

**FOR SALE &
FOR LEASE**

**FREESTANDING
CONVENIENCE
STORE OPPORUNITY**

612 W. FRONTIER STREET
ELOY, ARIZONA 85131

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com



2122 East Highland Avenue, Suite 225
Phoenix, Arizona 85016
602.313.1000 • citywidecre.com



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PROPERTY HIGHLIGHTS

- ±2,650 Square Foot Building on 1.48 Acres
- Built in 1977
- Parcel #'s: 405-05-2160, 405-05-2170 & 405-05-2180
- Great Owner User Opportunity
- No Deed Restrictions
- Adjacent to Circle K

Sale Price: \$849,000

Lease Rate: \$6,000/Month

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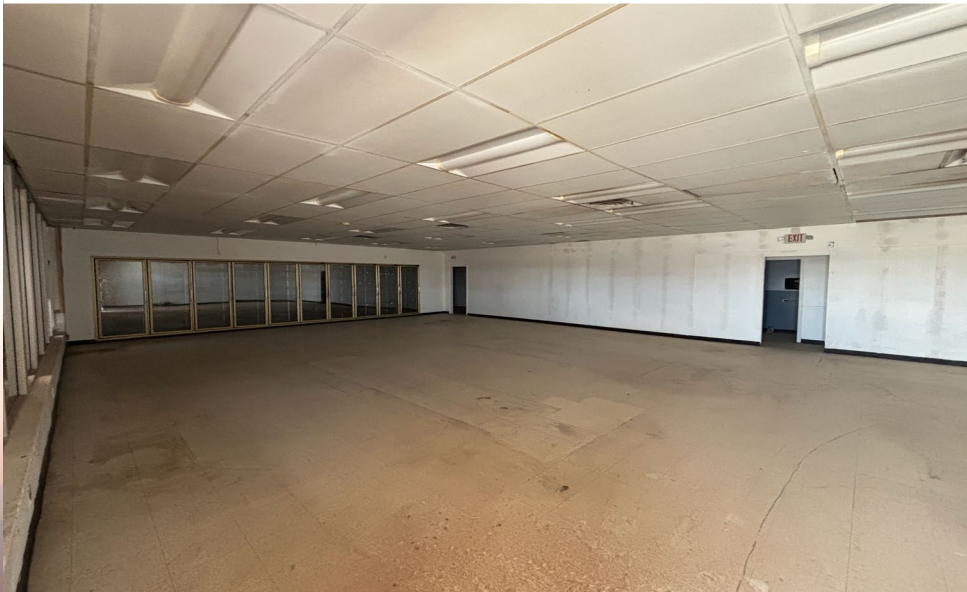
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ND • DEVELOPMENT • INVESTMENT • MANAGEMENT
• INVESTMENT • INDUSTRIAL • RETAIL • LAND

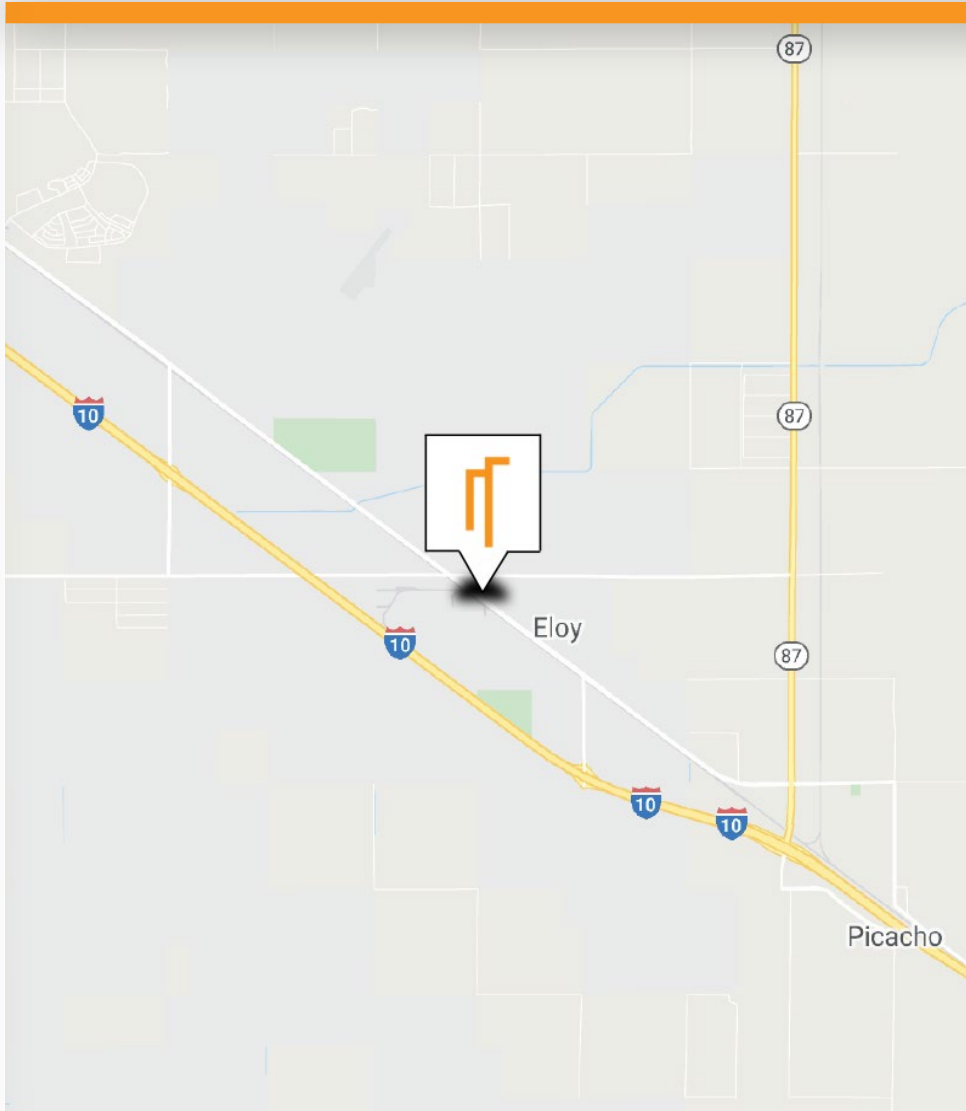
citywide
COMMERCIAL REAL ESTATE

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ELOY, ARIZONA OVERVIEW

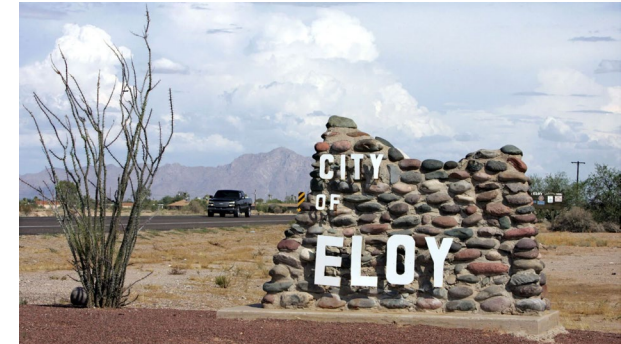
Eloy is located in south central Arizona at the intersection of Interstates 10 and 8, along the proposed CanaMex Corridor and strategically located quidistant from Tucson and Phoenix (approximately 55 miles each way). Eloy's current population is just under 18,000 which includes Eloy's resident prison population of approximately 6,800 inmates in four facilities privately owned by CoreCivic. By 2025, Eloy is forecast to contain an estimated 31,400 people. Subtracting the potential prison population (estimated at 7,500) results in a net City-wide population of 23,900 residents.

Initially established as a railroad town in the late 1800's and incorporated in 1949, Eloy has served as a regional trade center for a vibrant agricultural economy transitioning over the last 30 years to a more diverse economy that includes transportation services, manufacturing and logistics. To better serve its residents and businesses, Eloy owns and operates its own water and sewer services and municipal airport. The Eloy Municipal Airport is located approximately three miles northwest of downtown and encompasses approximately 91 acres. With two active runways, the airport is available to general aviation from dawn to dusk. Hangars and T-shades are located on airport properties and aviation fuel is available for sale. The Eloy Municipal Airport is home to Skydive Arizona™, a world-class facility attracting skydivers from around the world. The City also owns approximately 280 acres adjacent to the airport for a future business/industrial park.

Downtown Eloy is the heart of the City and home to City Hall, the U.S. Post Office, and the police and fire stations. Wrapping around the city's governance complex and Main Street Park, the downtown area offers a host of investment opportunities for new construction and building renovation serving residential, office and retail uses. The area is also home to a number of community services, including Sun Life Family Health Center, Pinal Hispanic Council, Community Action Human Resources Agency and Eloy Veterans Center, among others.

Eloy's business corridor is home to many of Eloy's retail and industrial employers. Historic Frontier Street runs parallel to the Union Pacific Rail line and Interstate 10 creating an area of large industrially-zoned and utility served properties known as Eloy's business corridor. Numerous sites are available for development and the area is currently home to many leading employers including Republic Plastics, Schuff Steel, Otto Industries, Owens Corning, National Gypsum, Elrus USA Ltd., and Travel Centers of America. Employers in Eloy draw from a base population of 117,000 residents living within 30 minutes of the City. The City's incorporated area covers 113.7 square miles of land with a planning area that encompasses almost 535 square miles. Just west of Eloy is the City of Casa Grande, with a current population of over 50,000 serving as an additional source of employees and retail opportunities. Eloy's Sonoran Desert climate is ideal for companies that prefer a low humidity, dry environment with low winter utility rates and large manufacturing and warehousing areas that can be efficiently and cost effectively cooled through evaporative technologies.

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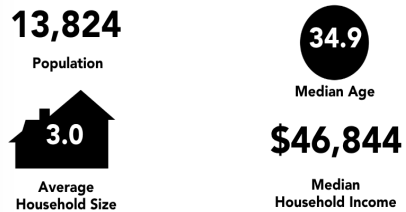
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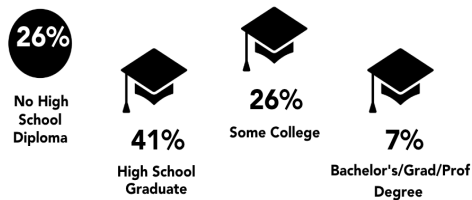
ELOY, ARIZONA DEMOGRAPHICS

15-MINUTE DRIVE TIME DEMOGRAPHICS

KEY FACTS



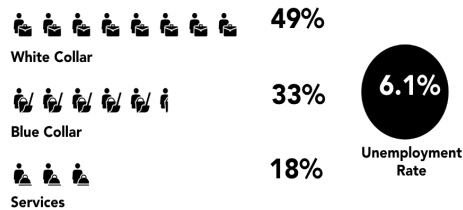
EDUCATION



BUSINESS



EMPLOYMENT



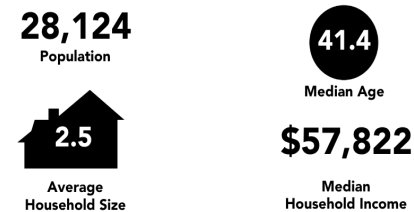
INCOME



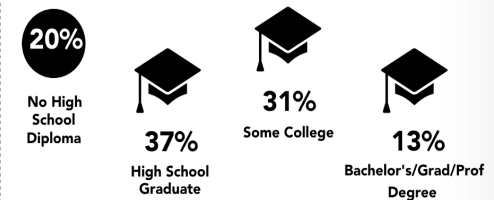
HOUSING STATS



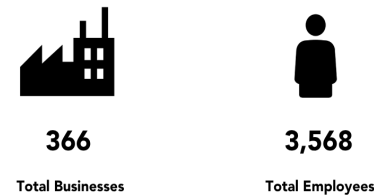
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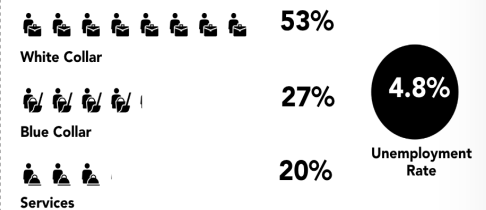
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