

LAND FOR SALE

700 S. Tomahawk
Apache Junction, AZ 85120

±1.23 ACRES

VACANT LAND WITH POWER & WATER

Prime B-1 Zoned Land North of
Broadway & Tomahawk – Perfect for
Used Car Sales, Assisted Living,
Day Care, or Office Investment

THE **LEROY
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COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected, CORFAC

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THE OFFERING

Just an hour's drive from Phoenix, the **700 S Tomahawk Rd. area in Apache Junction, AZ** offers a prime investment opportunity in the rapidly growing Pinal County market. This quickly developing region boasts excellent access to outdoor recreation, including the majestic Superstition Mountains and Tonto National Forest. The property's proximity to popular attractions such as the Old West Highway and the Apache Trail makes it an intriguing destination for Land and Other investors seeking to capitalize on the area's increasing appeal. With its favorable location and promising market dynamics, the 700 S Tomahawk Rd area is an enticing prospect for savvy investors.

ABOUT THE PROPERTY

ADDRESS	700 S Tomahawk Rd Apache Junction, AZ 85120
COUNTY	Pinal County
LOT SIZE	±1.23 AC (+53,579 SF)
APN	101-22-034P
ZONING	B-1, City of Apache Junction
SALE PRICE	\$395,000



2 Vacant Land with Power & Water



S TOMAHAWK RD

Lighthouse United
Pentecostal Church

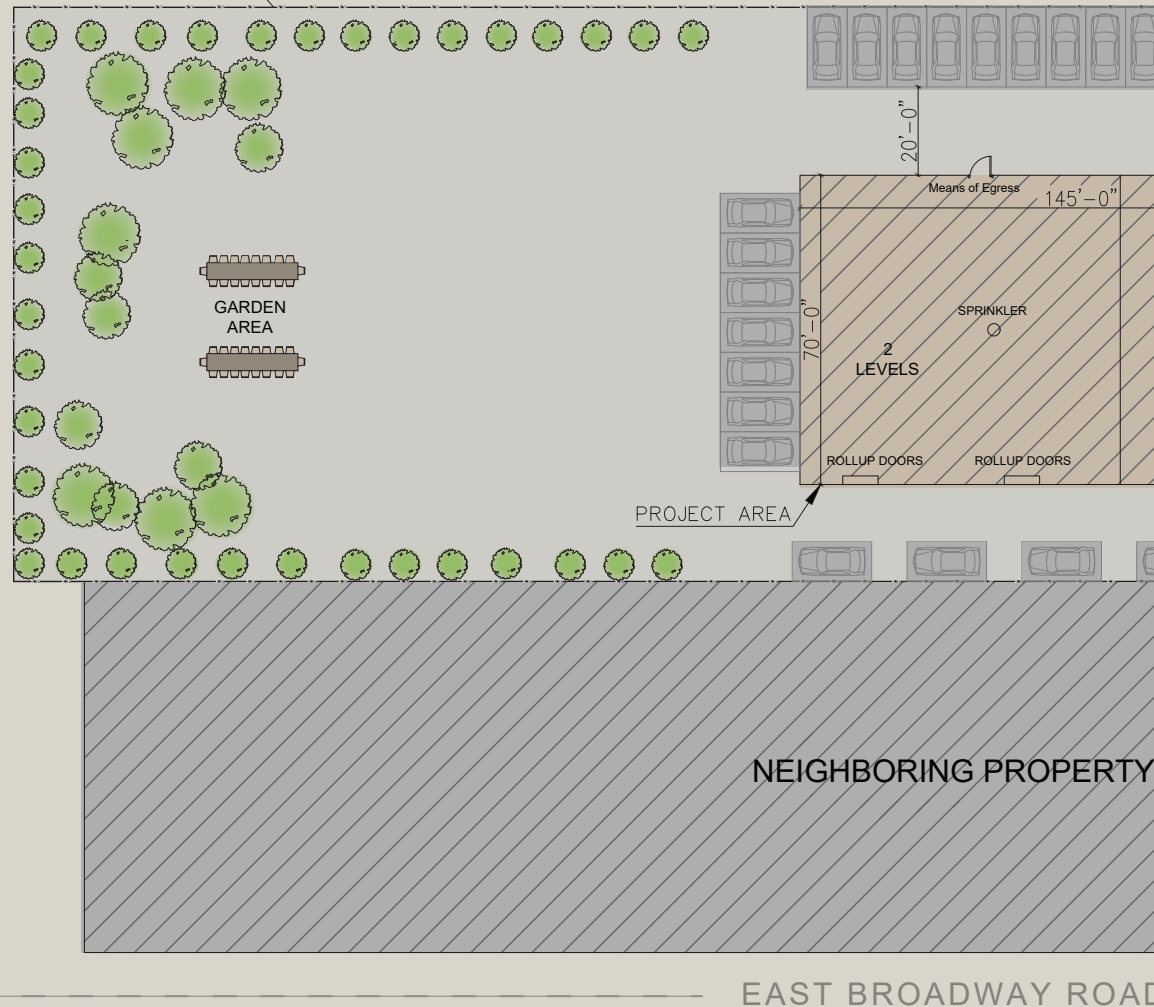
SITE

Visions Assisted Living of
Apache Junction

E BROADWAY AVE

POTENTIAL USES

7' TALL FENCE
ALL THE WAY AROUND



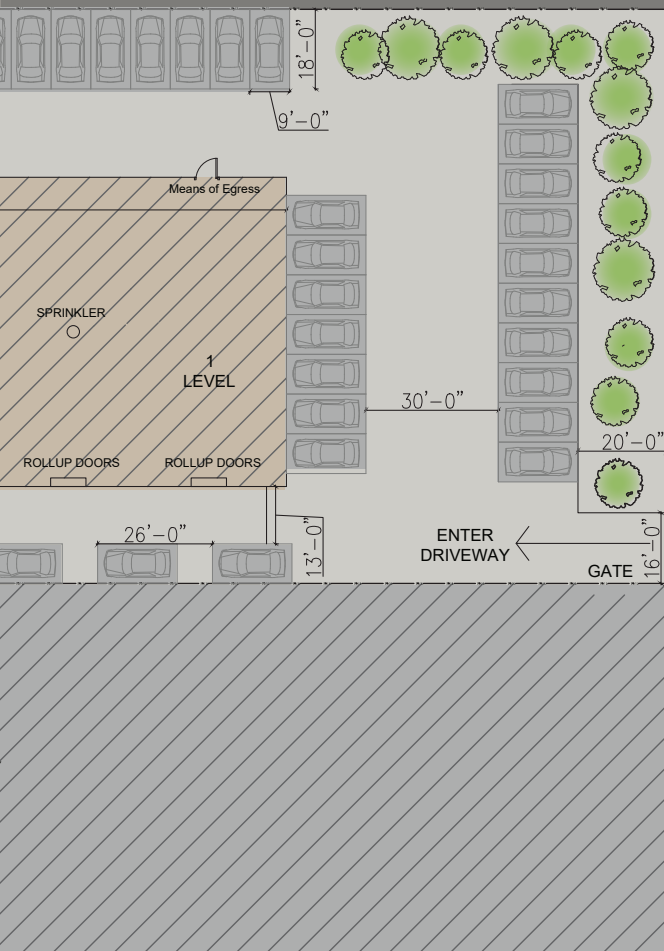
PRIME DEVELOPMENT OPPORTUNITY IN APACHE JUNCTION, AZ

Unlock the potential of this strategically located land parcel in the heart of Apache Junction. With a comprehensive site plan already in place, this property is primed for development, offering an excellent opportunity for investors and developers alike.

- **Strategic Location:** Situated at 700 S Tomahawk Rd, this property enjoys easy access to major highways, offering excellent connectivity to the broader Phoenix metropolitan area.
- **Site Plan:** A previously produced site plan highlights the approximate allowed building coverage, giving you a head start on the planning and development process.
- **Geotechnical Engineering Report:** The geotechnical report provides detailed recommendations for design and construction, ensuring that your project is built on a solid foundation. This report includes valuable insights from thorough site exploration and testing.

Ideal for a Variety of Uses: Whether you're envisioning commercial, industrial, or mixed-use development, this site offers the flexibility to bring your vision to life.

Investment-Ready: With essential planning documentation and expert analysis already completed, this property is ready for immediate development. Don't miss out on this rare opportunity to secure a prime piece of real estate in Apache Junction.



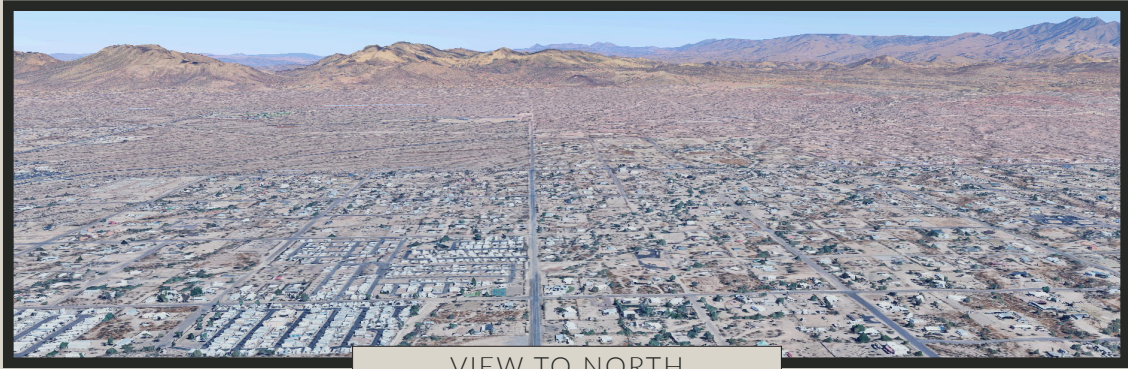
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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AREA DEVELOPMENT

APACHE JUNCTION OFFERS A GROWING, DIVERSE ECONOMY WITH EXCELLENT HIGHWAY ACCESS TO PHOENIX, MAKING IT IDEAL FOR BUSINESS AND DEVELOPMENT OPPORTUNITIES





VIEW TO NORTH



VIEW TO SOUTH



VIEW TO EAST



VIEW TO WEST

APACHE JUNCTION

PINAL COUNTY, ARIZONA

NESTLED BENEATH THE SUPERSTITION MOUNTAINS, APACHE JUNCTION IS A VIBRANT COMMUNITY WITH ENDLESS ADVENTURE, STEADY GROWTH AND A DIVERSE ECONOMY



Apache Junction, a vibrant city at the junction of major highways, serves as a gateway to the Phoenix metro area and beyond. This strategic location, coupled with its rich history and natural beauty, makes Apache Junction a prime spot for commercial real estate ventures.



The city's diverse community, nestled beneath the iconic Superstition Mountains, boasts a unique blend of economic growth, cultural heritage, and outdoor adventure. With a population of 38,499 as of the 2020 census, Apache Junction is a dynamic market poised for continued success.

The thriving tourism industry, driven by attractions like Lost Dutchman State Park, the Superstition Mountain Museum, and nearby Goldfield Ghost Town, draws visitors year-round, fueling local businesses and spurring economic development.

Apache Junction's growing residential population also presents significant opportunities for industrial and retail projects. The city's forward-thinking approach and commitment to prosperity and compassion create an inviting environment for businesses and residents alike.

Whether you're seeking to capitalize on the booming tourism sector or tap into the expanding local economy, Apache Junction offers exceptional potential for your next venture. Don't miss out on this opportunity to invest in a community where history, natural beauty, and economic vitality converge.





**(5) US-60 Highway
Access Points**
TO THIS REGIONAL
TRANSPORTATION ROUTE



**(2) Established
Redevelopment**
IMPROVEMENT PLAN AREAS



NO Property Tax Levy
IN THE CITY OF
APACHE JUNCTION



**Home to Central
Arizona College**
SUPERSTITION
MOUNTAIN CAMPUS



15 - Minute Drive
TO PHOENIX-MESA
GATEWAY AIRPORT



Growing Downtown District
OFFERING SEVERAL CULTURAL
POINTS OF INTEREST



35 - Minute Drive
TO PHOENIX
SKY HARBOR AIRPORT



**Over 2,200 Acres
of Dedicated Space**
TO OPEN SPACE AND
IMPROVED PARKS

Years	1-MILE	3-MILES	5-MILES
2023 Population	90087,45	90087,45	90087,45
2023 Population Estimation	13300,66	13300,66	13300,66
Annual Growth 2010-23	3290,54	3290,54	3290,54
Median Age	56.4000	56.4000	56.4000
Bachelor's Degree or Higher	11000,87	11000,87	11000,87
2023 Households	1200,98	1200,98	1200,98
Avg Household Income	3330,67	3330,67	3330,67
Median Home Value	2222,00	2222,00	2222,00
Median Year Built	8900	8900	8900
Avg Household Size	9899,12	9899,12	9899,12
Total Consumer Spending	9899,12	9899,12	9899,12
Daytime Employees	9899,12	9899,12	9899,12

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