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1702 E McNair Drive

Tempe, AZ 85283 | United States

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Redevelopment Opportunity

Felix Farm

18100 N Walker Butte Drive, Florence, AZ 85132

±147.96 Total acres

±106 acres irrigated crop

1330 ft Highway Frontage



Chelsea Barraco

Commercial Realtor

518-888-4360

chelsea@mhgcommercial.com



Aaron Dutcher

Commercial Director

480-797-8369

aaron@mhgcommercial.com

Farm Features for Redevelopment

Looking to transform farmland into a thriving new venture? Here's what this property offers:

Proximity to EPCOR Services:

- Adjacent to EPCOR's San Tan (formerly Johnson Utilities) service area.
- EPCOR’s Rancho Sendaro Well #1 is directly north of the property, ensuring water access.

Convenient Infrastructure:

- A 115 kV transmission line runs along the North Side Canal, supporting energy needs.
- Farm fields come with durable concrete ditches, ready for modernization.

Minimal Flood Risk:

- The property benefits from low flood risks, with only 4% (5.3 acres) of Zone A flooding hazards along the Magma Wash.
- 96% of the property is free from mapped flood hazards, providing peace of mind.

Flexible Zoning for Development:

- The entire property falls under unincorporated Pinal County with General Rural (GR) zoning.
- Ideal for a mix of residential and agricultural uses on plots starting from 1.25 acres.
- Special Use Permit (SUP-003-06) is in place for potential additional structures.
- Pinal County’s Comprehensive Plan designates the farm as Moderate Low Density Residential.
- The Town of Florence's General Plan allows for Low Density Residential (1-4 dwellings/acre) and Rural Ranchette Residential (1 dwelling/acre) development.

Property Details

APN	20029006A, 20029005M, 20029005K, 20030005J, and 200290040
Total property size	±147.69 Acres
Irrigated cropland	±106 Acres
Highway frontage	1330 FT
Pinal County	GR General Rule
Town of Florence	LDR Low Density Residential
Price	\$3,699,000

ITEM	ACRES	NOTES
Parcel # 20029006A	33.37	Vacant Desert (Airplane Club)
Parcel # 20029005M	66.55	Farmland north plus cell tower
Parcel # 20029005K	8.01	Vacant Desert (East)
Parcel # 20030005J	39.68	Farmland south
Parcel # 200290040	0.08	Irrigation well
LAND TOTAL	147.69	

The subject property is positioned within the broader planning area for **ADOT's North-South Corridor (State Route 505)** — a proposed limited-access freeway intended to strengthen north-south mobility through Pinal County and provide an additional regional route connecting US 60 near Apache Junction to I-10 near Eloy, with Florence located in the central portion of the corridor study area. This planned infrastructure investment is widely viewed as a catalyst for long-term land use evolution in the Florence trade area, supporting the transition of strategically located acreage from legacy agricultural use to higher-intensity employment, logistics, and mixed-use development patterns.

ADOT completed the Tier 1 environmental process in August 2021, selecting a 1,500-foot-wide corridor as the approved study route, and is now advancing Tier 2 environmental and engineering work to refine the corridor to an approximately 400-foot freeway alignment and evaluate interchange concepts and design features. For Florence-area landowners and investors, the current Tier 2 phase is significant because it focuses on the portion of the corridor from Arizona Farms Road near Florence to I-10 near Eloy (Segment 2) — work that can influence future access points, travel times, and market visibility for redevelopment opportunities in the surrounding growth corridor.

While final alignment details, interchange locations, and construction timing remain subject to ongoing studies, approvals, and funding, the North-South Corridor's stated purpose—improving regional mobility, integrating with the transportation network, and providing an alternative to existing routes—supports a strong long-range thesis for redevelopment-ready farmland in Florence as the area continues to urbanize.

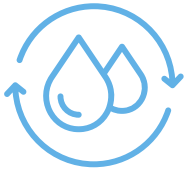
Prospective buyers should independently verify the most current alignment mapping, right-of-way considerations, and schedule updates directly with ADOT and local jurisdictions.





With elevations ranging from 1,430' to 1,450', the farm presents gently sloping terrain primarily towards the south and west. Some fields are thoughtfully benched for optimal land use.

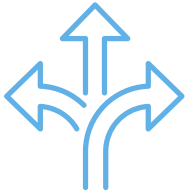
Water Resources for Redevelopment Consideration



Abundant Water Rights:

Located in the Pinal Active Management Area (AMA), with a section within the San Carlos Irrigation and Drainage District (SCIDD).

Possesses a surface water right to the Magma Wash for irrigation, coupled with a robust 1,000 gallons per minute (GPM) irrigation well.



Flexibility in Water Usage:

IGR 58-105616.0000 covers 59 irrigation acres beyond SCIDD's boundaries.

IGR 58-105617.0001 is allocated to 41 irrigation acres within SCIDD, particularly Parcel # 200-30-005J, allowing for up to 2 acre-feet (AF) of water delivery, with the option to serve both district and non-district lands.

SCIDD turnout #31 on the North Side Canal offers convenient water access for irrigation.



Enhanced Water Infrastructure:

Certificated Surface Water Right No. 3647 permits diverting water from the Magma Wash to the Felix Farm Reservoir, dating back to 7/20/1953.

The reservoir boasts a substantial 15.28 acre-feet storage capacity, accommodating 5 acre-feet per acre per annum for irrigation needs.



On-Site Water Sources:

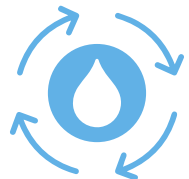
A domestic well and a non-exempt irrigation well (55-616927) are in operation, providing a steady 1,000 GPM with water available at 180 feet.

Adjacent property shares a 1/3rd ownership of the irrigation well, simplifying management and maintenance.



Legal Assurance:

Two adjudication filings, 39-36987 and 39-36988, solidify the property's water rights for irrigation use.



Impact on Redevelopment

This comprehensive water infrastructure potentially offers a strong foundation for diverse redevelopment plans, ensuring ample water supply for agricultural, residential, or commercial ventures.

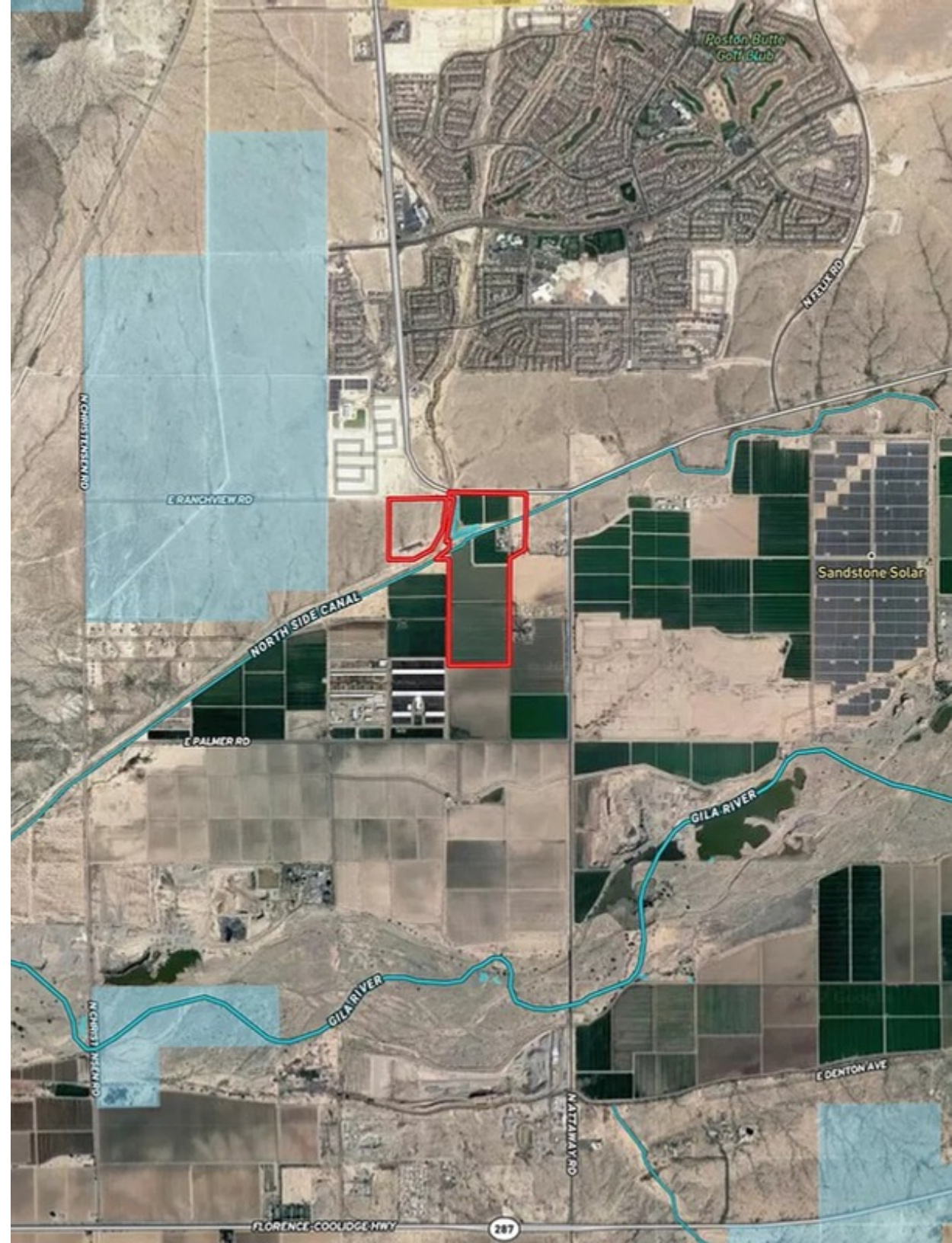


Cell tower improvements are not owned by property owner and involve a ground lease only.

Discover the legacy of Felix Farm, cherished by generations since the late 1800s, and witness its rich history of fruitful irrigation. This expansive property boasts a tapestry of certificated surface water rights, complemented by the reliable flow from a dedicated irrigation well and SCIDD rights.

Situated on the cusp of progress, Felix Farm finds itself at the heart of burgeoning development plans. The strategic alignment includes the widening of Hunt Highway to seamlessly connect with Attaway Road, a mere quarter mile to the east. Furthermore, the anticipated North-South Highway, slated just approximately two miles to the east, promises to enhance connectivity and accessibility.

Envision the possibilities as major homebuilders weave their magic in the neighboring Anthem at Merrill Ranch master planned community, just a stone's throw away. With the rhythm of progress palpably close, Felix Farm beckons with an irresistible invitation for visionary redevelopment.



About MHG Commercial:

MHG Commercial is the commercial arm of powerhouse brokerage My Home Group. MHG Commercial is like the mischievous child in the classroom of commercial real estate in Arizona – always causing a stir and making things happen. With its team of dynamic and daring professionals, it takes on the toughest real estate challenges and comes out on top every time. Whether it's leasing a retail space, managing a multi-family residential building, or finding the perfect location for a new business, MHG Commercial is always up for the task.

And with its commitment to making real estate fun, it's like a breath of fresh air in the otherwise stodgy world of commercial real estate. So if you're looking for a real estate partner who isn't afraid to get a little wild and crazy, look no further than MHG Commercial!



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