

LAND FOR SALE

0000 SOUTH UNDETERMINED RD,
ELOY, AZ

real



10 ACRES 1 MILE FROM P&G MANUFACTURING

REAL Broker
3707 E Southern Ave, #1074
Mesa, AZ 85204

real

Each Office Independently Owned and Operated

PRESENTED BY:

HANNAH WILSON

Sales Agent

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

0000 SOUTH UNDETERMINED ROAD

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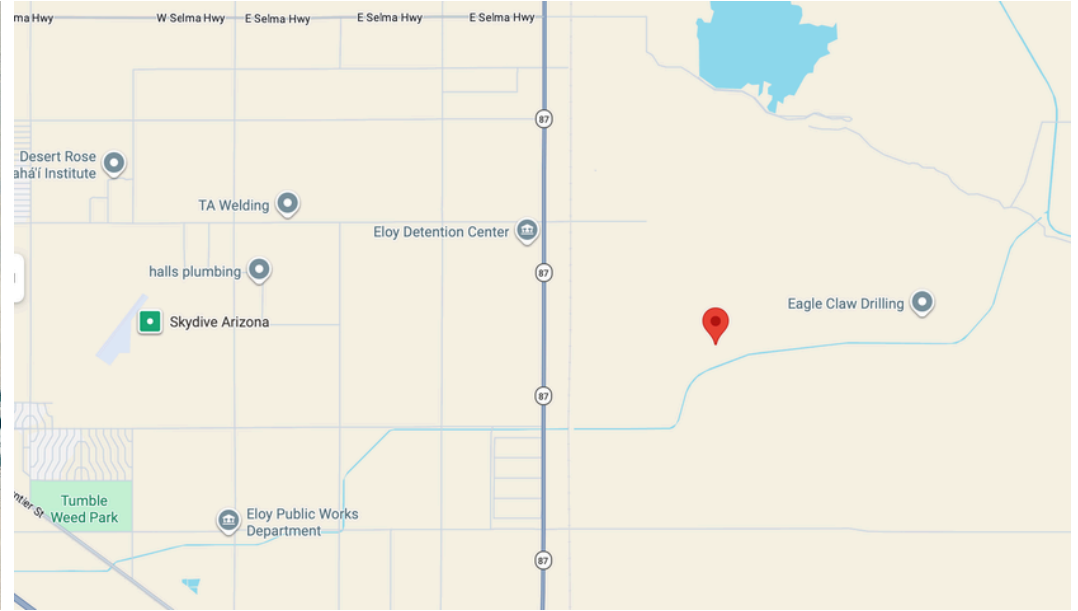
Sale Summary

Price:	\$1,250,000
Parcels:	1
APNs:	401-52-004M
Lot Size:	439,123 SF
Acres:	10.081
Price/Sqft	\$2.85
Zoning:	GR

EXECUTIVE SUMMARY

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OFFERING SUMMARY

PRICE:	\$1,250,000
LOT SIZE:	439,123 SF
PRICE / SQFT:	\$2.85
ACCESS:	Arica Rd
FRONTAGE:	86.48 FT
ZONING:	GR
APN:	401-52-004M

PROPERTY OVERVIEW

Incredible opportunity to develop approximately 10 acres of future industrial land 1 mile away from the new P&G site.

PROPERTY HIGHLIGHTS

- 1 mile from P&G site
- 2 miles from 87
- 1.5 miles from train tracks
- In future industrial zoning of Coolidge and Eloy

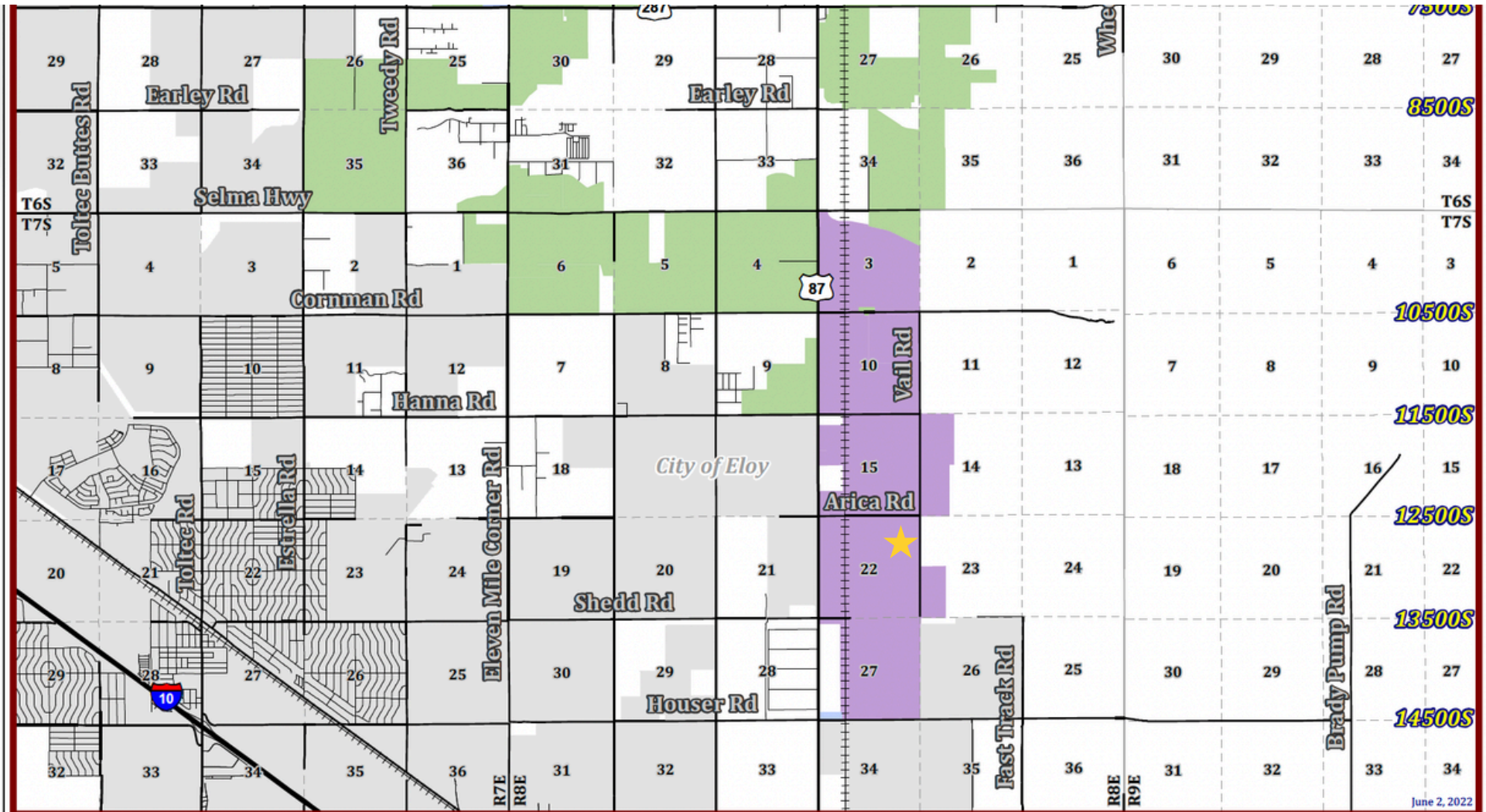


Eloy FUTURE ZONING

0000 SOUTH UNDETERMINED ROAD

Zoning Map

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June 2, 2022



OVERALL ZONING MAP



- | | | | | |
|-----------------|-------------------------------|-------------------------------------|------------------------|------------------------|
| — Road | AG Agricultural | R-4 Multi-Family Residential | RMU Regional Mixed Use | I-1 Garden Industrial |
| ++ Railroad | R-1 Single Family Residential | R-5 Manufactured Home Residential | C-O Commercial Office | I-2 General Industrial |
| — Township Line | R-2 Single/Duplex Residential | R-6 Recreational Vehicle/Park Model | C-2 General Business | Other Cities |
| -- Section Line | R-3 Multi-Family Residential | PAD Planned Area Development | C-3 General Services | Indian Community |