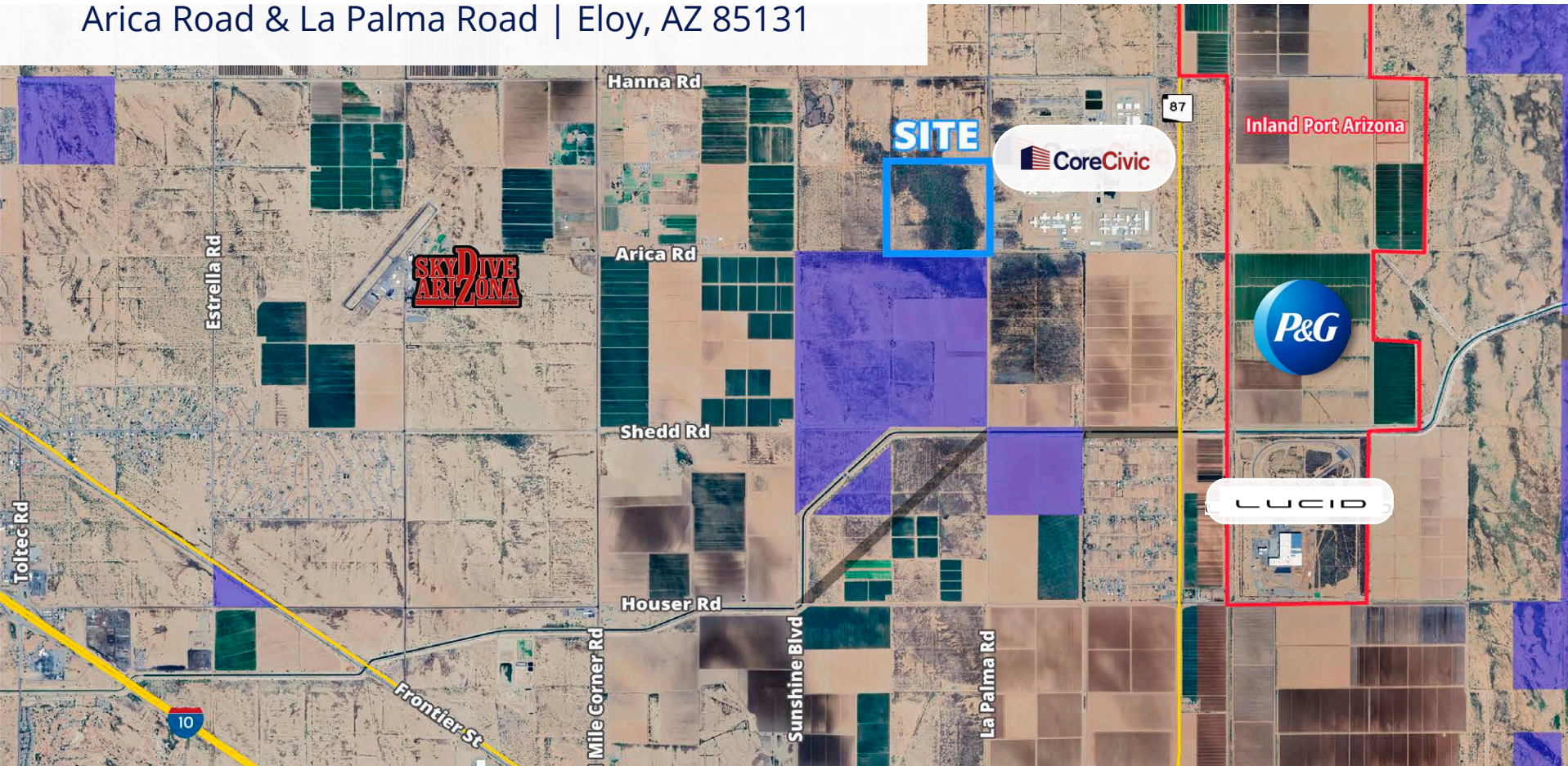


Land with Irrigation Rights in Pinal Growth Corridor

Available For Sale

Arica Road & La Palma Road | Eloy, AZ 85131



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Executive Summary

Colliers is pleased to present the opportunity to acquire approximately **160 acres of vacant land** at the **northwest corner of Arica Road and La Palma Road** in **Eloy, Arizona**, a strategically positioned growth corridor within **Pinal County**, one of the fastest-growing regions in the state.

This property offers investors a rare opportunity to secure a large, contiguous landholding in a market benefiting from extraordinary industrial expansion, workforce growth, and infrastructure investment. The site sits in close proximity to several of the region's most prominent employers, including **CoreCivic, Lucid Motors**, and the soon-to-be-delivered **Procter & Gamble manufacturing facility**, collectively driving sustained job creation and housing demand.

With its convenient access to **Interstate 10**, the **Union Pacific Rail corridor**, and employment centers in **Casa Grande, Eloy, and Coolidge**, the property is ideally suited for **future residential, industrial, or mixed-use development** as the region continues to urbanize outward from Phoenix and Tucson.

Investment Highlights

- **160 Acres of Contiguous Land** - Offering scale and flexibility for multiple development strategies.
- **Proximity to Major Employers** - Adjacent to CoreCivic and within minutes of Lucid Motors and the future Procter & Gamble facility.
- **Strategic Location** - Positioned along a key growth axis between Phoenix and Tucson, with excellent connectivity via I-10 and nearby arterial corridors.
- **Pinal County Growth Story** - Rapidly expanding employment base, population inflows, and infrastructure investments continue to fuel long-term appreciation.

In an environment defined by industrial growth and regional housing demand, this property represents a timely and scalable investment in one of Arizona's most compelling emerging markets.

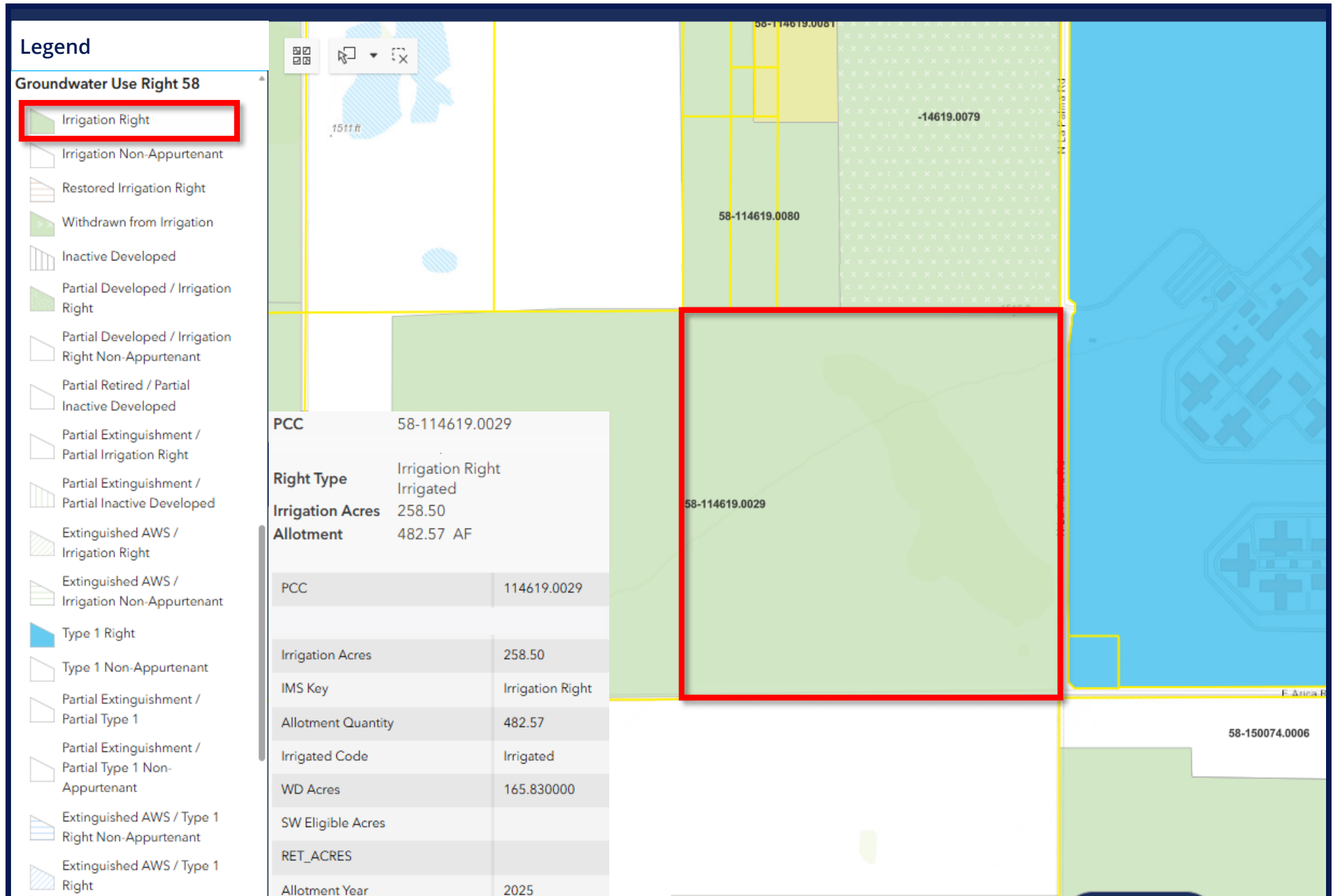
Property Overview

Address	NWC Arica Rd (alignment) & La Palma Rd
City, State	Eloy, AZ 85131
Property Type	Vacant Land
Land Area	160.00 Acres
Sale Price	\$3,200,000 \$2,800,000
Parcel #	401-48-025B
2025 Taxes	\$12,442.72
Flood Zone	X (Area of Minimal Flood Hazard)
Zoning	RR-20 - Rural Residential (20 acres/du)
General Plan	Public/Institutional

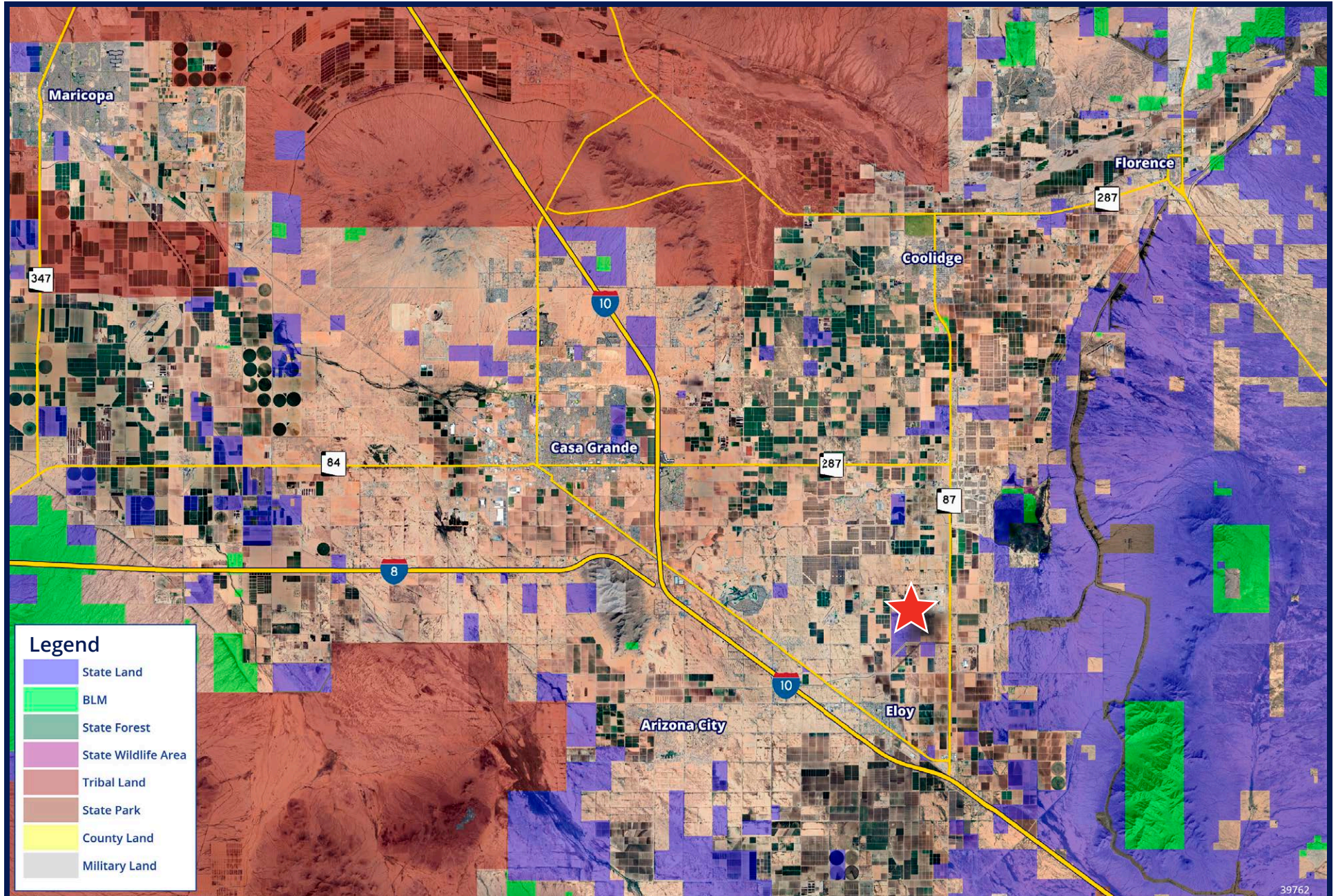
- General Plan Description: This designation should be used for land and/or facilities that are owned by a city, county, state, or federal public or quasi-public institutional entity. The land uses allowed should provide governmental, educational, cultural, aviation, or corrections services within the city.
- Zoning Description: The purpose of this Rural Residential Zoning District is to provide areas for large, more intense agricultural activities, ranching land uses, and their related activities, in appropriate locations with buffering to mitigate the negative impacts upon, or from, such operations. The minimum lot size is twenty (20) acres.
- Groundwater Right: 58-114619.0029
- Right Type: Irrigation



Water Rights Map



Pinal County Submarket Summary



Pinal County Submarket Summary

Pinal County continues to emerge as one of the fastest-growing submarkets in Greater Phoenix, supported by unprecedented industrial investment, infrastructure expansion, and steady population growth driven by affordability and proximity to major employment centers. Once viewed as a peripheral market, Pinal is now positioned as a critical link in Arizona's advanced manufacturing, logistics, and clean energy supply chain.

Industrial Market

Industrial development remains the dominant story in Pinal County, anchored by a wave of large-scale manufacturing projects that have permanently altered the region's economic profile. Major employers such as LG Energy Solution, Chang Chun Arizona, and Kohler Co. have delivered or are under construction with facilities exceeding one million square feet each, representing some of the largest single-tenant developments in state history.

Vacancy remains among the lowest in Metro Phoenix at roughly 2.4%, as 1.5 million square feet of absorption outpaced 733,000 square feet of new supply over the past year. Rents average \$12.10/SF, up 5.2% year-over-year, supported by demand from advanced manufacturing, logistics, and building materials users such as National Gypsum Company. With another 1.0 million square feet currently under construction, fundamentals remain tight, and future supply will be closely monitored as large-scale users continue to enter the market.

Retail Market

Retail activity is broadening in response to the county's rapid residential and employment growth. Vacancy has edged up to 10.1%, largely due to elevated vacancies in older power centers, though neighborhood and service retail remain stable with single-digit vacancies. Asking rents average \$21/SF, up 4.1% year-over-year.

Notable planned projects include the Hunt Highway & Spring Mountain power center (150,000 SF) and the Gary Road Anchored Center (100,000 SF), both in San Tan Valley, alongside continued expansions at Promenade Parkway in Casa Grande. Development remains disciplined, and limited new supply should stabilize fundamentals as population-driven retail demand continues to rise.

Office & Medical

The office market remains modest in scale but is showing new signs of growth tied to population and healthcare demand. Vacancy stands near 14.6%, with rents averaging \$25.40/SF. Construction is limited, with only select projects such as the Arizona Financial Credit Union Campus (65,475 SF) and Edison Road Office Park (100,000 SF) underway. These projects reflect growing local investment and support services for the region's expanding employment base.

Multifamily

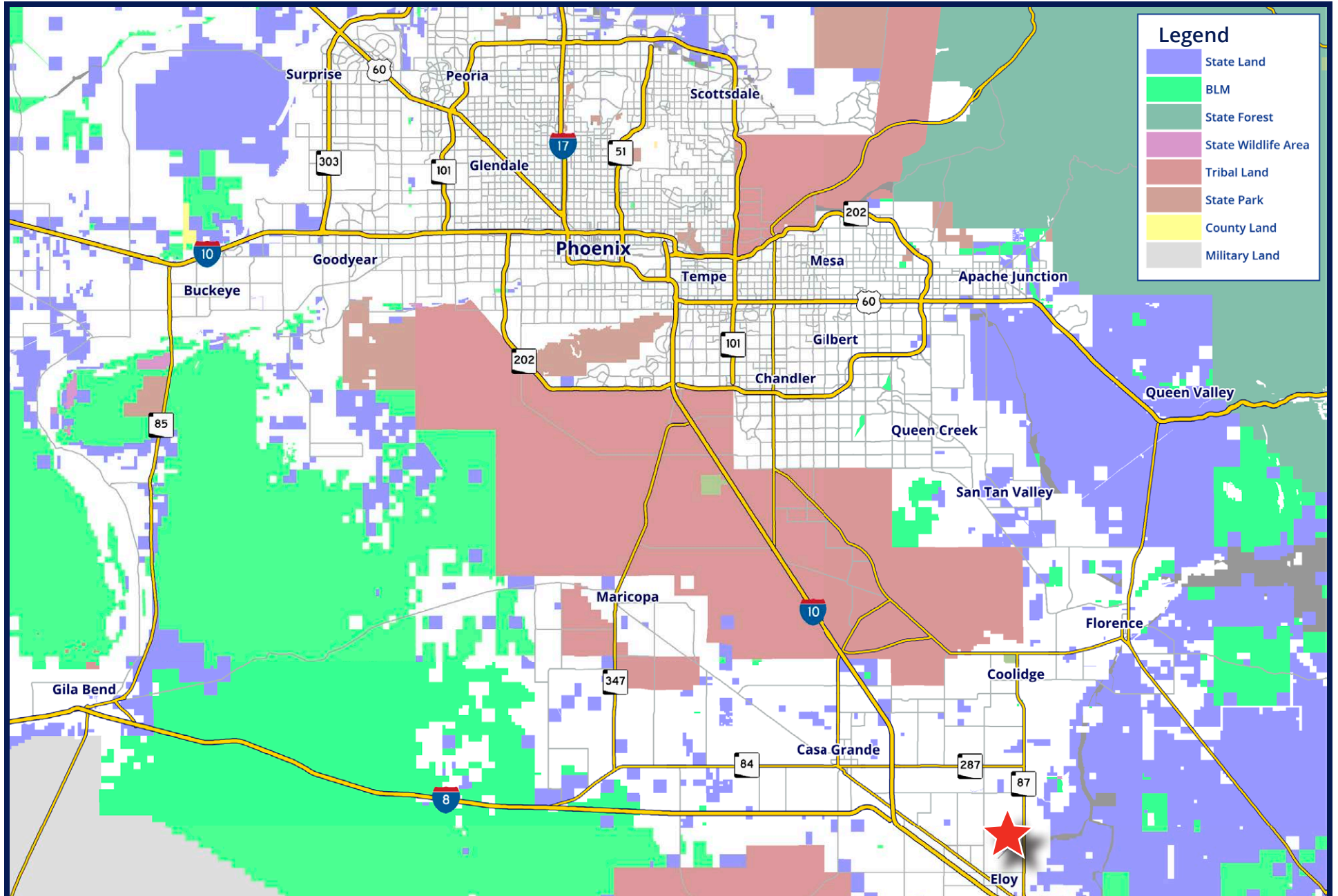
The multifamily sector is experiencing short-term softness following an extended building cycle. Over the past year, 2,300 new units were delivered against just 600 absorbed, pushing vacancy to 11.8%, nearly double the five-year average. Rents have declined 3.2% year-over-year, and concessions are more common. Deliveries are expected to remain elevated into 2026, though new starts have slowed considerably. Despite near-term imbalances, long-term drivers—population growth, affordability, and connectivity to Phoenix—remain strong.

Summary

Pinal County's commercial real estate market is marked by sector divergence but anchored by industrial strength. Industrial and logistics continue to outperform with record absorption, rent growth, and employment gains tied to megaprojects in advanced manufacturing. Retail is expanding strategically to serve new rooftops and employees, while office and medical development remains selective but rising. Multifamily faces near-term oversupply but retains long-term growth potential.

Collectively, these dynamics position Pinal County as a fast-growing hub for advanced manufacturing, retail, and supporting services, with far-reaching implications for job creation, infrastructure investment, and economic diversification across the region.

Phoenix Metro Market Summary



Phoenix Metro Market Summary

Industrial

Phoenix remains a national leader in industrial growth, anchored by advanced manufacturing and logistics. TSMC has committed \$100 billion to its North Phoenix campus, with high-volume chip production beginning in 2025. Related mega-projects include Amkor's \$2 billion facility and Mack Real Estate Group's \$7 billion Halo Vista development. The Valley also benefits from its role as a key distribution hub with Amazon signing multiple 1M+ SF leases. Risks include tariff-related headwinds and select project cancellations (e.g., KORE Power), but the overall outlook remains positive as Phoenix solidifies its high-tech and logistics ecosystem.

Retail

Phoenix retail fundamentals remain healthy, driven by strong consumer demand and limited new construction. Vacancy is low across most subtypes, with net absorption outpacing deliveries. Asking rents continue to grow, supported by population growth and rising household incomes. Grocery-anchored centers and experiential retail concepts perform best, while big-box and secondary strip centers face slower leasing. New construction is modest relative to industrial and multifamily, keeping the sector balanced.

Office

The Phoenix office market is still navigating remote work and corporate downsizing pressures. Vacancy remains elevated, particularly in commodity space, but demand is shifting toward high-quality product. Submarkets like Tempe and Scottsdale, supported by strong amenities and labor pools, attract the bulk of leasing. Notable expansions include Dutch Bros relocating HQ to Tempe. Rent growth is limited, with concessions common, and new speculative development has slowed. The outlook is cautious, hinging on job growth in professional services and technology.

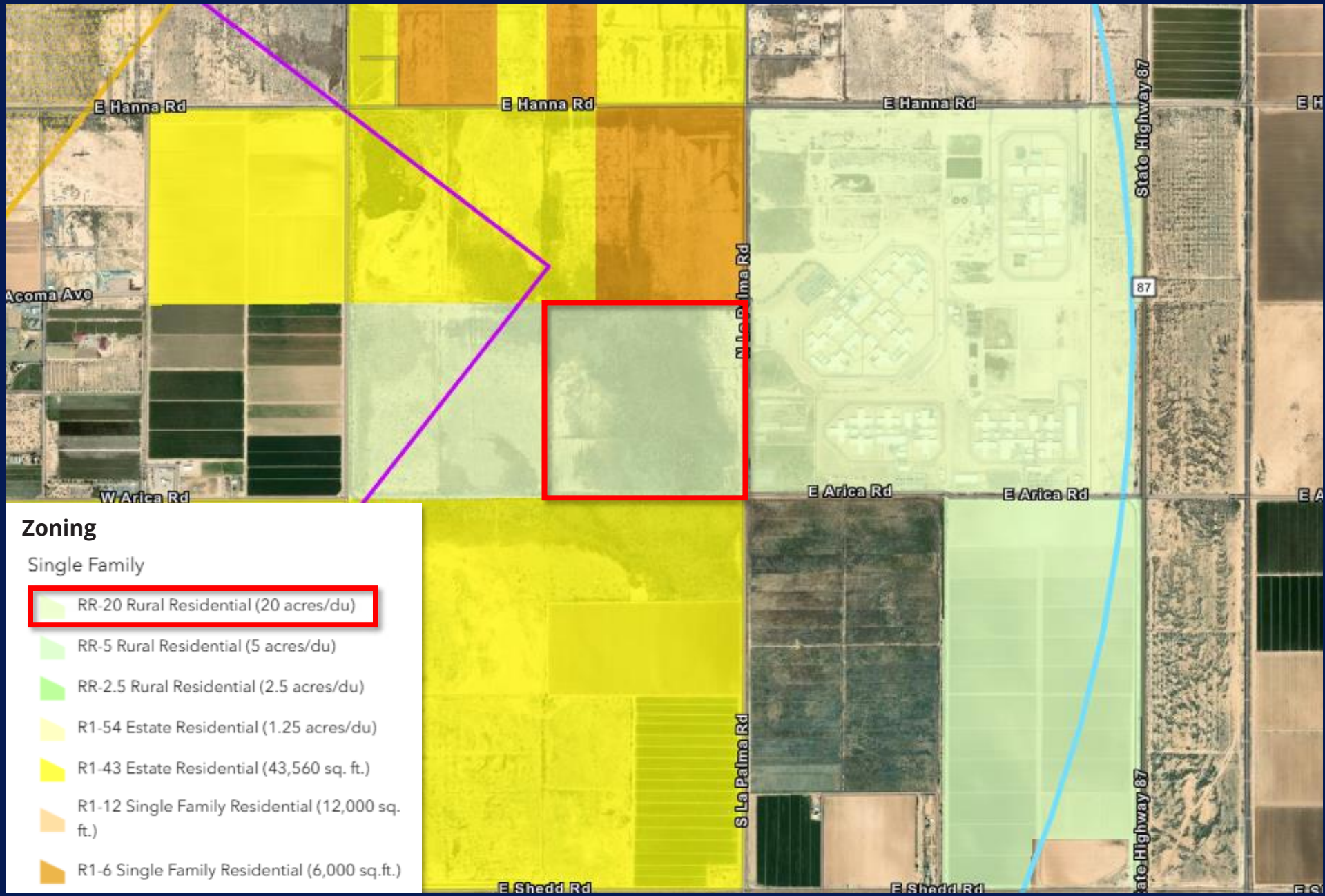
Multifamily

The Phoenix multifamily sector is in the midst of a supply-driven correction. Over the past 12 months, 23,000 new units delivered vs. 17,000 absorbed, pushing vacancy to a 15-year high of 12%. Rents are down -2.9% year-over-year, and more than half of properties are offering concessions, often six to eight weeks free rent. Construction remains heavy, with 22,000 units underway (5.3% of inventory), though starts are slowing. Long-term drivers remain favorable—population growth, affordability, and in-migration, but short-term fundamentals are challenged until 2026 when supply eases.

Summary

Phoenix CRE remains a high growth but bifurcated market. Industrial is the clear outperformer, retail is stable, multifamily faces near-term supply headwinds, and office continues to reset. Long-term fundamentals - population inflows, affordability, and a diversifying economy—keep the region well positioned once current imbalances work through.

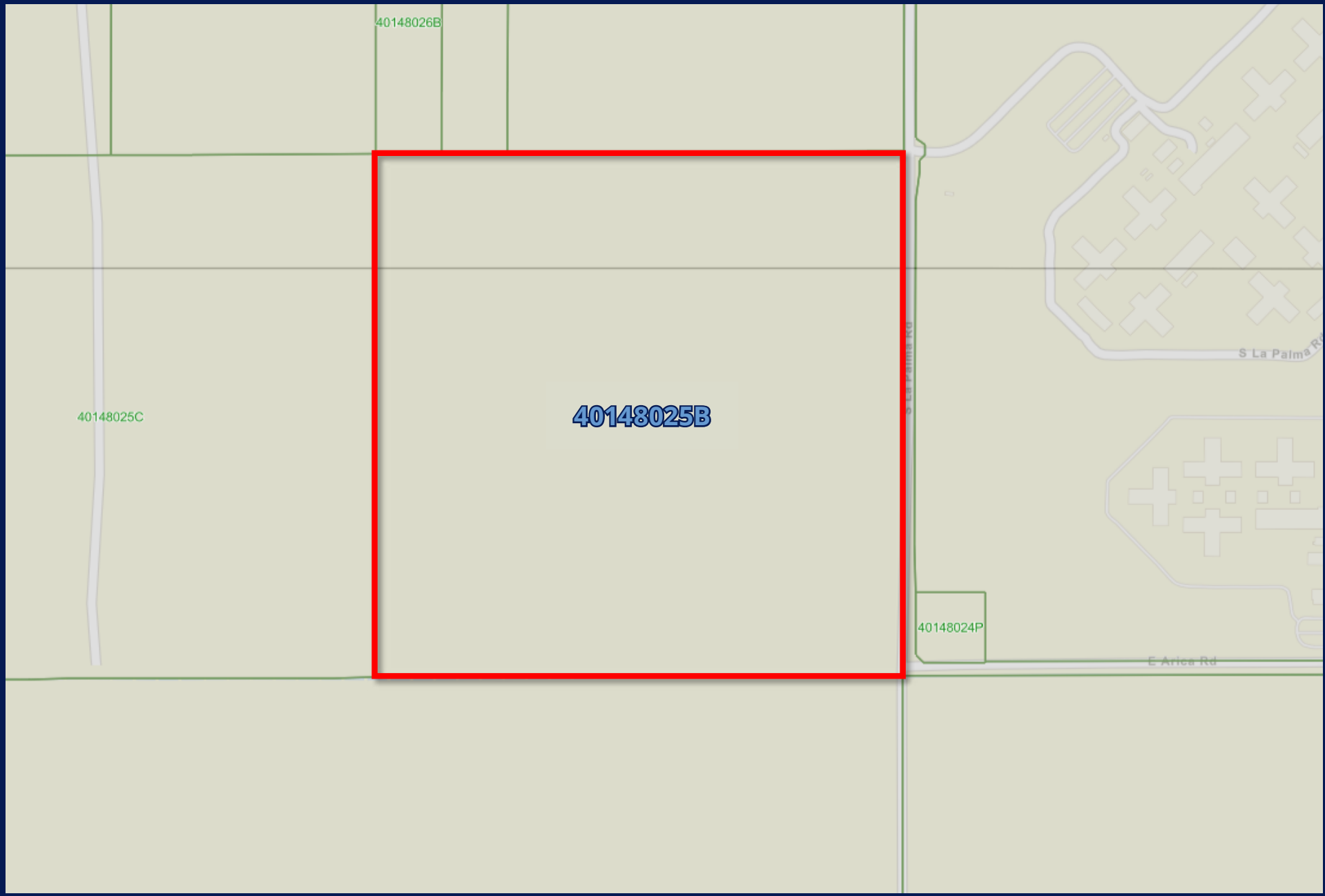
Zoning Map

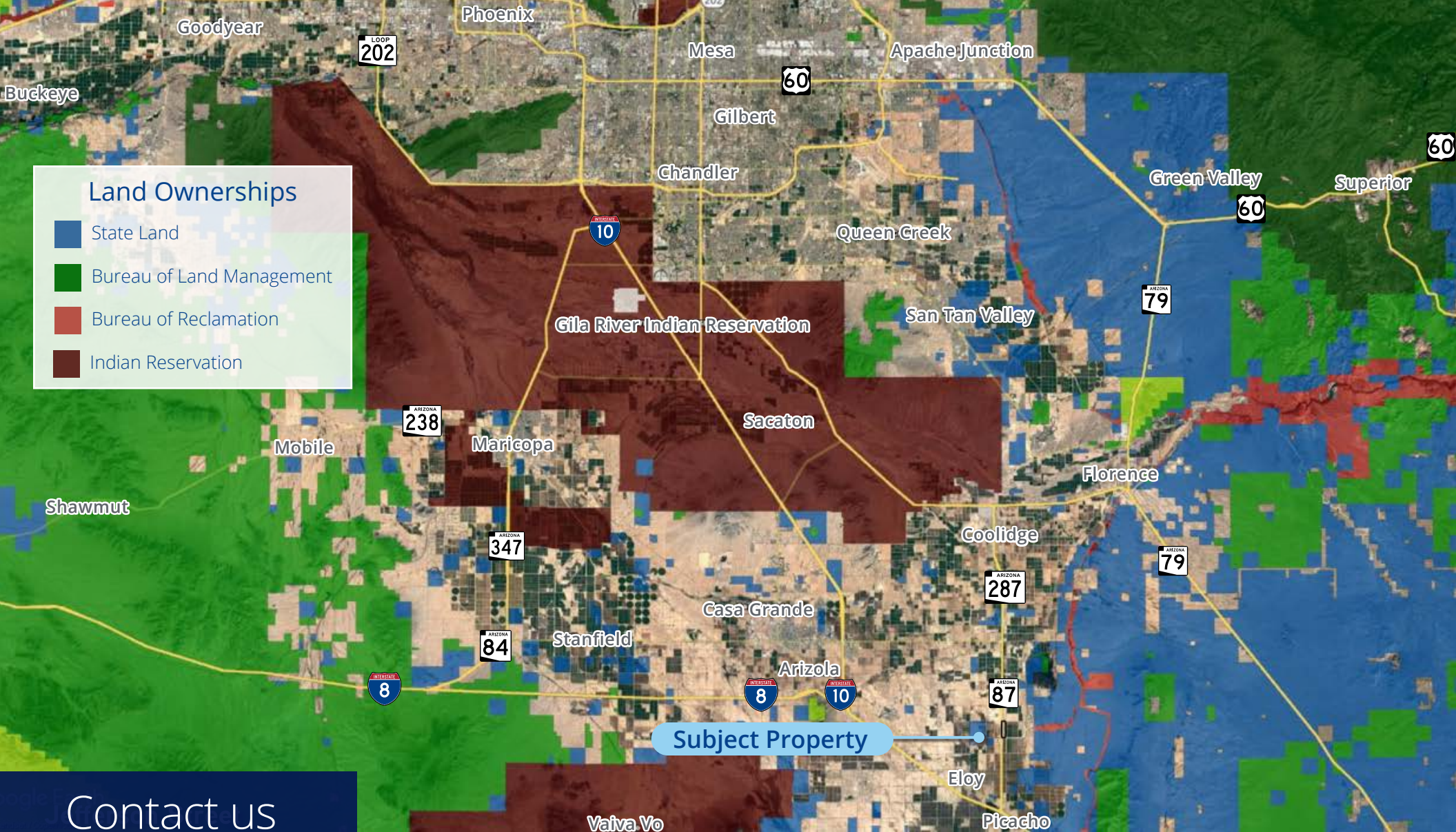


General Plan Map



Flood Map





Land Ownerships

- State Land
- Bureau of Land Management
- Bureau of Reclamation
- Indian Reservation

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