

VACANT LAND INVESTMENT OPPORTUNITY

Sales Price:
\$1,399,000

Development Opportunity



Highlights

- Interstate 10 Frontage: 65,000 VPD
- APN: 411-01-018E
- Zoning: Low Density Residential / General Commercial
- Lot Size(AC): 41.47 AC
- Lot Size(SF): 1,806,433 SF



NATHAN PANCAZI
Senior Advisor
Echo West Capital Advisors
(602) 342 - 0625
NPancrazi@EchoWest.com



PHOENIX
± 60 MILES

CASA GRANDE
± 15 MILES

ELOY, AZ
± 5 MILES

SUBJECT PROPERTY

TUCSON
± 50 MILES

Population Trends (Eloy)	3 Miles	5 Miles	10 Miles
Annual Growth 2024-2029	5.9%	5.8%	5.7%
204 Population	5,854	26,354	97,898
Population Trends (Casa Grande)	3 Miles	5 Miles	10 Miles
Annual Growth 2024-2029	5.4%	5.4%	5.5%
2024 Population	22,176	56,371	99,273
Population Trends (Phoenix)	1 Miles	3 Miles	5 Miles
Annual Growth 2024-2029	1.8%	1.8%	1.7%
Total Population	5.19M		
Population Trends (Tucson)	1 Miles	3 Miles	5 Miles
Annual Growth 2024-2029	0.6%	0.6%	0.7%
Total Population	1,080,149		