

For Sale

# W Battaglia Dr & N Davidson St | Eloy, AZ

Industrial/Commercial Land - ±9.24 Acres



Call for Pricing

For More Information Contact:

**Christopher Lewis**

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602 955 4000 | [naihormon.com](http://naihormon.com)



# Property Information

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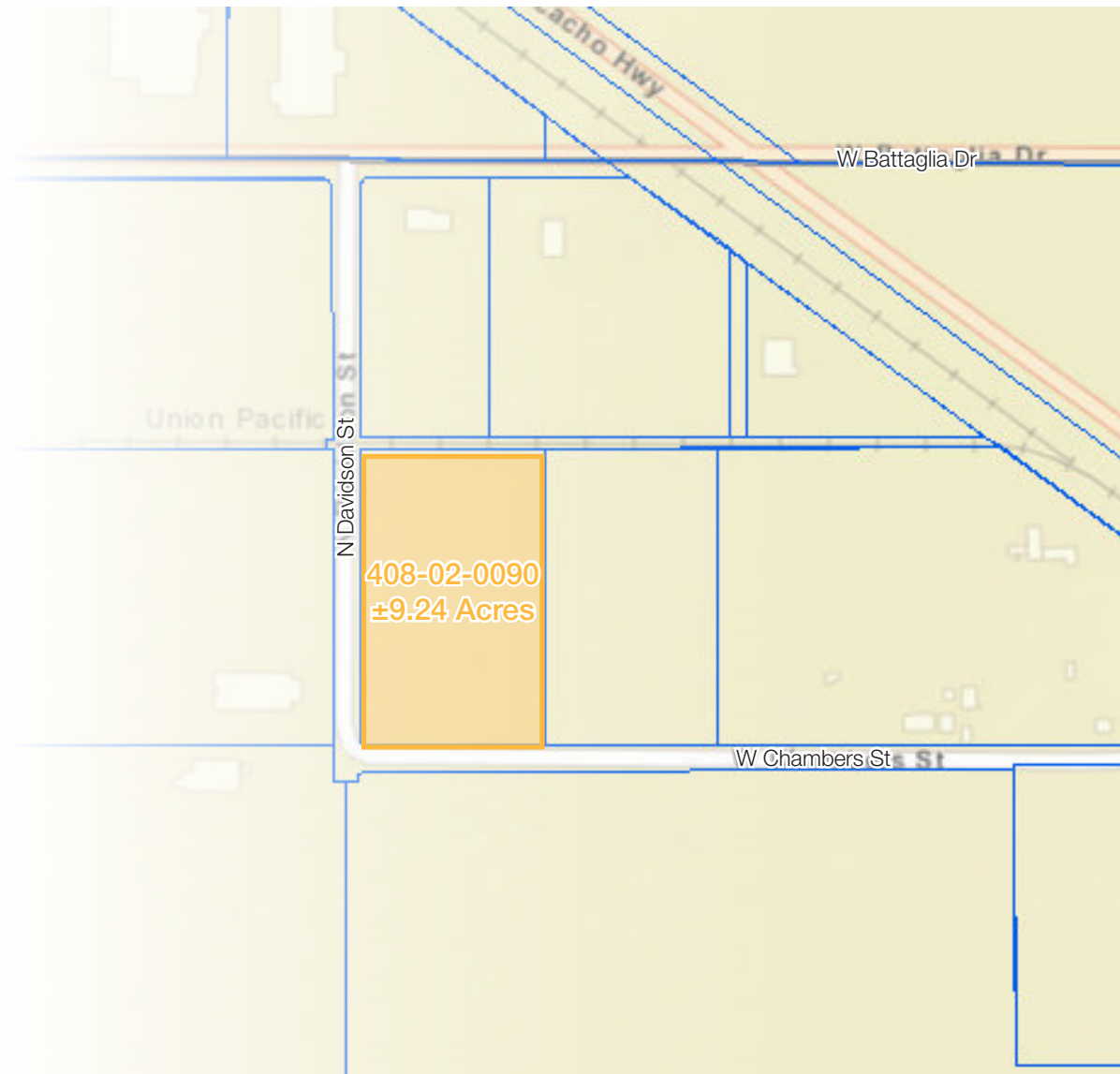
NAI Horizon is pleased to exclusively offer for sale a ±9.24 acre Industrial/Commercial site in the Town of Eloy. The subject property is located on the NEC corner of Davidson and Chambers and is fully fenced. Union Pacific rail line borders the North end of the subject property. The subject property is strategically located between the Phoenix and Tucson markets. Phoenix is the largest city in the State of Arizona and the fifth most populous city in the United States. Tucson is the second largest city in Arizona. Current zoning is C-M which allows for a wide range of commercial and manufacturing uses.

## Property Features

- ±9.24 Gross Acres (402,494.4 SF)
- Primary Use: Industrial/Commercial
- Zoning: C-M
- Parcel: 408-02-0090
- S of SEC W Battaglia Dr & N Davidson St

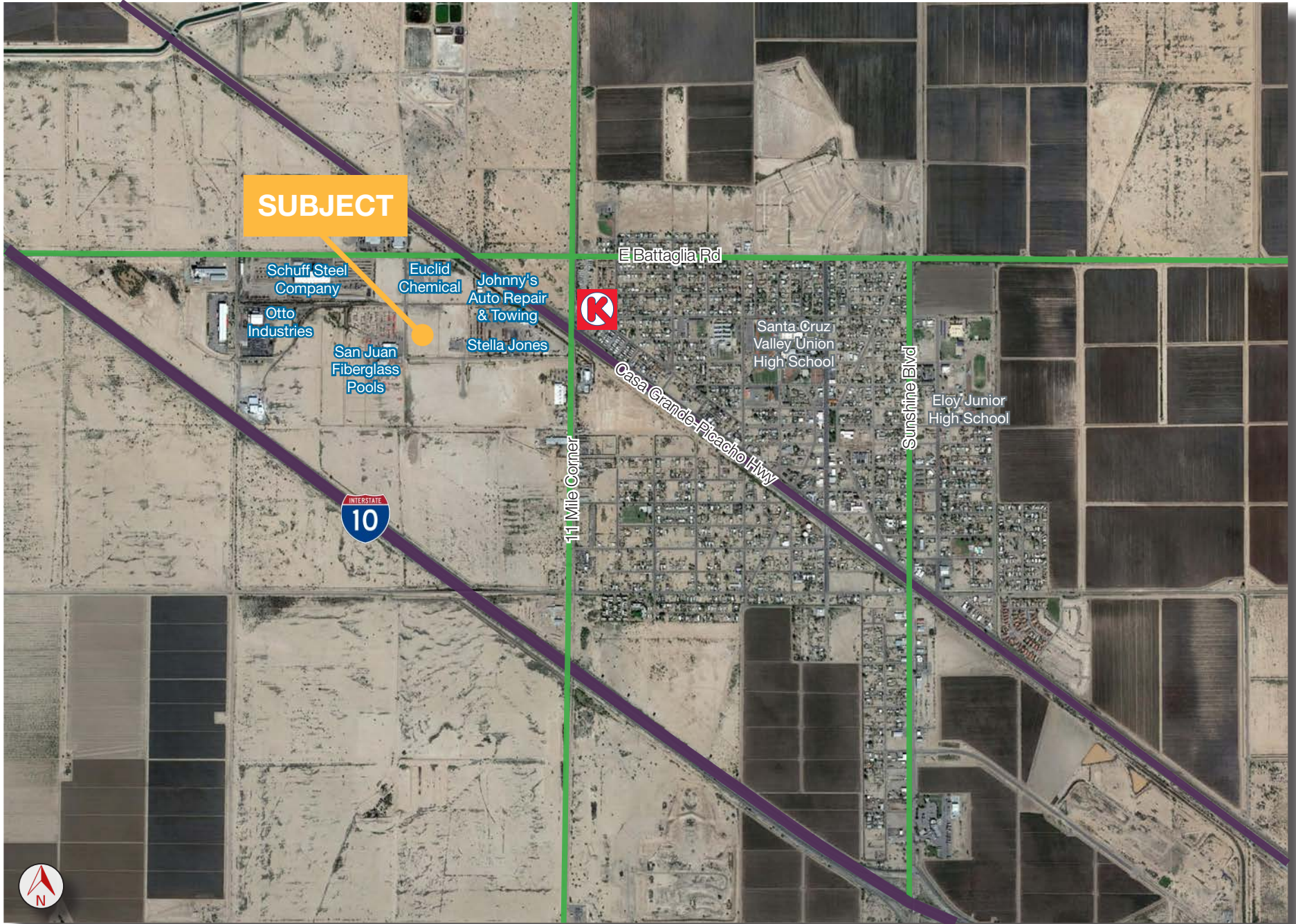
## Property & Location Highlights

- Union Pacific Rail Line served
- Fully fenced
- Flat parcel
- Easy ingress and egress
- Midway between Phoenix & Tucson markets
- Corner lot in Industrial Park
- Easy freeway access



# Property Aerial

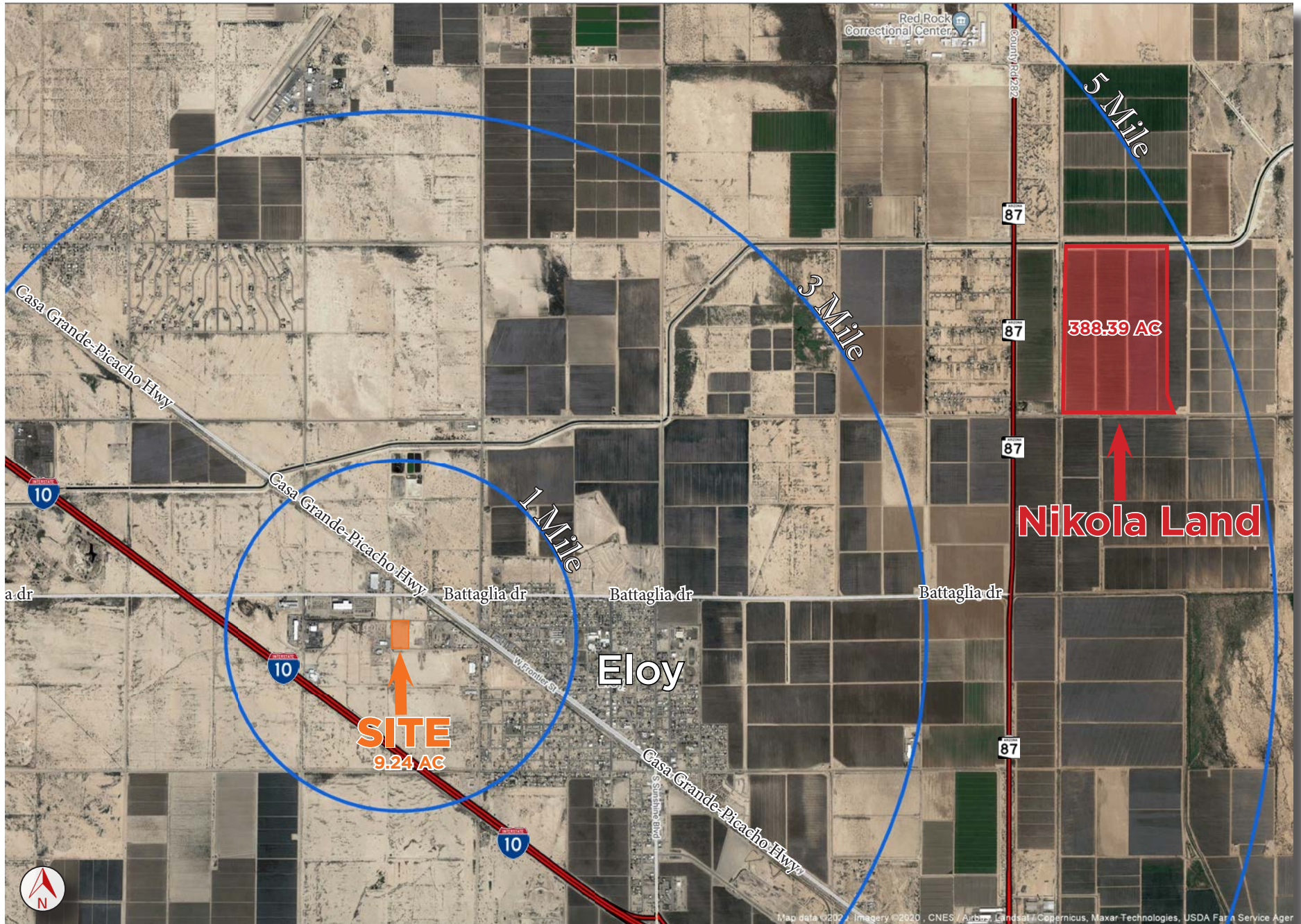
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# Proximity **Aerial**

Christopher Lewis | 602 393 6617 • chris.lewis@naihorizon.com



# Location Map

Christopher Lewis | 602 393 6617 • chris.lewis@naihorizon.com





# Property Photos

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Union Pacific Corporation (NYSE:UNP) is one of America's leading transportation companies. Its principal operating company, Union Pacific Railroad, is North America's premier railroad franchise, covering 23 states across the western two-thirds of the United States.

**[Click Here to Find More Information About Union Pacific & Contact Information](#)**

## Wireline Installation Engineering Specifications

### Overview

The following standard specifications are considered to be minimum design standards for wireline facilities crossing railroad tracks and right-of-way. Variances may be required by the utility applicant or the Railroad if needed because of the unique characteristics of a particular job or job site. Any such variances will be agreed to by the Railroad and utility using sound engineering design so as to allow construction of the crossing which will be safe, not adversely affect Railroad operations and reasonable in cost to construct. Notwithstanding the foregoing, in no event will the standard specifications be less restrictive than the minimum specifications of the current published National Electrical Safety Code (NESC) and the local governing authority.

### General

The applicant should consider the following during the design process:

- There are two types of clearances, overhead and underground. The purpose of the clearances is to allow a safe operating system without interfering with other systems.
- Above-ground facilities should be located as far as possible from automobile or pedestrian crossings or constructed in such manner to allow automobile or pedestrian traffic adequate sight lines to see approaching trains.
- If space permits, the above-ground facilities should be located in such a way as to allow for additional future tracks.
- Although railroads do strive to keep derailments to a minimum, they do happen. Locations where derailments are most likely to happen are at turnouts, the outside of tight curves, ends of bridges, at road crossings and the pullout end of classification yards. Locating facilities at or near these locations should be avoided if possible.
- All crossings should cross as near perpendicular to the track as possible but not less than at a 60 degree angle.
- All wireline facility installations shall comply with the current published issue of the American National Standards Institute's (ANSI's) National Electrical Safety Code (NESC) and local governing authority. **[Click to learn more about the specifications.](#)**

## Developing a Rail Served Facility

The following information is provided to help guide you through the planning and construction process of developing a rail-served facility. Union Pacific is committed to working with you to develop the most efficient, cost-effective rail plan to meet your transportation needs.

The time required for rail spur construction depends largely on the magnitude of your project; averages presented below represent typical situations. Additional time may be necessary if your project involves road crossings, utilities or requires State permitting approval. **[Click to view the full document.](#)**

## Nearby **Businesses**

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### **Schuff Steel - 1 Block Northwest of Subject Property**

Schuff Steel is one of the largest and most experienced structural steel fabricator and erector in North America, consistently ranked by Engineering News-Record (ENR) magazine as the #1 Steel Erector in the U.S. Schuff Steel approaches each project with a “builder” mindset, planning the project with the construction of the building in mind, working backwards through erection, fabrication, project management and design. Schuff Steel operates fabrication plants across the U.S. with over 1.465 million sq-ft under roof and over 325,000 tons of annual fabrication capacity, and manages a vast network of quality subfabricators to support the needs of very large projects.

### **Euclid Chemical - 1 Block North of Subject Property**

Euclid Chemical provides products and technologies that include: admixtures, fiber, integral color, shotcrete, grouts, repair mortars, bonding agents, adhesives, coatings, curing and sealing compounds, dry shake hardeners, joint fillers, sealants, densifiers, waterproofing, repair and other products. Our leading brands, including Euco, Eucon, Plastol, Increte, Tuf-Strand, Fiberstrand, Dural, Vandex, QWIKjoint, and EucoRepair are known in the concrete industry for innovation and high quality, verified through ISO 9001 certification.



**EUCLID CHEMICAL**

With the expertise to provide complete solutions for every concrete project, Euclid Chemical provides in-house support services including research and development, petrographic analysis, continuing education seminars, contractor and distributor training programs and consultation services for contractors, architects, engineers and owners. Leveraging these strengths, Euclid Chemical is a trusted partner for success in the challenging concrete construction market.



### **San Juan Fiberglass Pools - Across N Davidson from Subject Property**

Since 1958 San Juan has grown from a small Washington based company to a well governed nationwide organization with numerous manufacturing plants throughout the United States. Along with each plant's network of locally owned independent authorized San Juan dealers, they design and craft the most elegant fiberglass pools in America.



## About Eloy

The community was named by the Southern Pacific Railroad, which built a switch here in the early 1900's. The name Eloy is derived from the European name meaning the "Chosen" or the "Chosen One".

## Regional Location, Population and Job Profile

Eloy is located in south central Arizona at the intersection of Interstates 10 and 8, along the proposed CanaMex Corridor and strategically located equidistant from Tucson and Phoenix (approximately 55 miles each way). Eloy's current population is just under 18,000 which includes Eloy's resident prison population of approximately 6,800 inmates in four facilities privately owned by CoreCivic. By 2025, Eloy is forecast to contain an estimated 31,400 people. Subtracting the potential prison population (estimated at 7,500) results in a net City-wide population of 23,900 residents.

Initially established as a railroad town in the late 1800's and incorporated in 1949, Eloy has served as a regional trade center for a vibrant agricultural economy transitioning over the last 30 years to a more diverse economy that includes transportation services, manufacturing and logistics. To better serve its residents and businesses, Eloy owns and operates its own water and sewer services and municipal airport. The Eloy Municipal Airport is located approximately three miles northwest of downtown and encompasses approximately 91 acres. With two active runways, the airport is available to general aviation from dawn to dusk. Hangars and T-shades are located on airport properties and aviation fuel is available for sale. The Eloy Municipal Airport is home to Skydive Arizona™, a world-class facility attracting skydivers from around the world. The City also owns approximately 280 acres adjacent to the airport for a future business/industrial park.

Downtown Eloy is the heart of the City and home to City Hall, the U.S. Post Office, and the police and fire stations. Wrapping around the city's governance complex and Main Street Park, the downtown area offers a host of investment opportunities for new construction and building renovation serving residential, office and retail uses. The area is also home to a number of community services, including Sun Life Family Health Center, Pinal Hispanic Council, Community Action Human Resources Agency and Eloy Veterans Center, among others.

Eloy's business corridor is home to many of Eloy's retail and industrial employers. Historic Frontier Street runs parallel to the Union Pacific Rail line and Interstate 10 creating an area of large industrially-zoned and utility-served properties known as Eloy's business corridor. Numerous sites are available for development and the area is currently home to many leading employers including Republic Plastics, Schuff Steel, Otto Industries, Owens Corning, National Gypsum, Elrus USA Ltd., and Travel Centers of America. Employers in Eloy draw from a base population of 117,000 residents living within 30 minutes of the City. The City's incorporated area covers 113.7 square miles of land with a planning area that encompasses almost 535 square miles. Just west of Eloy is the City of Casa Grande, with a current population of over 50,000 serving as an additional source of employees and retail opportunities.

Eloy's Sonoran Desert climate is ideal for companies that prefer a low humidity, dry environment with low winter utility rates and large manufacturing and warehousing areas that can be efficiently and cost effectively cooled through evaporative technologies.

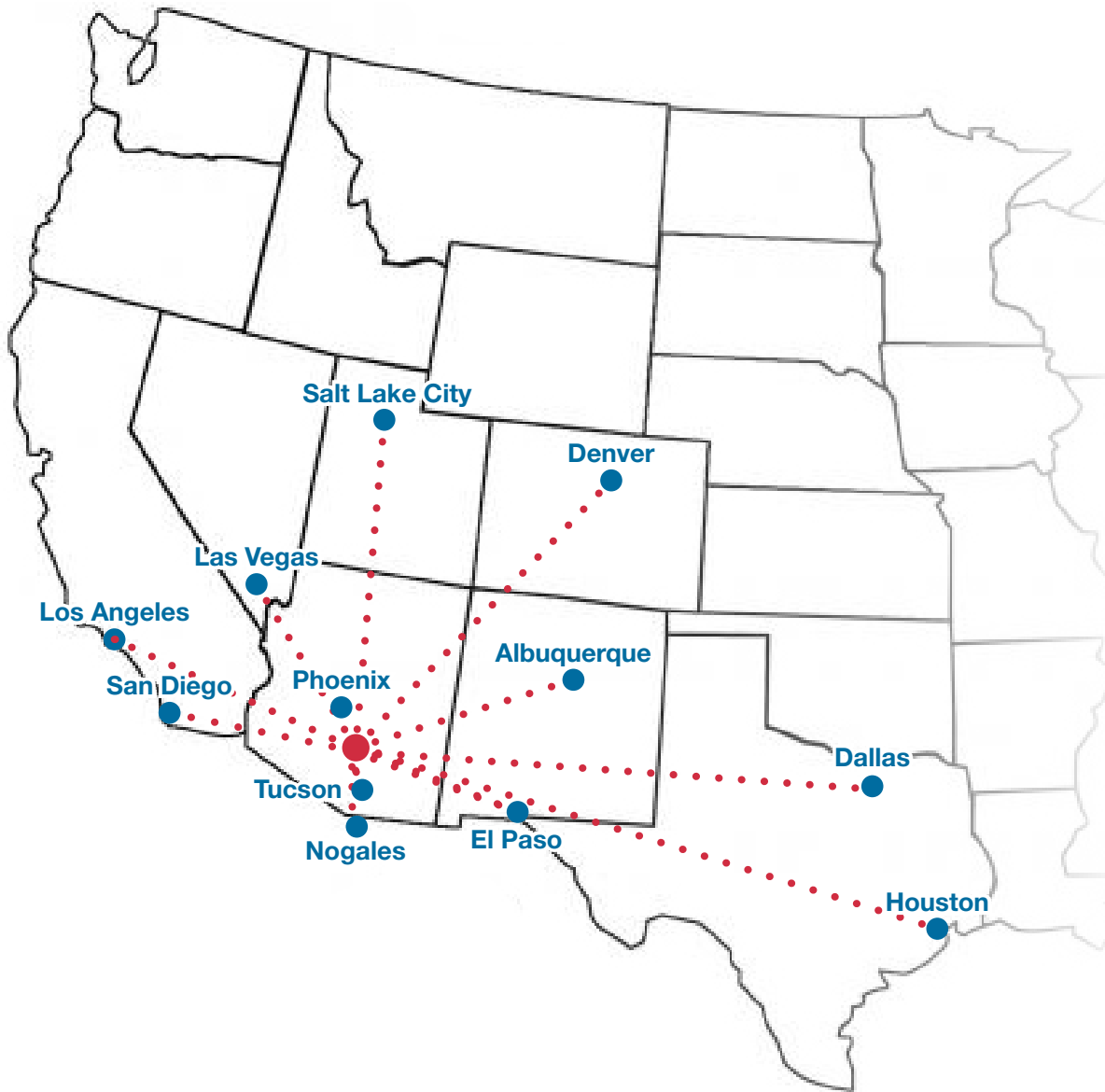
The City's incorporated area now covers over 113 square miles of land. The City is irregularly shaped, extending north to State Route 287, south to Pretzer Road, east to Trezell Road and west to Citrus Heights Drive as shown on the Eloy City Limits Map .

The City's Planning Area includes a total of 535 square miles. It is also irregular in shape and extends north to State Route 287, south to the Pinal/Pima County boundary, east to Hearth Road and approximately one mile west of Thornton Road.

## Community Facilities

The city offers a varied range of community facilities, including: 3 recreation centers, 2 tennis courts, 12 parks (including Eloy Memorial Park), a library, a skateboard park, a swimming pool with spray park area, an airport, over 700 acres of industrial park space

Source: <https://www.elayaz.gov/>



Eloy To:	Approx. Distance	Approx. Drive Time
Tucson	51 Miles	48 Min
Phoenix	62 Miles	1 Hr 7 Min
Nogales	119 Miles	2 Hr 5 Min
San Diego	357 Miles	5 Hr 6 Min
El Paso	368 Miles	5 Hr 18 Min
Albuquerque	413 Miles	7 Hr 3 Min
Los Angeles	468 Miles	6 Hr 47 Min
Salt Lake City	722 Miles	11 Hr 25 Min
Denver	859 Miles	13 Hr 23 Min
Dallas	1,003 Miles	14 Hr 25 Min
Houston	1,114 Miles	15 Hr 50 Min



# Phoenix, AZ Overview

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## About Phoenix

Greater Phoenix encompasses 2,000 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe and Mesa. Maricopa County, in which Phoenix is located, covers more than 9,000 square miles. Phoenix's elevation is 1,117 feet, and the city's horizon is defined by three distinct mountains: South Mountain, Camelback Mountain and Piestewa Peak.

One of the fastest-growing regions in the nation, Greater Phoenix has a population of nearly 4.49 million. Greater Phoenix's population increased by 39 percent from 1997 to 2005 (compared to the national rate of 12 percent). In 1950, Phoenix proper had a population of about 100,000; today its population is more than 1.6 million, making it the sixth-largest city in the U.S. The average age of Greater Phoenix residents is 34, making it the fifth-youngest metro region in the country.

According to data compiled by the National Climatic Data Center, Phoenix basks in sunshine more often than any other major metropolitan area in the U.S. The sun shines on Phoenix during 85 percent of its daylight hours (more than 300 days per year). Phoenix has an average annual rainfall of 7.66 inches, an average annual temperature of 72.6 degrees (Fahrenheit) and an average annual high temperature of 85 degrees. Phoenix's low humidity makes summer heat more comfortable than in other hot climates. The average high temperature in winter is 67 degrees, and travelers should bring light sweaters and jackets November through March.

Dependable sunshine and warm temperatures make outdoor activities a way of life in Phoenix. Golf, tennis, hiking, cycling, mountain biking and rock climbing are popular Phoenix activities. Horseback riding is a great way to see the Sonoran Desert, as is a rugged Jeep or Hummer ride. Thrill seekers can soar above the desert plateau in a glider, sailplane or hot-air balloon, or satisfy their need for speed at the Bondurant School of High Performance Driving. Visitors also can choose from water skiing, sailing, fishing and tubing in the region's lakes and rivers.

Greater Phoenix's top attractions (in terms of yearly attendance) are South Mountain Park and Preserve, Tempe Town Lake, Camelback Mountain and First Friday Art Walks in downtown Phoenix. Other noteworthy attractions include the Heard Museum, Desert Botanical Garden, Heritage and Science Park, the Musical Instrument Museum, and Phoenix Zoo. Phoenix, of course, is also the gateway to the Grand Canyon; the drive to America's greatest natural wonder takes 3½ hours. Greater Phoenix annually plays host to the PGA Tour's Waste Management Phoenix Open (at the Tournament Players Club of Scottsdale), NASCAR's March and November events (at Phoenix Raceway), the Rock 'n' Roll Marathon, and college football's Fiesta Bowl and Cactus Bowl. Phoenix has played host to the Super Bowl XLIX in 2015 and 2008 (University of Phoenix Stadium), the College Football Playoff National Championship Game of the Bowl Championship Series (formerly BCS) in 2016, and the 2017 NCAA Men's Basketball Final Four (University of Phoenix Stadium). Phoenix is one of 13 U.S. cities with franchises in all four major professional sports leagues: Phoenix Suns (NBA), Arizona Diamondbacks (MLB), Arizona Cardinals (NFL) and Arizona Coyotes (NHL).

Phoenix Sky Harbor International Airport is located four miles from downtown and 20-30 minutes from most resorts. It is served by more than 20 carriers. Thoughtful touches at Sky Harbor include free wireless Internet access, a shaded dog park for four-legged fliers, and an audio-visual paging system that allows travelers to call for assistance with the push of a button. The airport offers more than 30 local restaurant options that satisfy any craving. Sky Harbor serves about 40 million passengers a year, ranking it among the 10 busiest airports in the nation.

Source: <https://www.visitphoenix.com/media/media-kit/greater-phoenix-overview/>



# Tucson, AZ Overview

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## About Tucson

A diverse and welcoming community, Tucson offers an outstanding quality of life along with a low cost of doing business. Our manufacturers lead the way in innovation, in sectors as varied as aerospace, biotech, defense, healthcare, information technology, optics, solar, and water.

Tucson has the highest concentration of startups of any U.S. city its size and is ranked as a top five city for entrepreneurs by Entrepreneur Magazine.

Just 60 miles from the Mexico border, with high-capacity border and transportation infrastructure, Tucson is the natural choice for companies doing business in the U.S. and Mexico.

The Tucson region is fast becoming one of the nation's most innovative business centers. Life sciences programs at the University of Arizona are international leaders in scientific research and education. With access to cutting edge research facilities and staff, collaboration between higher education and biotechnology businesses attracts companies from start-ups to multinationals, including most recently, Ventana Medical Systems (a division of Roche group), Sanofi US, and the Critical Path Institute.

## Aerospace & Defense

The aerospace and defense sector is a major contributor to the region's economy. Tucson is ranked as one of the top 5 areas in the U.S. for these industries. The aerospace industry includes defense and space-related manufacturing, research and development, industrial technology, assembly, distribution, and warehousing. It also includes firms that maintain and rehabilitate the nation's commercial aircraft fleet.

The neighboring State of Sonora is quickly becoming one of Mexico's biggest and most important aerospace clusters as well, making Tucson the closest major U.S. city to companies manufacturing there.

## Optics

Tucson's optics industry is world-renowned and composed of companies ranging from large aerospace corporations to research facilities and entrepreneurial start-ups. Much of Tucson's optics industry growth stems from the city's status as a center of world-class astronomy and The University of Arizona's pre-eminence in the field of optical sciences.

The Optical Sciences Center (OSC) is at the heart of optics-based research and instruction on the University of Arizona campus. OSC is considered a national asset for technical leadership in developing new technologies and application for optics in the fields of data storage, medicine, manufacturing, telecommunications, and military guidance systems.

## Renewable Energy

Recognized globally as a location of choice for solar energy activities, Tucson's emerging solar industry promises a bright future. The region has valuable resources for technology development, manufacturing and solar power generation. While Tucson is already well known for its abundant sunshine, the region is also becoming known for its abundant human capital, state of the art research and development, ample supply chain opportunities and competitive operating costs. Tucson is proud of the achievements of its primary and secondary schools which offer a wide variety of educational choices to area students.

Source: [www.tucsonaz.gov](http://www.tucsonaz.gov)

