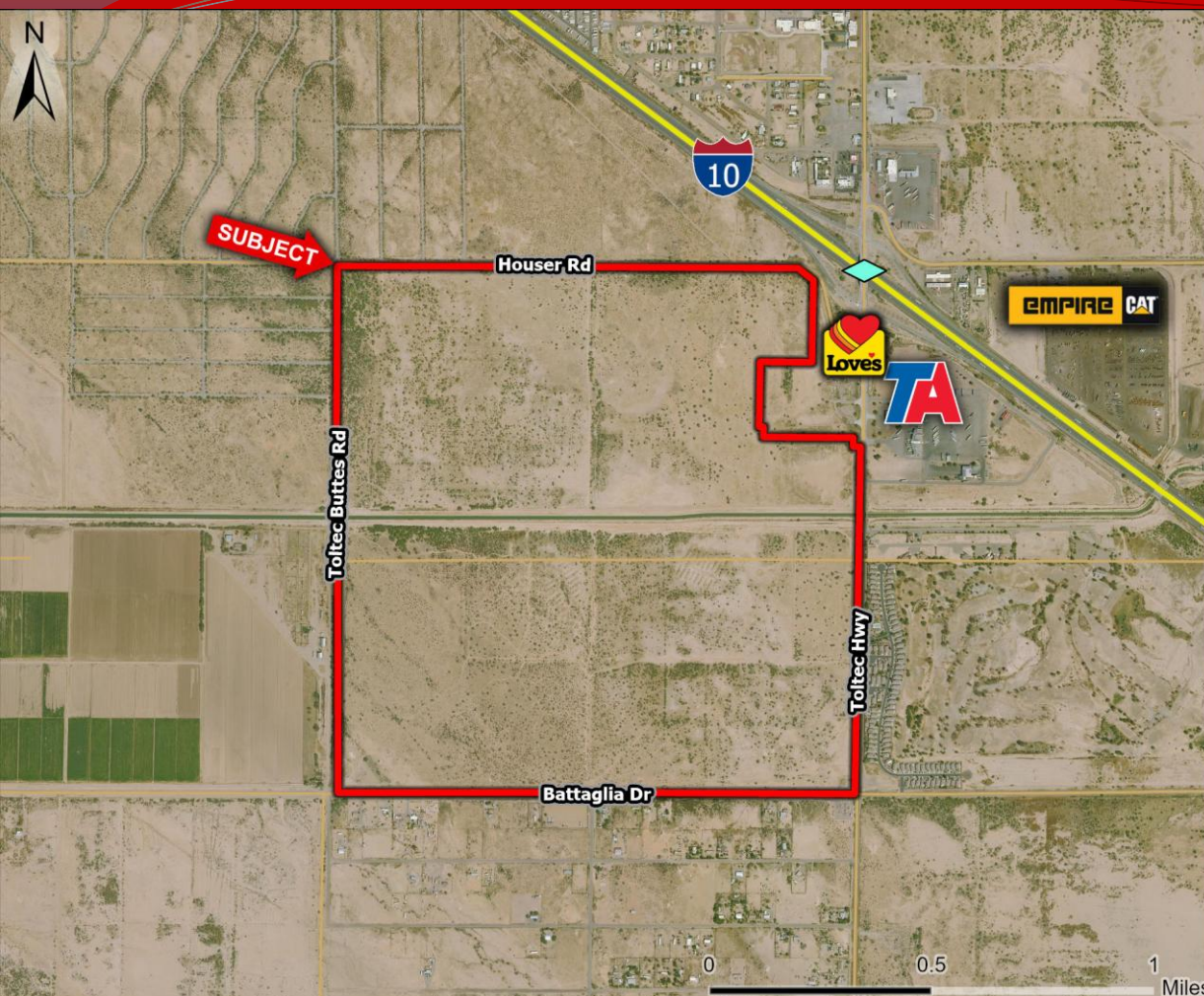
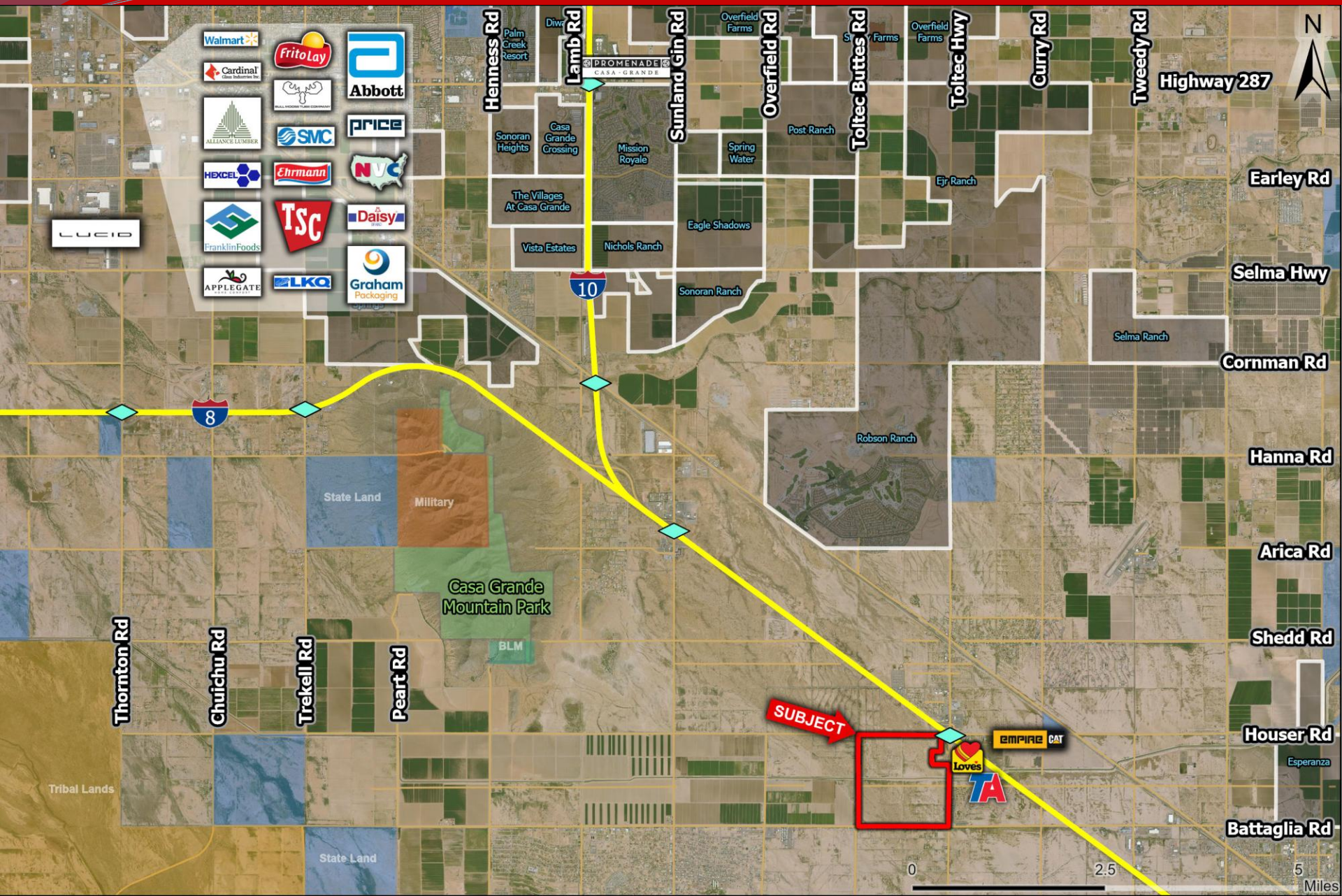
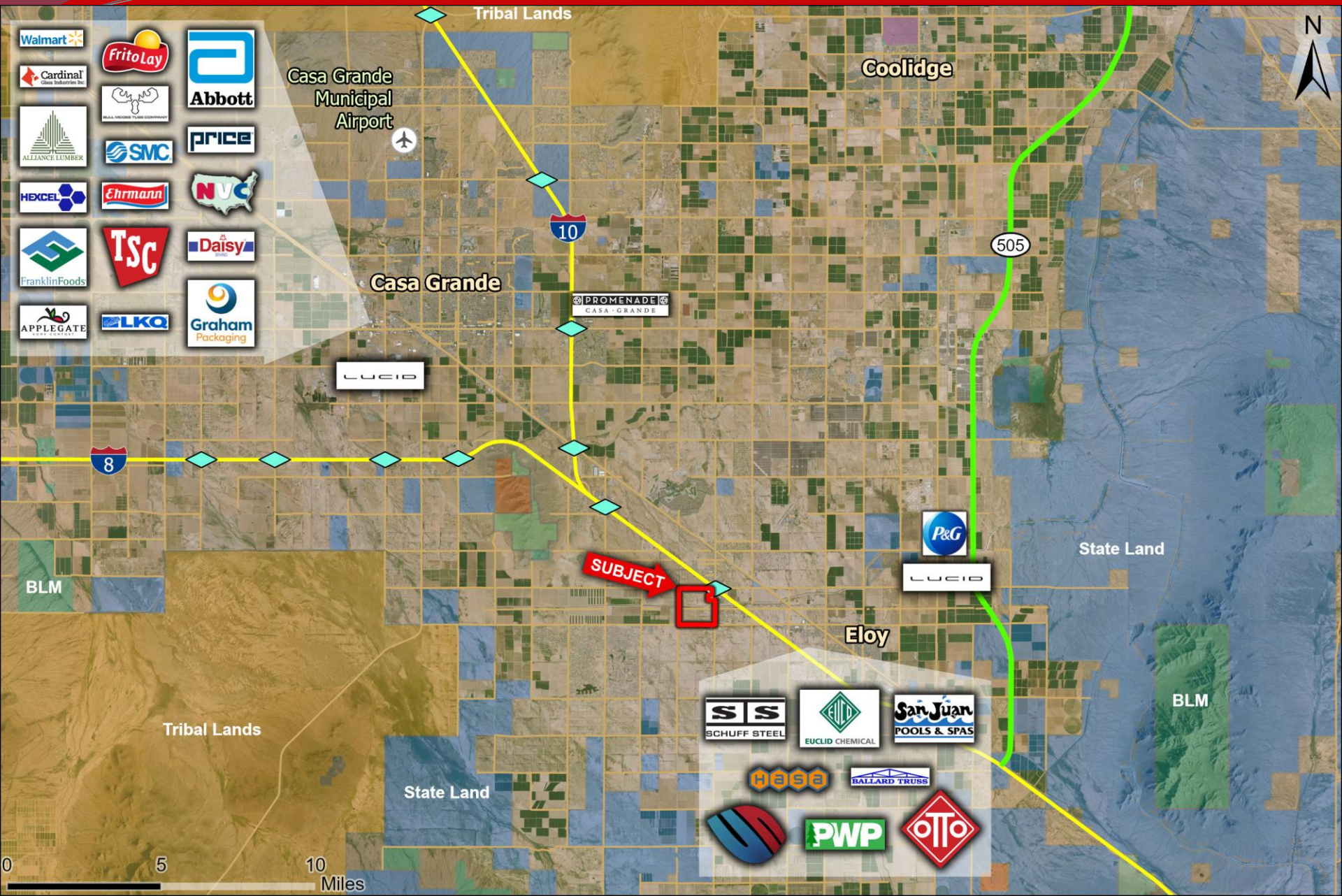


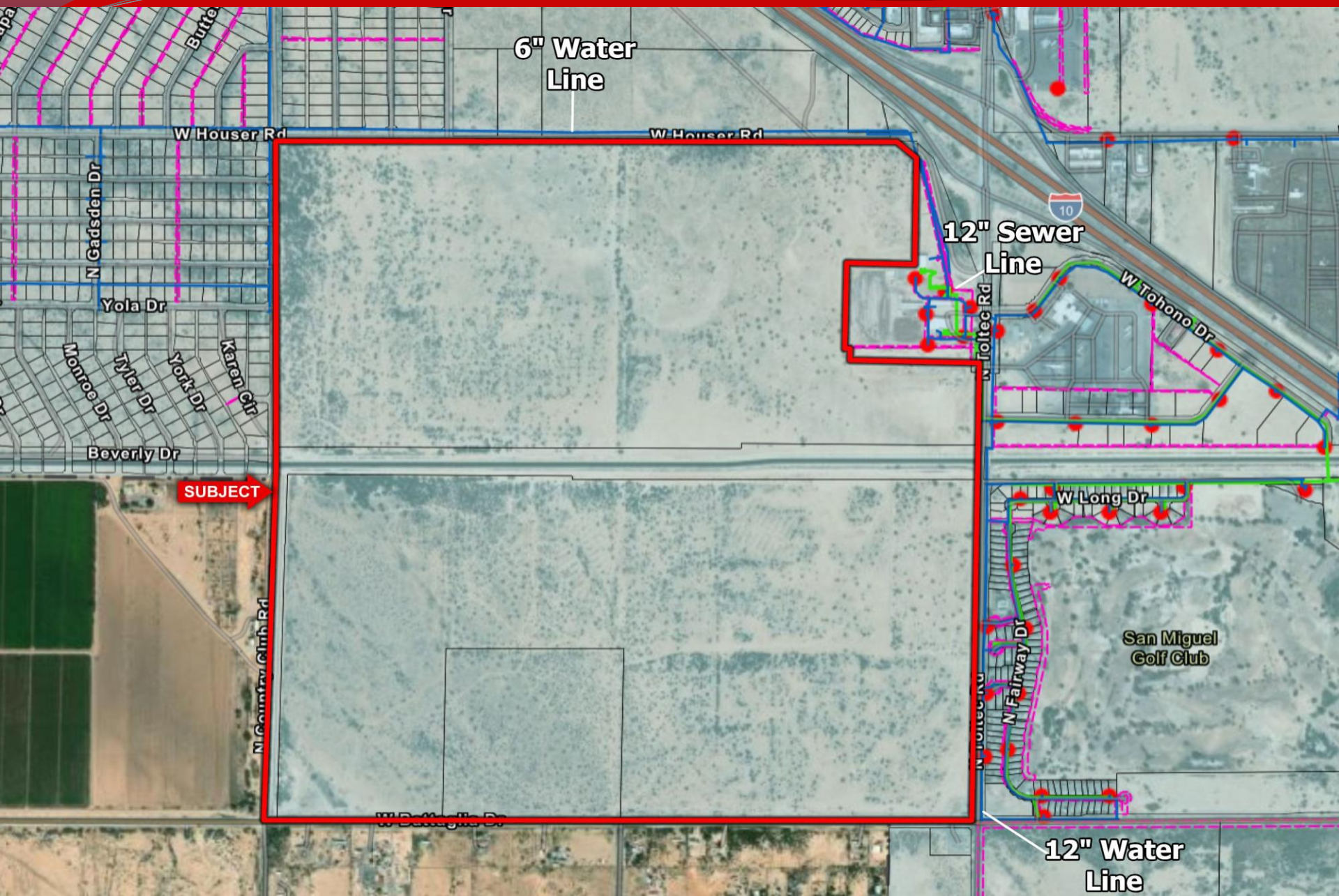


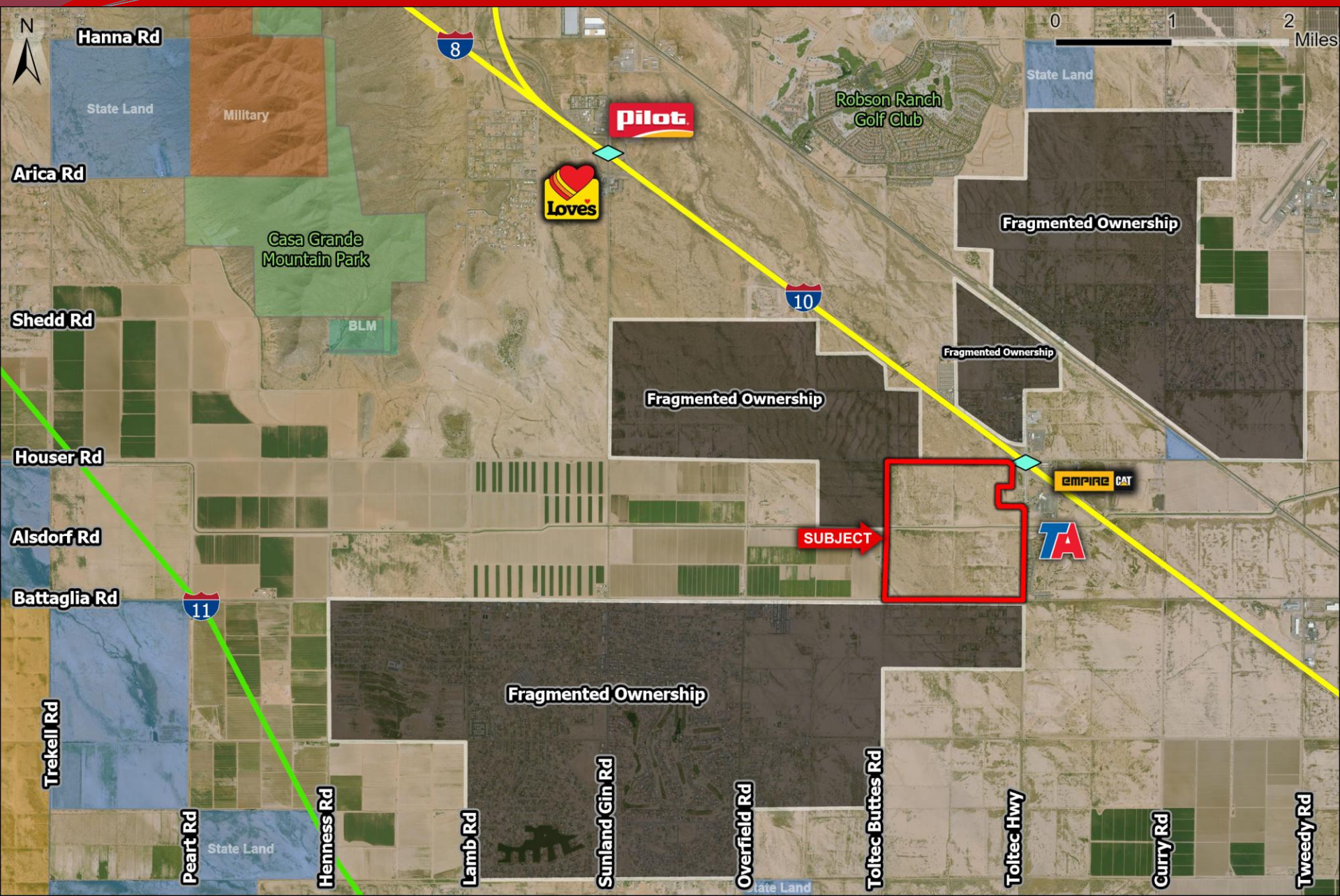
- ☐ **Location:** SWC Interstate 10 and Toltec Road, Eloy, Arizona
- ☐ **APN:** 403-23-003D, 003F, 004
- ☐ **Zoning:** R1-12 (City of Eloy)
- ☐ **Size:** +/- 561.68 Net Acres
- ☐ **Utilities:**
- ☐ **Water**— City of Eloy - 10" line in Toltec & I-10
- ☐ **Sewer**— City of Eloy - 8" line west of Toltec Rd and 12" line east of Toltec Rd
- ☐ **Power**— APS
- ☐ **General Plan:** +/- 60 ac-Community Commercial
- ☐ +/- 80 ac-High Density Residential (10-24 du/ac)
- ☐ +/- 150 ac-Low Density Residential (1-3 du/ac)
- ☐ +/- 270 ac-Estate Density Residential (0.2-1 du/ac)
- ☐ **General Plan is currently being updated**
- ☐ **Price:** \$30,000/acre or \$16,830,000
- ☐ **Comments:** Property is located at the SWC of Interstate 10 and Toltec Road. Toltec Road is a full diamond interchange and one of only 3 interchanges south of the I-10/I-8 junction. Great for a mixed-use development or as an investment. Seller will entertain all offers.

EXCLUSIVELY LISTED



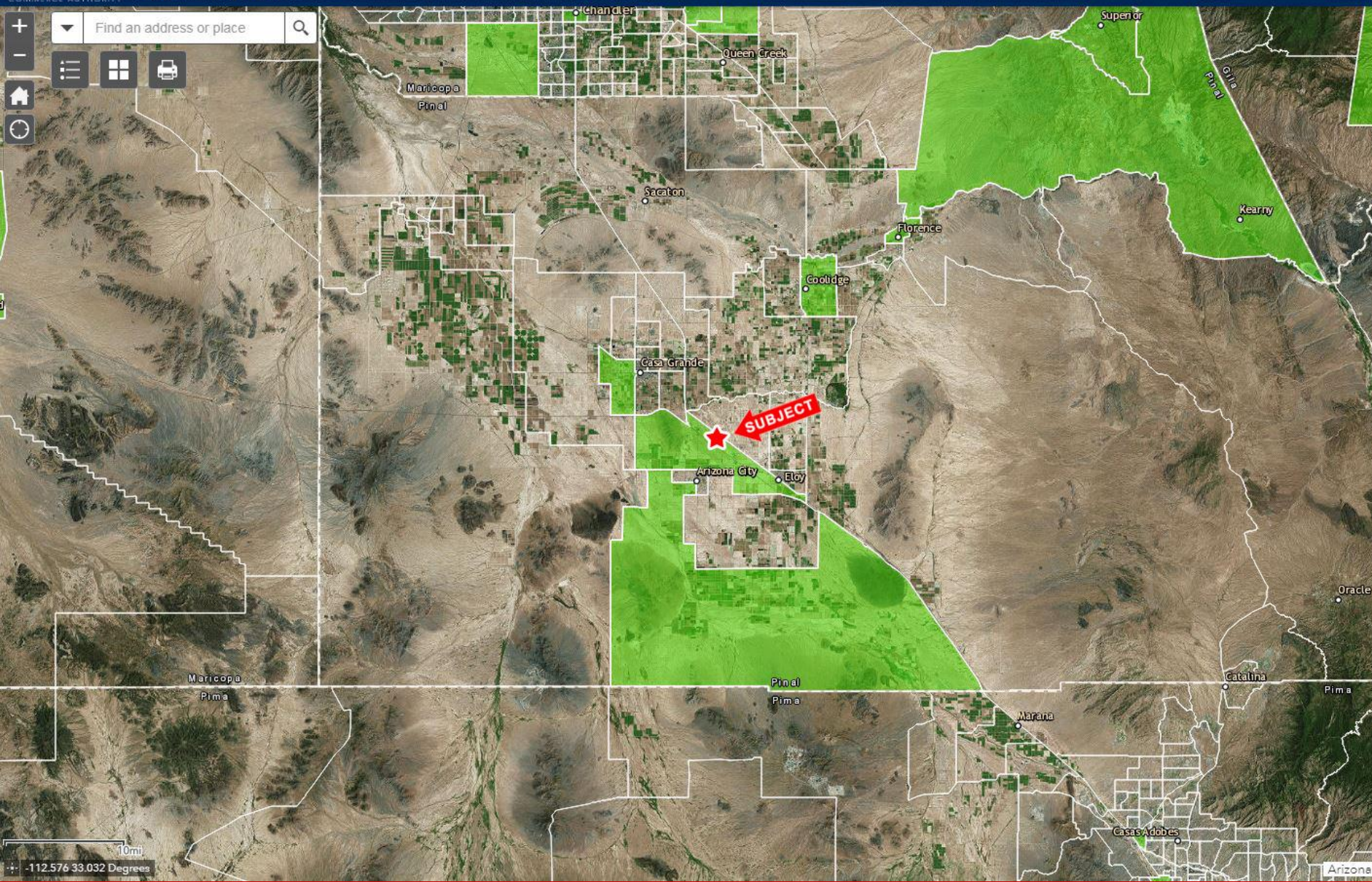






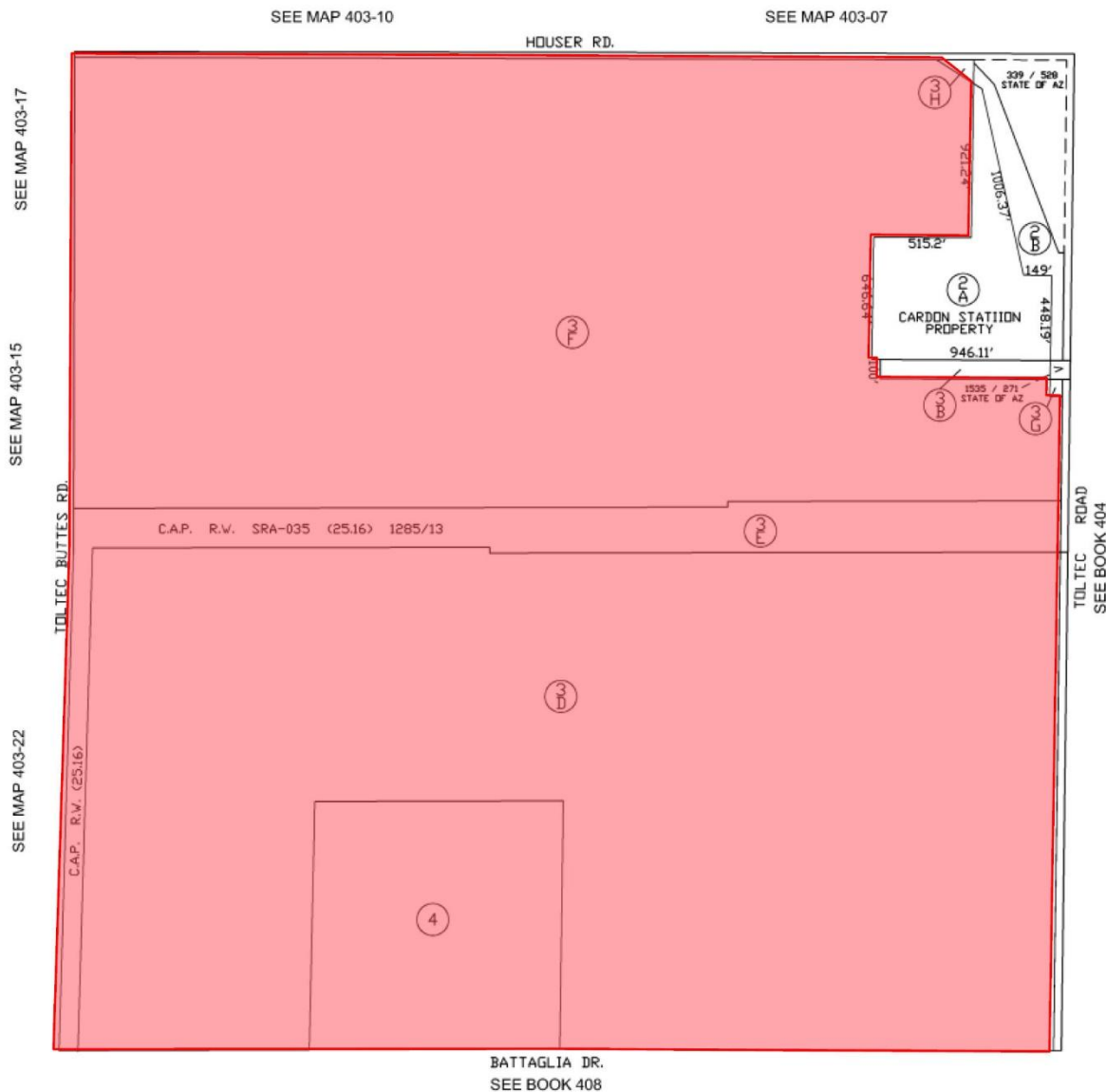
ARIZONA Opportunity Zones
COMMERCE AUTHORITY

Green=Census tracts submitted to U.S. Treasury on 3/21/18 and designated (approved) on 4/9/18.

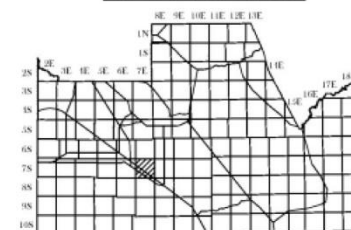


SEC. 33 TN.7S RG.7E

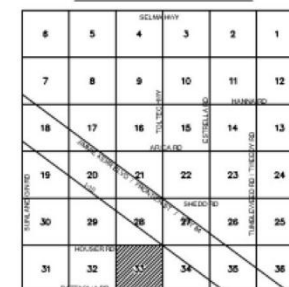
403-23



LOCATION MAP



VICINITY MAP



FEET
0 200 400 600

6-17-2009
UPDATED BY: CLW

THIS MAP IS FOR VALUATION PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE.
SURVEYS & SUBDIVISION PLATS ARE ON FILE
WITH THE PINAL COUNTY RECORDERS OFFICE.

PINAL COUNTY ASSESSORS MAP

