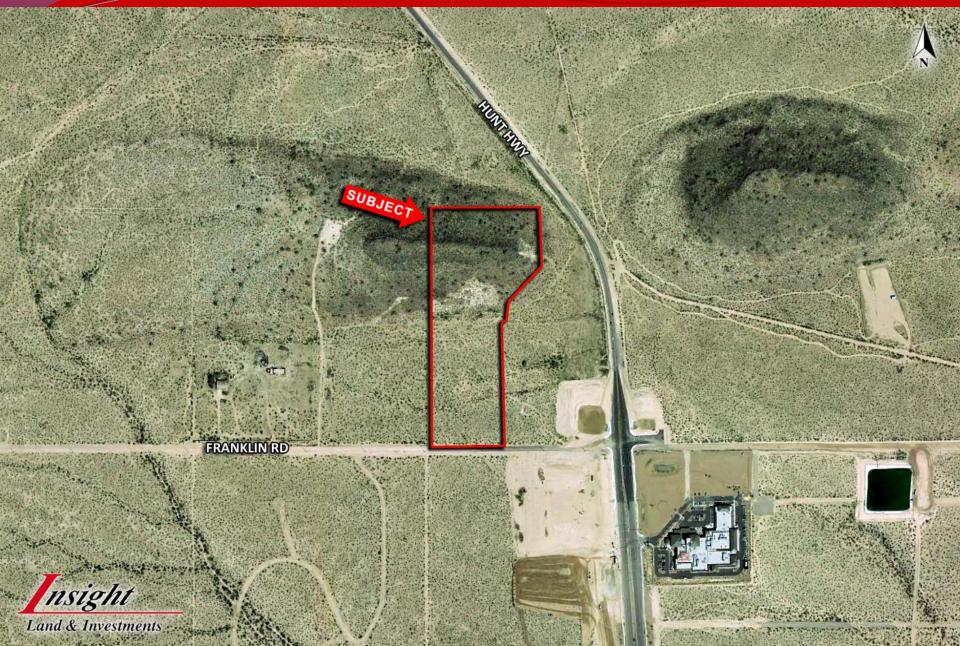
Insight Land & Investments 7400 E McDonald Dr, Ste 121 Scottsdale, Arizona 85250 602.385.1515 www.insightland.com All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject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

#### JEREMY LOVEJOY SHARON CONTORNO

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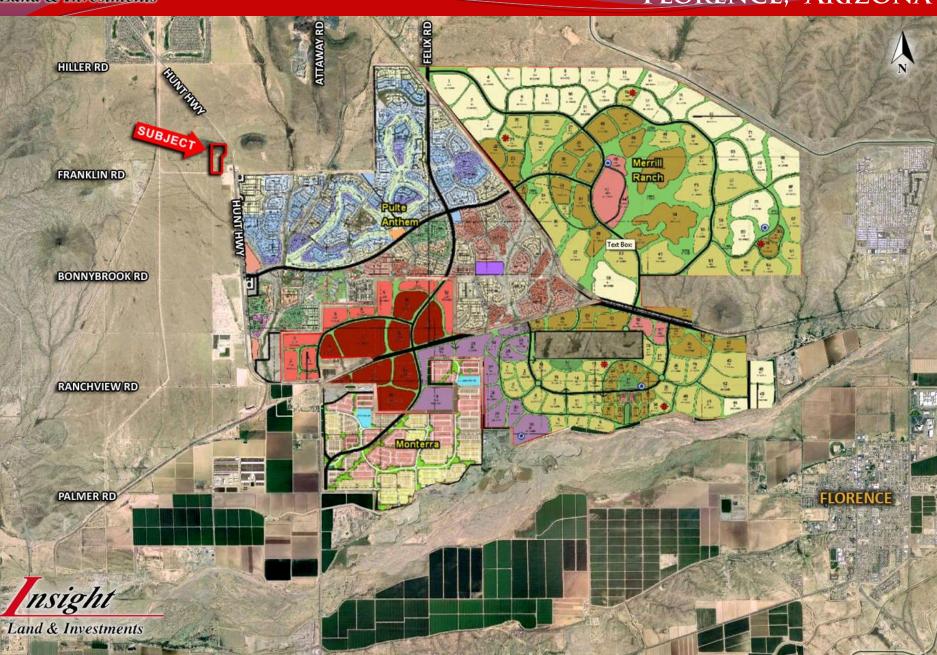


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### HUNT HWY & FRANKLIN RD – 7 ACRES Florence, Arizona





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### HUNT HWY & FRANKLIN RD – 7 ACRES Florence, Arizona

# PHASELA IN LANDSCAPE BEATUR. NATURAL OPEN SPACE + 6.00 Acres (No Development to const) SUBJECT PHASE III 135 4.77 PHASE II BLAN SCAPLICHT FRANKLENROAD PHASE I B

#### LAND USE SUMMARY

Total Project Area:	40.38 AC
Development Area:	27.89 AC (69 %)
Dedicated Public R.O.W.:	5.82 AC (14 %)
Natural Open Space:	6.67 AC (17 %)
Maximum Mixed Use:	350,000 SF
Maximum F.A.R.:	0.20
Maximum Coverage*:	75 %
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Phase I A Commercial / Mixed Use	7.68 Acres
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.	0.30
Projected Site Coverage	90 %
Phase II	6.73 Acres
Commercial / Mixed Use Projected Mixed Use	\$8,000 ST
Projected F.A.R.	0.30
Projected Site Coverage	85 1
Phase III	8.16 Acres
Commercial / Mixed Use	
Projected Mixed Use	88,900 SE
Projected F.A.R.:	0.25
Projected Site Coverage	80 %