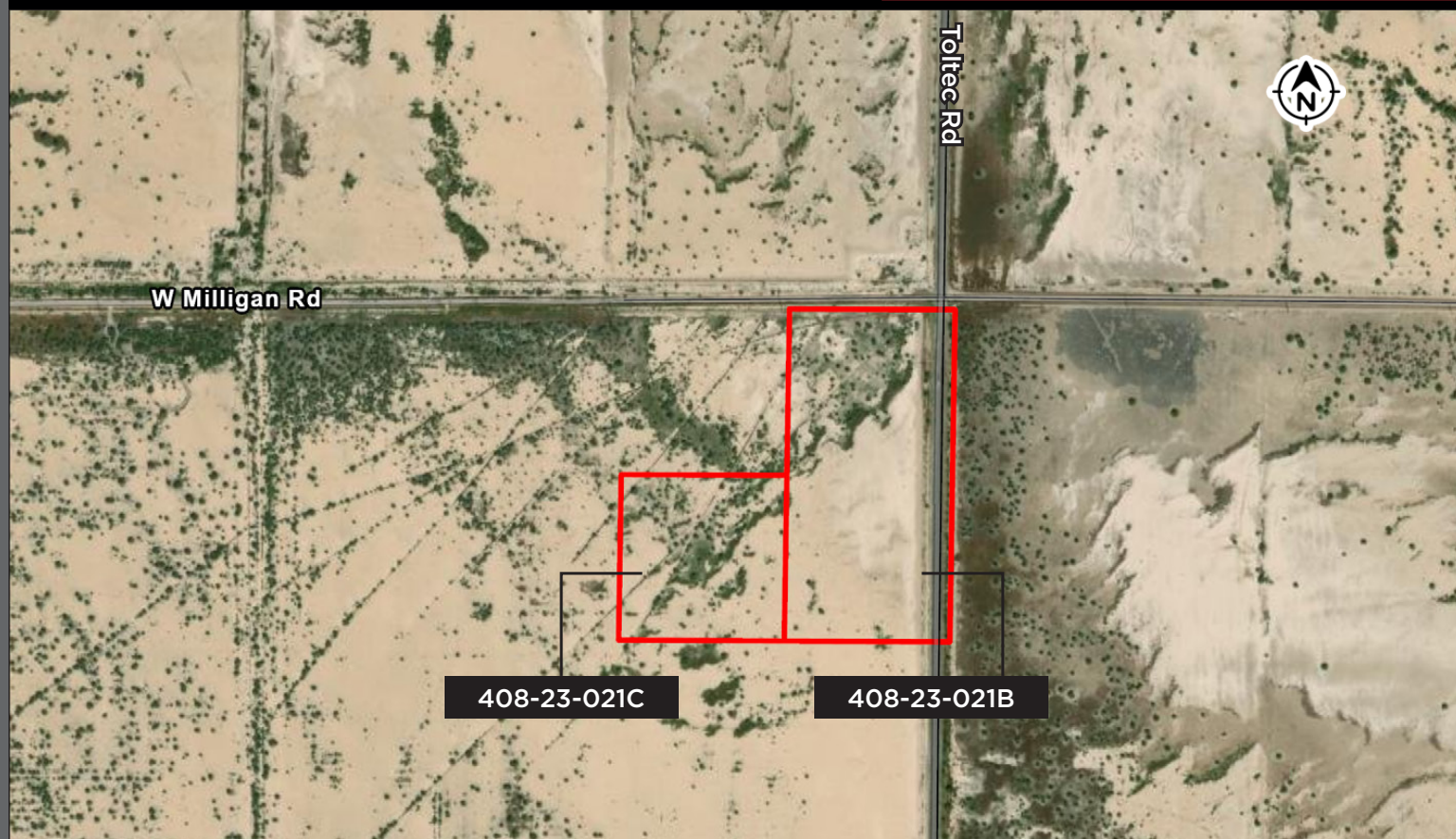


SWC Toltec Road & Milligan Road

Eloy, AZ 85193 | ±30.35 AC For Sale | \$722,754.90 (\$0.55 PSF)

Exciting Investment Opportunity in Arizona Growth Area

- Zoned:
 - * Commercial C-2 (20 AC)
 - * Residential R1-43 (± 10 AC)
- ±4 miles to I-10 Highway
- 30 miles from proposed SRP Marigold Energy Center
- Planned 3,300 Acre Data Center in area
- \$1B in economic impact coming to the area from new Recycling Plant
- Owner will rezone to 100% commercial zoning
- Additional power and transmission lines currently in planning by SRP



MAJOR CROSS STREETS: S. TOLTEC ROAD AND W. MILLIGAN ROAD

Eloy Commercial and Residential Land For Sale

Joan Krueger | First Vice President

joan.krueger@naihonorizon.com | 602 393 6727

2944 N 44th St, Suite 200, Phoenix, AZ 85018 | 602 955 4000 | naihonorizon.com

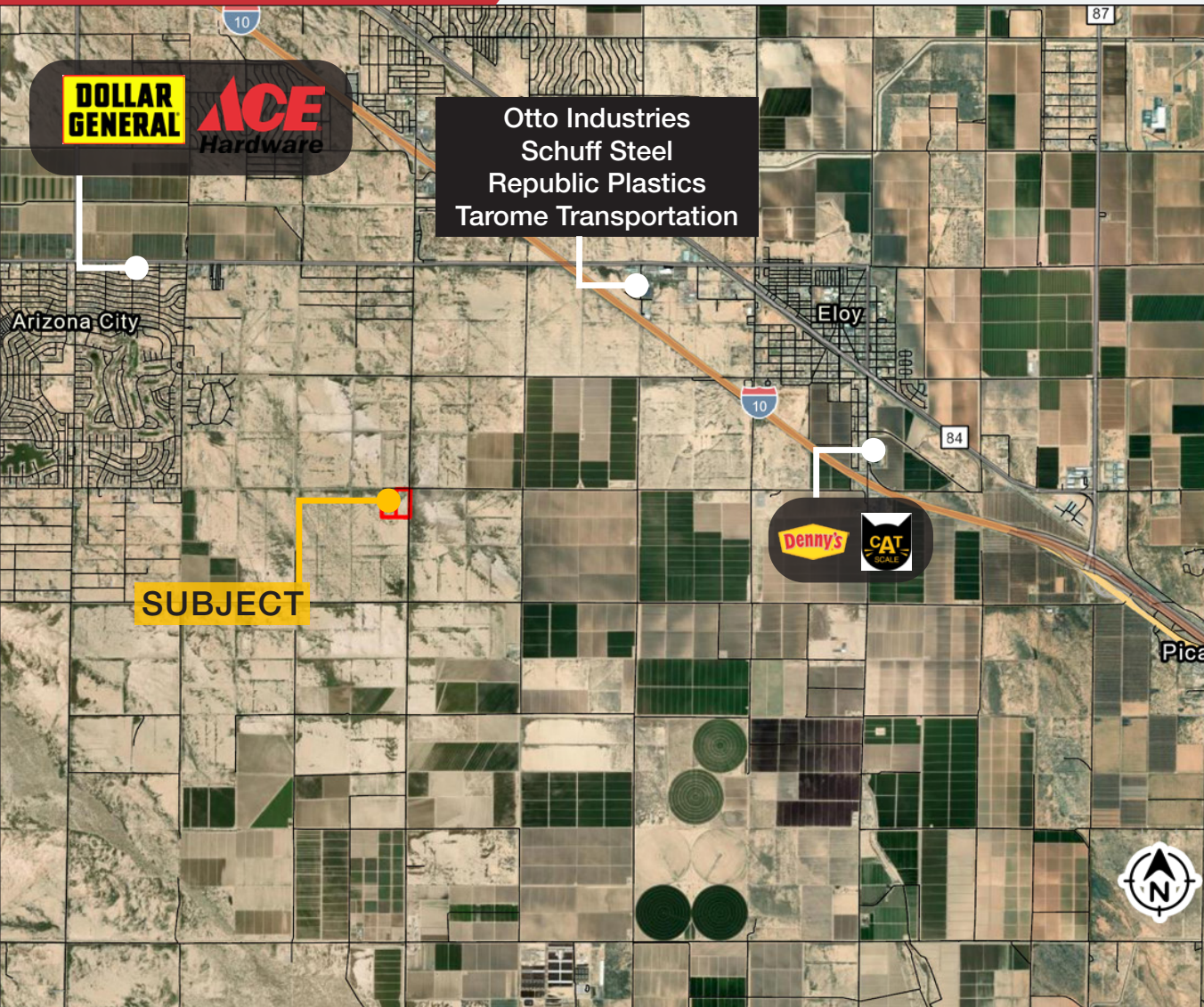
John S. Filli, SIOR | Senior Vice President

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Property Information



Address:	SWC S Toltec Rd & W Milligan Rd
City:	Eloy, AZ
County:	Pinal
ZIP:	85193
Land Size (AC):	±30.35
Land SF:	1,322,046 SF
Zoning:	C-2 R1-43
Primary Use:	Commercial and Residential
Sale Price:	\$722,754.90
Price / SF:	\$0.55
Price / Acre:	\$26,486.18
Gas:	Unknown
Water:	None
Sewer:	Public
Power Supplier:	Unknown
Topography:	Flat
Parcel #:	408-23-021B; 408-23-021C

Demographics	10 Miles	30 Miles	50 Miles
Median Age	43.2	39.1	39.3
Population	33,288	222,347	2,195,926
Average HH Income	\$81,017	\$93,287	\$118,877

Traffic Counts	VPD
S Toltec Road	517
I-10 Highway	56,900

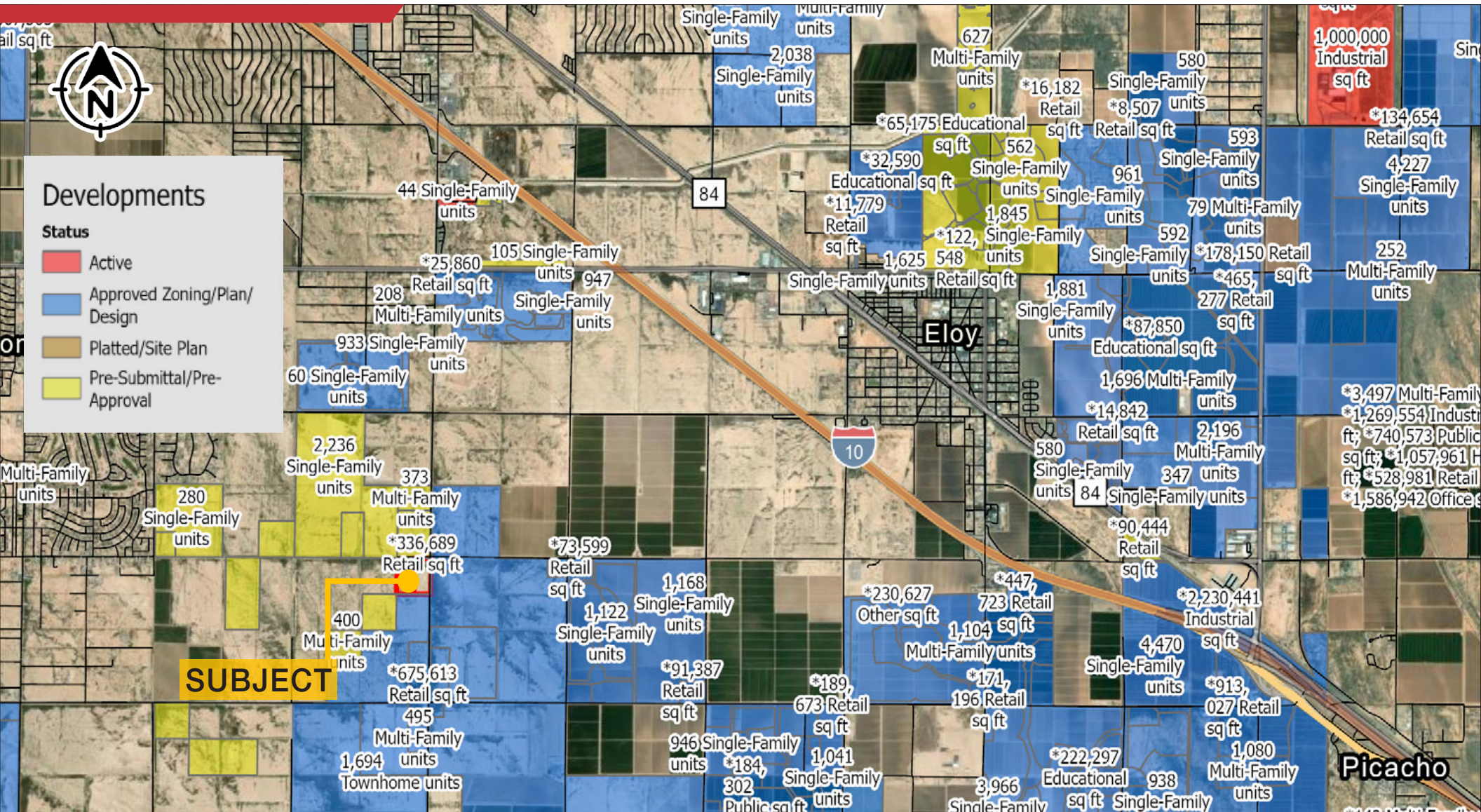
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Developments Map



25-04-027

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