

**San Tan Valley Arizona Farms Rd. Frontage – 18.75 Acres Development Ready Site**

<b>CITY/STATE/ZIP</b>	<u>Florence, AZ 85132</u>	<b>LAND SIZE</b>	<u>18.75 Acres</u>
<b>MAJOR X-ROADS</b>	<u>Arizona Farms Road and Hunt Hwy.</u>	<b>ZONING</b>	<u>CB-1 and GR</u>
<b>FEATURES</b>	<u>Excellent Development Site with 1,258' Arizona Farms Road frontage</u>		
<b>POSSIBLE USAGE</b>	<u>Mixed Use Development including Storefront Commercial &amp; Residential</u>		
<b>LAND DIMENSIONS</b>	<u>1,258' on Arizona Farms Road</u>	<b>UTILITIES</b>	
	<u>650' on Apollo Drive</u>	POWER CO	<u>APS</u>
		WATER CO	<u>12" line In Arizona Farms Road</u>
		SEWER CO	<u>TBD</u>
<b>SALE INFO</b>		<b>TAXES</b>	
PRICE	<u>\$3,267,000</u>	AMOUNT	<u>\$3,126.20 (total of 4)</u>
PRICE/SF	<u>\$4.00 (\$4.75 for individual parcels)</u>	YEAR	<u>2024</u>
<b>PARCEL NUMBER</b>	<u>Pinal County Assessor Parcels 200-58-001B, 001E, 001F &amp; 001G</u>		

**EXCLUSIVE AGENT**

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