

Property Description

Commercial land with exceptional potential in the path of growth with over 10,000 single family homes planned nearby. Water, sewer and electricity available to the east side of the parcel. West side of the property at Mitchell and Heritage in approval process for large intersection and a change in zoning to commercial allowing a fuel service station. Pinal County P&Z recently approved Copia Power's Griffin Energy Project a 2,685 acre integrated solar, natural gas and battery facility to power a nearby data center. ADOT has future plans for State Route 505 linking US 60 in Apache Junction to the I-10 in Eloy running through The Town of Florence. Additional acre with mobile office also available.



Location Description

Florence, AZ and the surrounding area offers a vibrant mix of commercial and recreational opportunities. Investors can leverage the area's fast growing economic potential and strategic placement between Phoenix and Tucson. Florence Main Street District offers a charming blend of local shops, dining, and the renowned McFarland State Historic Park. The region provides easy access to the scenic Sonoran Desert, Casa Grande Ruins National Monument, and the adventurous trails of Box Canyon.

Offering Summary

Sale Price:	\$200,000 per acre
Parcel Size:	9 Acres for Sale
Subdividable:	Yes, minimum 5 acres
Additional acre with mobile office:	Call for pricing
Zoning:	CB-1
Power:	APS
Water & Sewer:	EPCOR

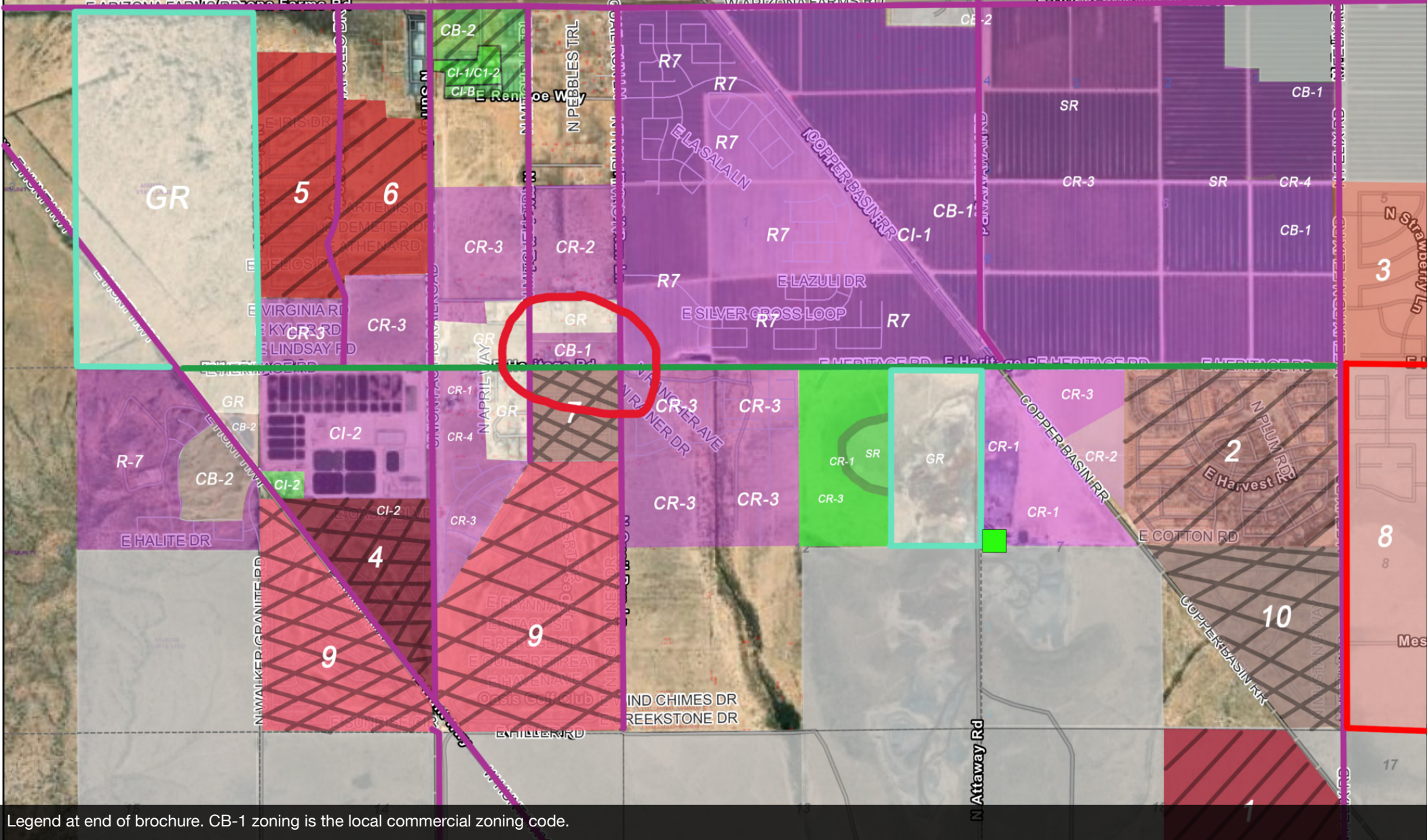


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ONLY COMMERCIAL LOT AT THE HEART OF NEW DEVELOPMENT SURGE | 24963 N MITCHELL TRAIL, FLORENCE, ARIZONA



Legend at end of brochure. CB-1 zoning is the local commercial zoning code.



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KW Commercial | 2077 East Warner Road, #110, Tempe, AZ 85284 | kwcommercial.com



View from Mitchell Trail toward Quail Run Lane, Heritage Road to the right.



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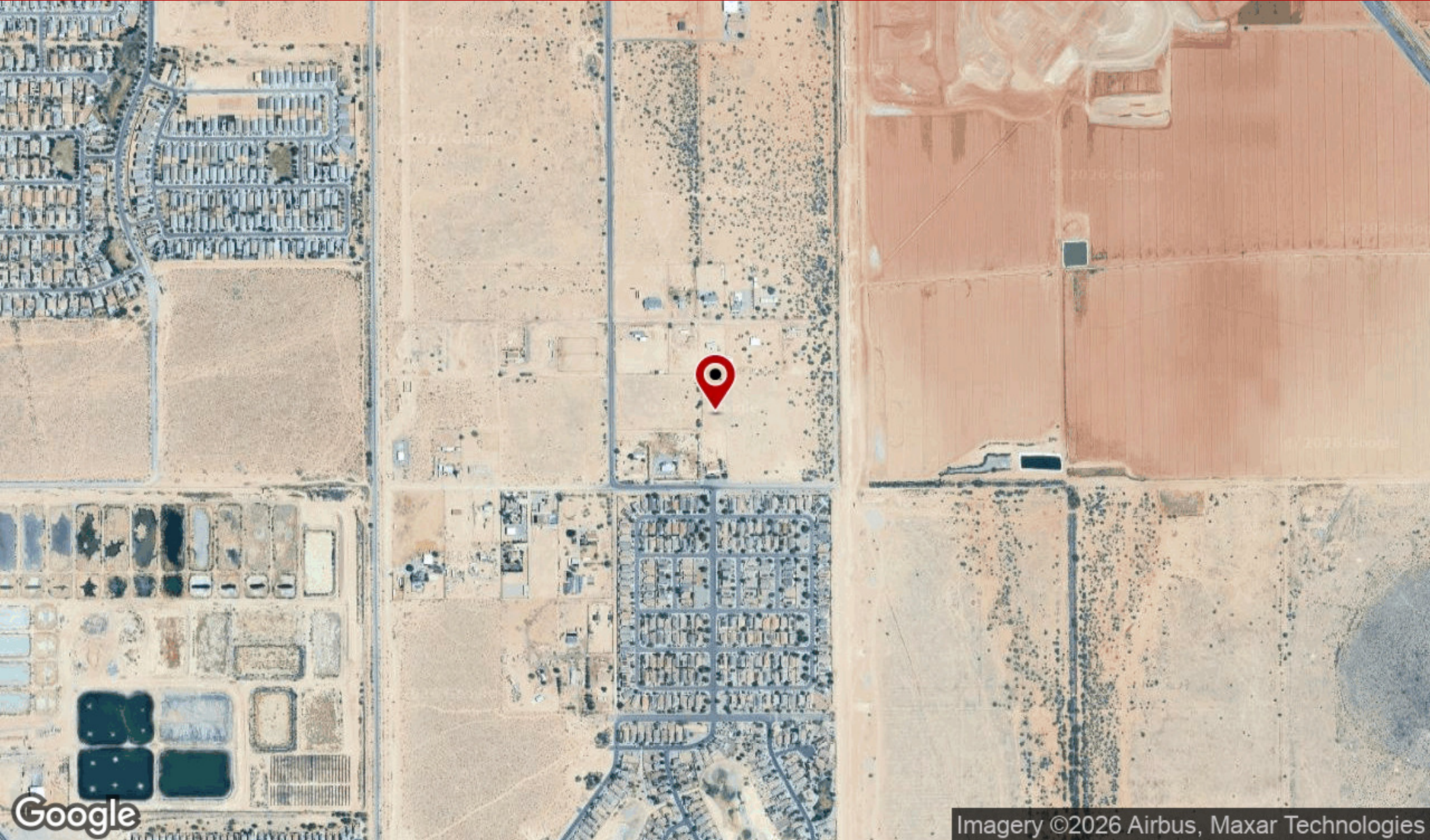


Map data ©2026 Google



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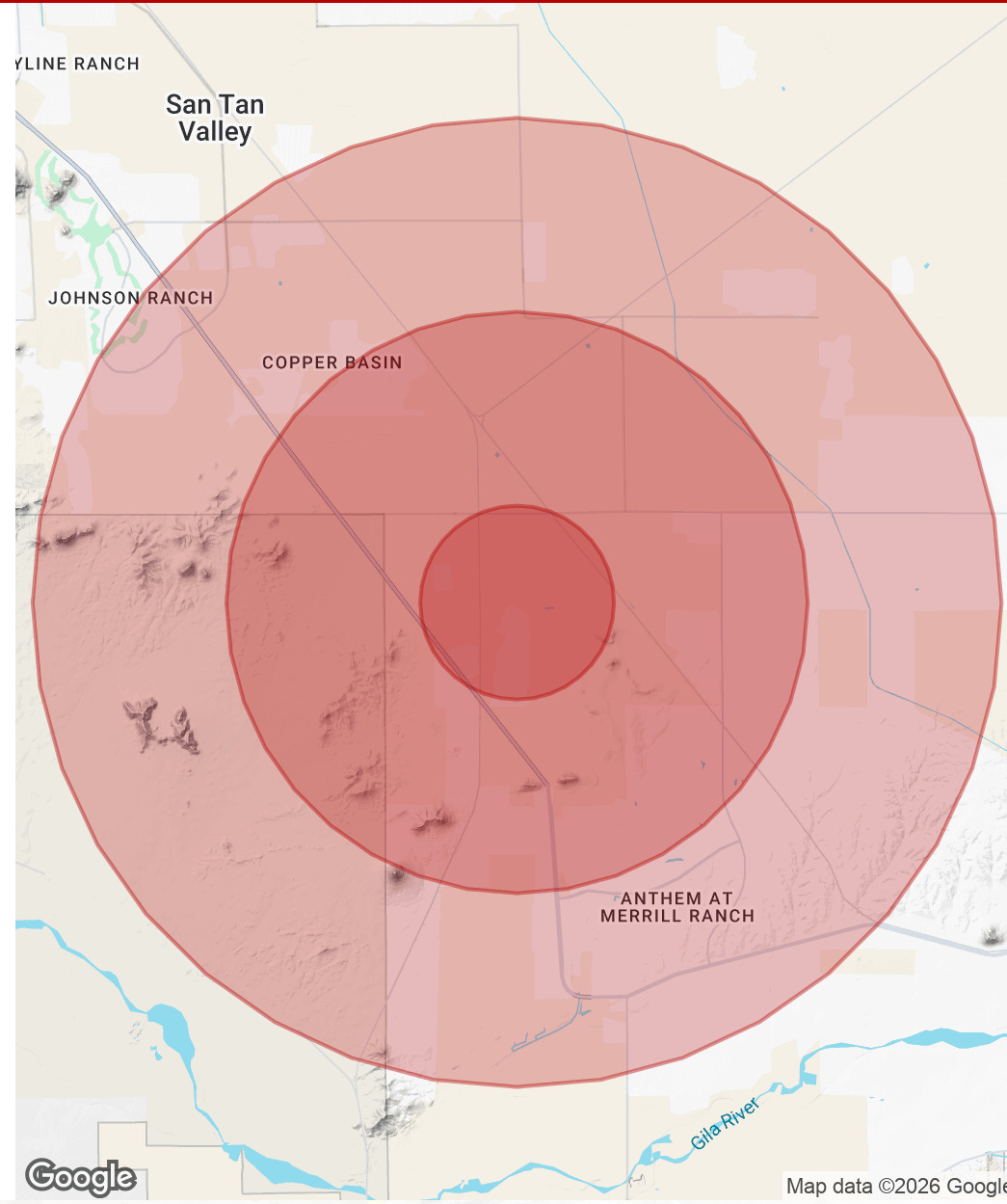
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Population	1 Mile	3 Miles	5 Miles
Total Population	904	13,582	34,430
Average Age	37.9	44.4	40.2
Average Age (Male)	36.6	43.6	39.4
Average Age (Female)	39.3	45.1	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	289	4,944	11,769
# of Persons per HH	3.1	2.7	2.8
Average HH Income	\$72,622	\$98,020	\$97,158
Average House Value	\$324,294	\$358,389	\$324,720

2020 American Community Survey (ACS)






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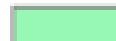
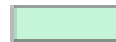




Legend

 Sand/Gravel Mine



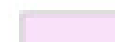

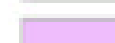







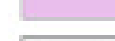
Developments

-  1. Anthem at Merrill Ranch
-  2. Crestfield Manor at Arizona Farms
-  3. Felix Farms
-  4. Magic Ranch
-  5. Magic Ranch I
-  6. Magic Ranch II
-  7. Magic Ranch Parcels B&C
-  8. Mesquite Trails
-  9. Oasis at Magic Ranch
-  10. Wild Horse Estates

Planned Zoning

-  CB-2: General Business
-  CI-2: Industrial
-  CI-B: Industrial Buffer
-  CR-1: Single Residence
-  CR-3: Single Residence
-  SR: Suburban Ranch
-  Mxed CI-1 & CI-2

Approved Zoning (Not Developed)

-  CB-1: Local Business 
-  CB-2: General Business
-  CI-1: Light Industrial
-  CI-2: Industrial
-  CR-1: Single Residence
-  CR-2: Single Residence
-  CR-3: Single Residence
-  CR-4: Multiple Residence
-  R-7: General Residential
-  GR: General Rural
-  SR: Suburban Ranch
-  U: Undesignated

Development Status

-  Undeveloped
-  Partially Developed
-  Fully Developed

Public Ownership

-  BLM, Grazing
-  State



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