

HUNT HWY  
1 MILE

STATE ROUTE 79  
8 MILE

STATE LAND

E. ARIZONA FARMS RD.

APOLLO DR.

STARLIGHT HOMES

# DEVELOPMENT OPPORTUNITY

FOR SALE ±18.75 ACRES  
SAN TAN VALLEY

**ARIZONA FARMS RD. AND APOLLO DR.**  
PINAL COUNTY | AZ

FOR MORE INFORMATION, PLEASE CONTACT:

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## PROPERTY HIGHLIGHTS



± 18.75 AC  
LAND SIZE



4 PARCELS



POSSIBLE MIXED USED &  
RESIDENTIAL DEVELOPMENT

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

± 18.75 ACRES  
**FOR SALE**

**ARIZONA FARMS RD. AND APOLLO DR.**  
PINAL COUNTY | AZ

Pinal County Assessor Parcel Viewer · Assessor Douglas J. Wolf



ZONING: CB-1 & GR  
**LOCAL BUSINESS ZONE  
& GENERAL RURAL**



TOWN OF FLORENCE 2020  
GENERAL PLAN:

**(CC) COMMUNITY COMMERCIAL**

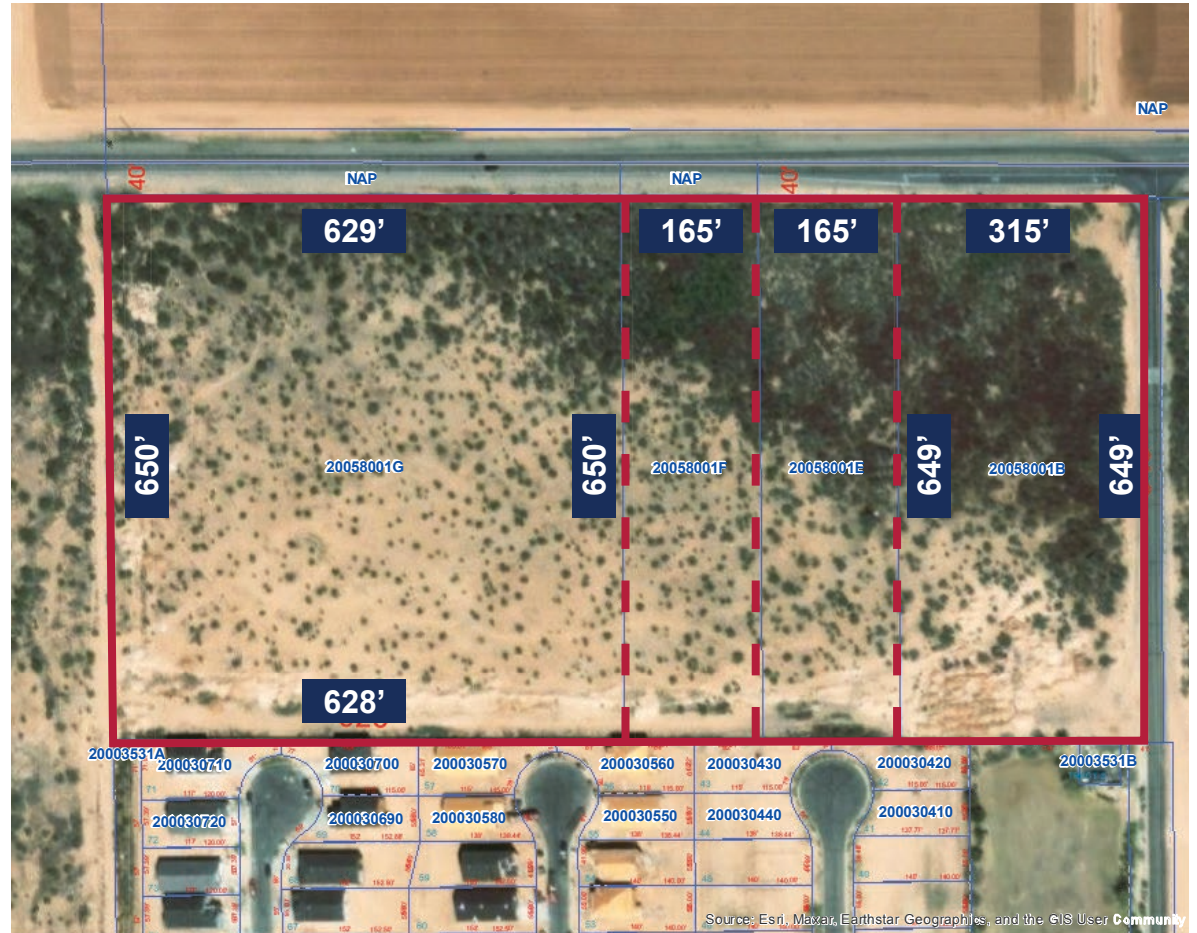


PROPOSED USE:

**COMMERCIAL, MIXED USE  
WITH RESIDENTIAL**

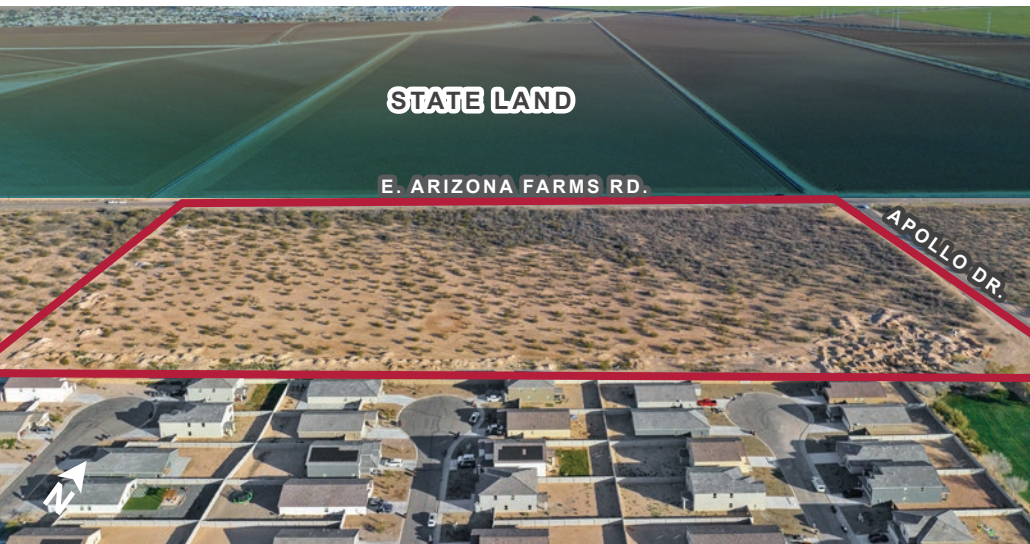
**FRONTAGE**  
Excellent Development Site  
with 1,258' Arizona Farms  
Road frontage

**UTILITIES**  
In Arizona Farms Rd.  
12" Water Line



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**MASTER PLAN DESIGNATES AS "COMMUNITY COMMERCIAL"**

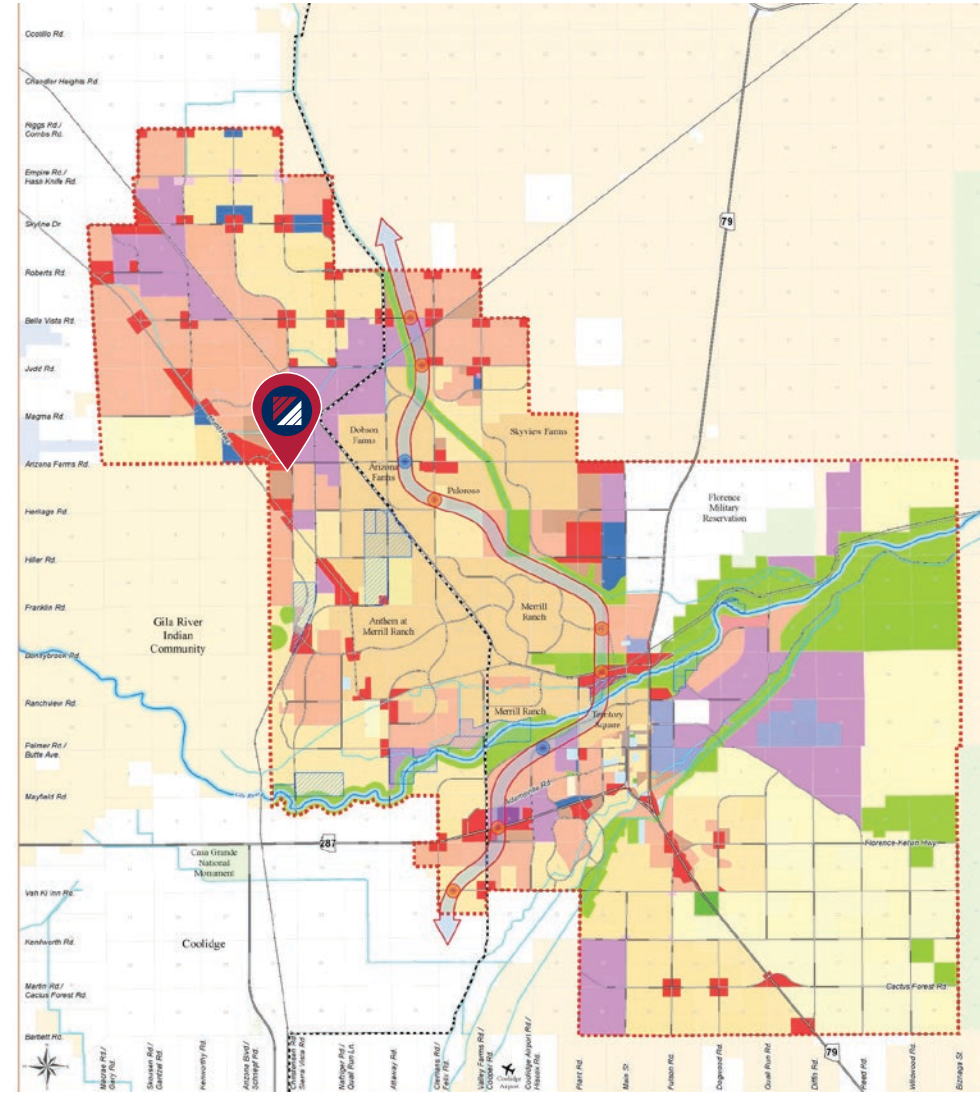


**TOWN OF FLORENCE 2020 GENERAL PLAN | FUTURE LAND USE MAP**

**Legend**

<ul style="list-style-type: none"> <li>Canals</li> <li>CAP Canal</li> <li>Railroads</li> <li>Roads</li> <li>Highways</li> <li>Potential Utility/ Multi-Use Corridor</li> <li>Aggregate Resources Overlay</li> <li>Planning Area</li> <li>North-South ADOT Freeway Conceptual Corridor and ADOT Passenger Rail Conceptual Corridor</li> <li>North-South ADOT Freeway Conceptual Interchanges</li> <li>North-South ADOT Freeway Conceptual Interchanges and ADOT Passenger Rail Conceptual Passenger Rail Stops</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>Rural Ranchette Residential (RRR) (R-10, 15, 20, 30)</li> <li>Low Density Residential (LDR) (L-5, 8, 10, 15, 20)</li> <li>Medium Density Residential 1 (MDR1) (M-5, 8, 10, 15)</li> <li>Medium Density Residential 2 (MDR2) (M-5, 8, 10, 15)</li> <li>High Density Residential 1 (HDR1) (H-5, 8, 10, 15)</li> <li>High Density Residential 2 (HDR2) (H-5, 8, 10, 15)</li> </ul> <p><b>Commercial/Office/Industrial</b></p> <ul style="list-style-type: none"> <li>Neighborhood Commercial (NC)</li> <li>Community Commercial (CC)</li> <li>Professional Office (PO)</li> <li>Employment/Light Industrial (E/LI)</li> <li>Heavy Industrial (HI)</li> </ul>	<p><b>Mixed-Use</b></p> <ul style="list-style-type: none"> <li>Master Planned Community (MPC)</li> <li>Downtown Mixed Use (DMU)</li> <li>Highway Mixed Use (HMU)</li> <li>Prison/Employment/Light Industrial (P/E/LI)</li> </ul> <p><b>Community/Public</b></p> <ul style="list-style-type: none"> <li>Public/Governmental (PIG)</li> <li>Prison (P)</li> <li>Military Reservation (MR)</li> <li>Parks and Recreation (P/R)</li> <li>Open Space (OS)</li> </ul>	<p><b>Land Ownership</b></p> <ul style="list-style-type: none"> <li>Bureau of Land Management</li> <li>Indian Community</li> <li>National Forest</li> <li>National Monument</li> <li>State Trust Land</li> </ul>
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Note: The land uses shown are generated by location and use. For further guidance please refer to the Town of Florence General Plan. Please refer to the list of the General Plan for land use codes and additional information on planning areas within the Town Planning Area. Some additional information shown on this land use map are illustrative and subject to future study. The data shown on this map is for informational purposes only and does not constitute an offer of any financial product or service. The information shown on this map is for informational purposes only and does not constitute an offer of any financial product or service. The information shown on this map is for informational purposes only and does not constitute an offer of any financial product or service. The information shown on this map is for informational purposes only and does not constitute an offer of any financial product or service.



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**LOCATION & DEMOGRAPHICS**

DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
<b>Population</b>			
2027 Projection	24,594	71,867	209,214
2022 Estimate	19,145	56,050	165,202
2010 Census	10,841	32,954	109,417
Growth 2022-2027	5.7%	5.6%	5.3%
Growth 2010-2022	6.4%	5.8%	4.2%
Median Age	34.5	36.4	35.8
<b>Households:</b>			
2027 Projection	7,774	23,127	65,827
2022 Estimate	6,039	18,004	51,707
2010 Census	3,407	10,564	33,566
<b>2022 Avg Household Income</b>	\$68,819	\$80,200	\$85,975
<b>2022 Med Household Income</b>	\$58,606	\$65,464	\$69,118

TRAFFIC COUNT				
Collection Street	Cross St.	Traffic Vol.	County Year	Distance
E Arizona Farms Rd	Apollo Dr W	2,074	2022	0.19 mi
East Arizona Farms Road	Apollo Dr W	2,232	2022	0.19 mi
E Arizona Farms Rd	Quail Run Ln W	2,012	2022	0.89 mi
N Hunt Hwy	N Magma Butte Loop SE	11,713	2022	1.17 mi
East Hunt Highway	N Magma Butte Loop NW	13,499	2022	1.26 mi
N Hunt Hwy	N Magma Butte Loop NW	10,925	2022	1.27 mi
N Hunt Hwy	N Magma Butte Loop NW	10,925	2022	1.27 mi
E Arizona Farms Rd	N Attaway Rd W	2,056	2022	1.63 mi
E Hunt Hwy	Hunt Hwy NW	11,329	2022	1.68 mi
Hunt Hwy	E Magma Rd NW	11,823	2022	2.28 mi

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