

±226.30 AC Available For Sale/Lease  
**SEC of Battaglia & Curry Rd Pinal County**  
Vacant Unimproved Agricultural-zoned Land in Eloy, Arizona



For more information:

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**NAI Horizon**  
2944 N 44th St, Suite 200 | Phoenix, Arizona  
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## Property Highlights

### Summary:

- ±226.30 Acres of vacant, unimproved LI-zoned land
- Lease Rate: \$742.50 / Acre / Year (\$168,027.75)
- Asking Price: \$6,110,100.00 (\$27,000/AC) (\$0.62/SF)
- APN #: 408-01-001F
- Zoning: Light Industrial
- Water: Well
- Sewer: Septic Tank
- Power: APS

### Features:

- Maximum lease term: 5 Years
- Lessee responsible for signage and improvements
- Annual CPI Increases: 3%

### Location Overview:

- Partly situated along I-10
- Access via Exit 203 (Tolec Rd) on I-10

### Demographics

(2021, CoStar)	3 Mi	5 Mi
Population	7,616	26,161
Households	2,408	9,357
Persons/HH	3.2	2.8
Ave HH Income	\$52,855	\$60,787
Median Age	35.3	39.5
Avg Home Value	\$85,895	\$142,505



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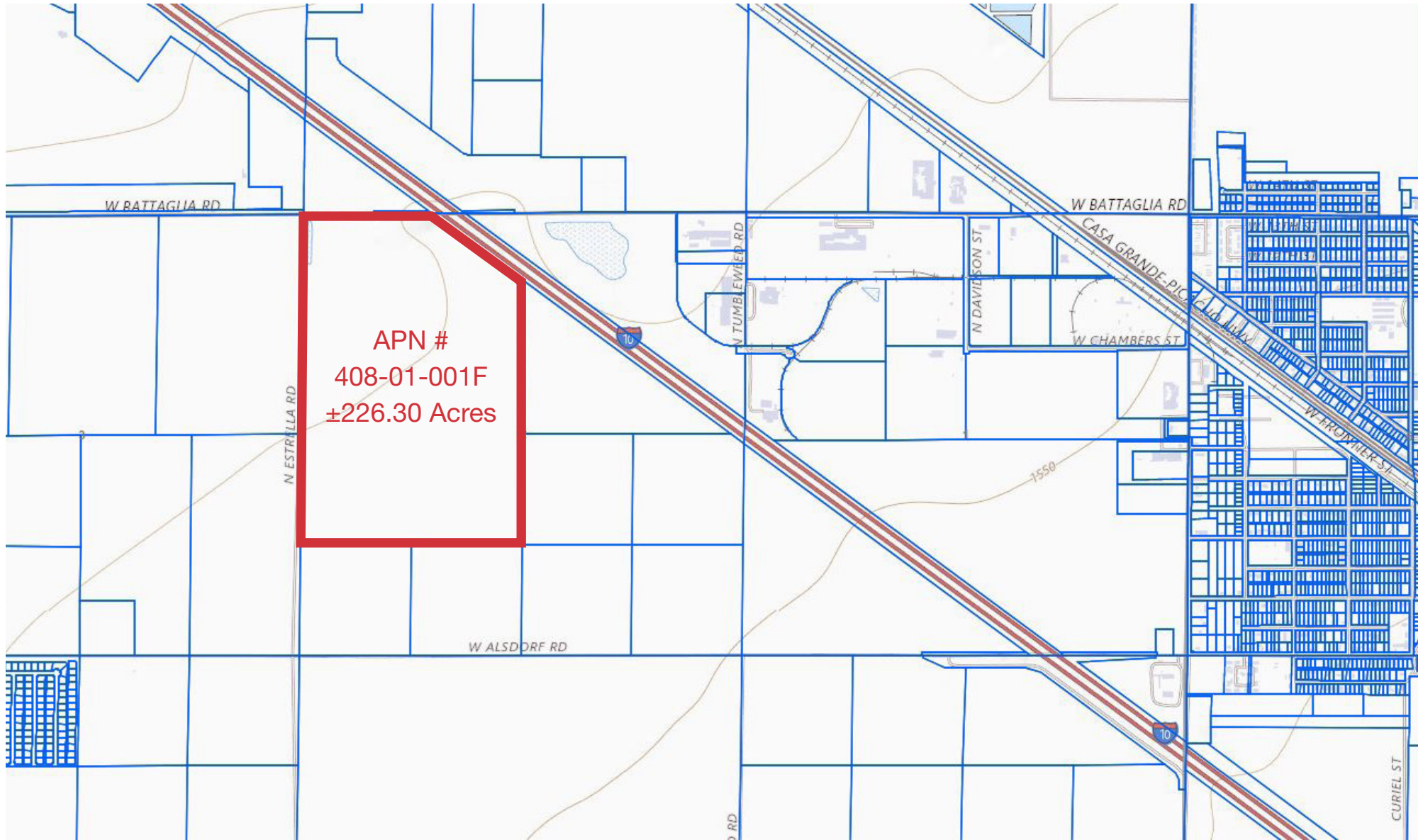
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