

RETAIL/COMMERCIAL PAD AVAILABLE

EXCLUSIVE LISTING | ±0.77 ACRES | FLORENCE, ARIZONA



LOCATION The property is located west of SR 79 on SR 287 in Florence, Arizona

SIZE ±0.77 acres

PRICE Submit

PARCEL 202-06-001L

ZONING B2

TAXES \$952.10 (2017)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Avg. Population	±2,689	±15,887	±23,661
2017 Avg. HH Income	\$50,201	\$52,200	\$51,315

*Source: ESRI, 2017

COMMENTS

- Nearby businesses include: Holiday Inn Express, Family Dollar, Burger King & Fresenius Kidney Care
- Property has frontage on Highway 287
- Property is located ±1 mile east of full interchange at SR 287 & SR 79
- Located in Florence Infill Incentive District

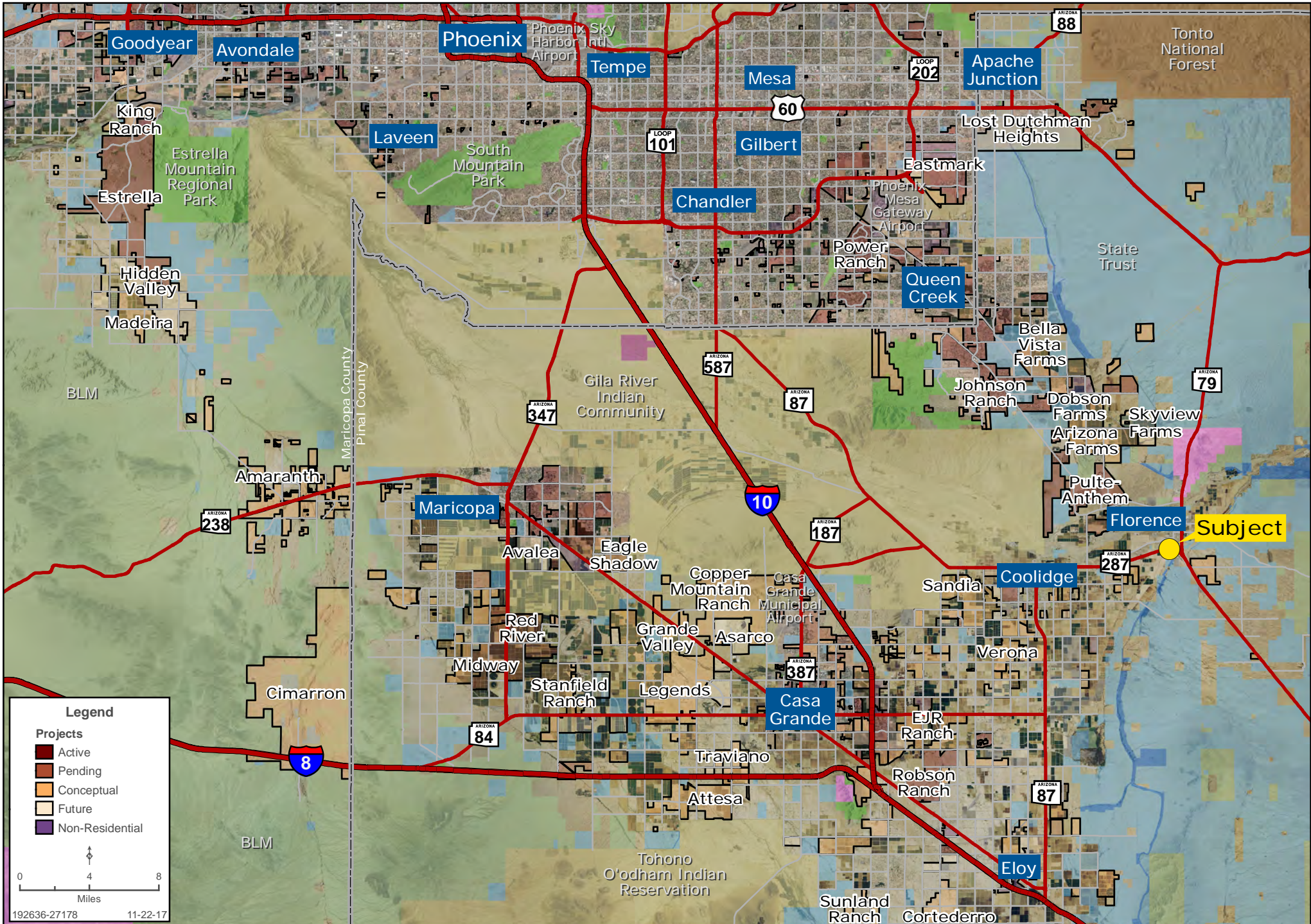
Chad T. Russell, P.C. | crussell@landadvisors.com Randolph C. Titzck, P.C. | rtitzck@landadvisors.com
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZPinal192636-12.11.17 - Broker is owner/agent.



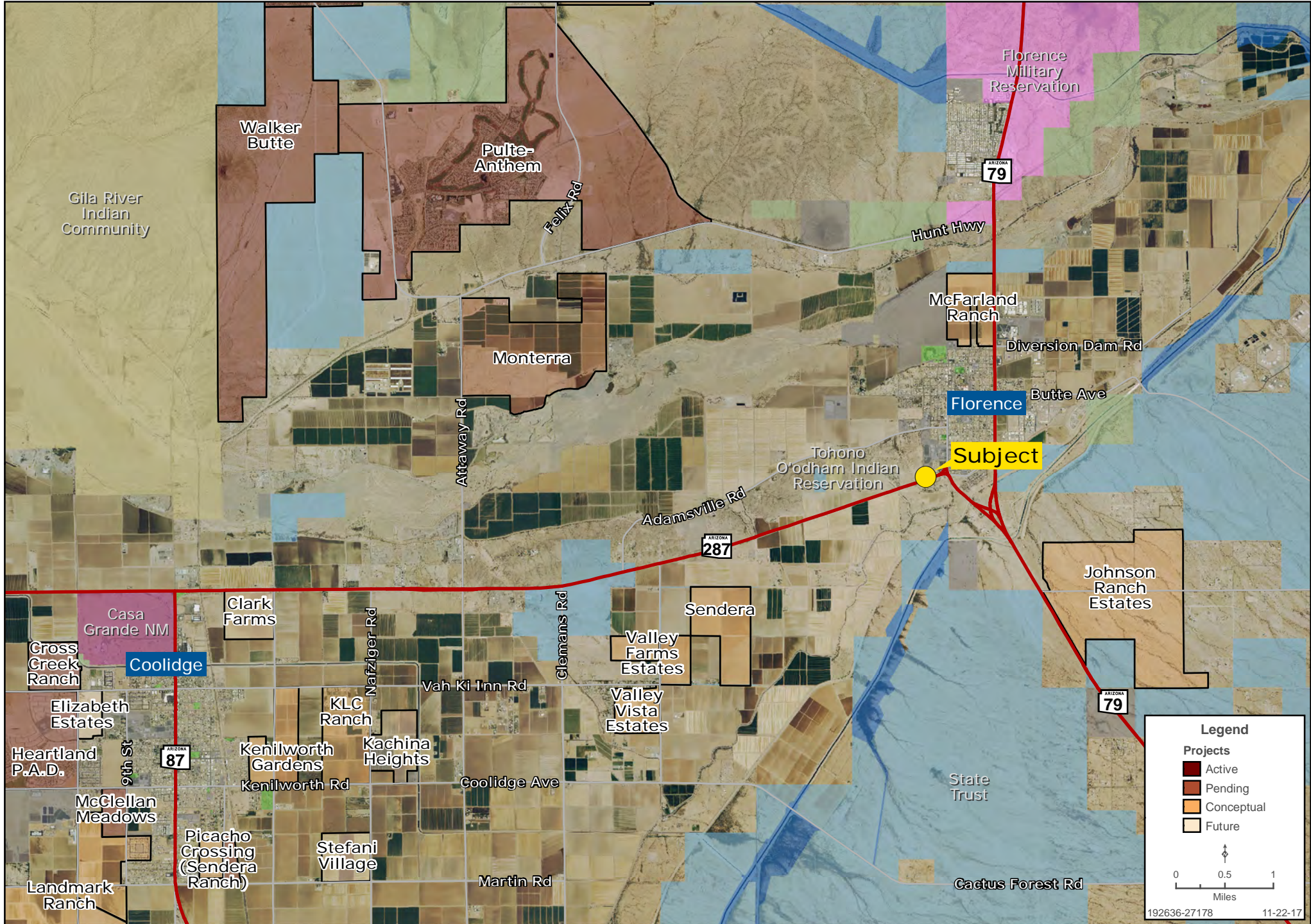
REGIONAL MAP

Chad T. Russell, P.C. | Randolph C. Titzck, P.C. | 480.483.8100 | www.landadvisors.com



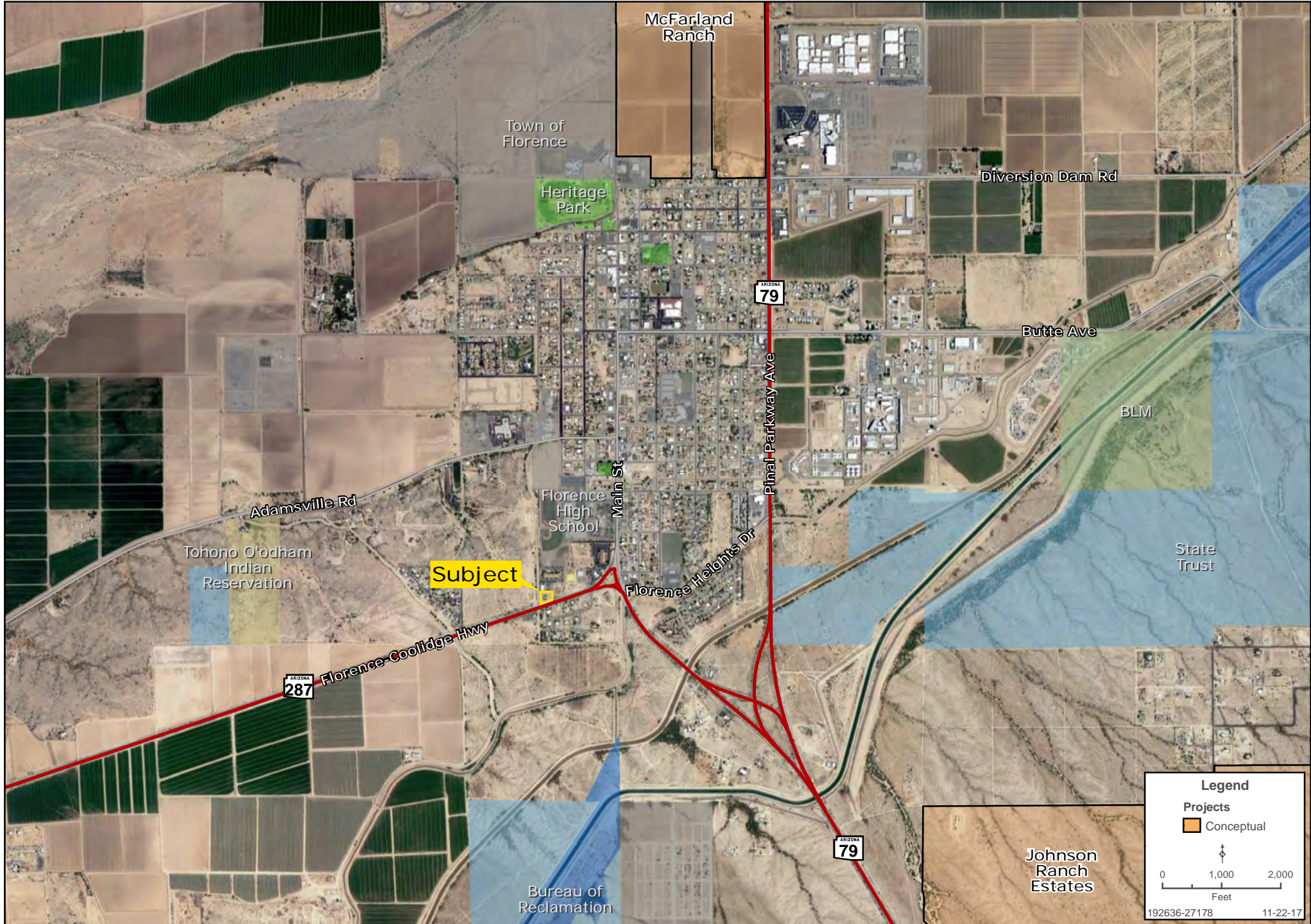
SURROUNDING DEVELOPMENT MAP

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SURROUNDING AREA MAP

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AMENITIES MAP

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PROPERTY DETAIL MAP

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ALTA / NSPS LAND TITLE SURVEY

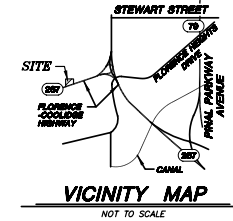
OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 9 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY,
ARIZONA

NOTES

- The basis of bearing is the East line of the Southeast quarter of Section 2, using a bearing of South 00 degrees 21 minutes 00 seconds West, per Subdivision of "FAMILY DOLLAR STORE #4358" recorded in Fee Number 2012-016561, records of Pinal County, Arizona.
- All title information and the description shown is based on a Pro Forma Owner's Policy of Title Insurance issued by Fidelity National Title Insurance Company, Order Number 55000561-055-1622, provided by Land Advisors Organization on November 15, 2017. The property depicted on this survey is the same property described in said Title Commitment.
- There are no striped parking spaces on the subject property.
- There are no buildings on the subject property.
- This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- The subject property has direct physical access to Highway 287, being an improved and open public right-of-way.
- The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

SCHEDULE "B" ITEMS

- Matters contained in that certain document
Entitled: Resolution
Recording No: 2000-15360
(REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- Matters shown on record of survey:
Recording No: Book 13 of Surveys, page 120
And thereafter Dedication of easements shown on said survey in
Recording No: 2006-50637
(PLOTTED HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto
as set forth in a document:
Purpose: public utilities and facilities
Recording No: 2007-21686
(PLOTTED HEREON)



DESCRIPTION

LOT 1, OF RECORD OF SURVEY, RECORDED IN BOOK 13 OF SURVEYS, PAGE 120, RECORDS OF PINAL COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON BAR AND CAP, STAMPED LS 16202, MARKING THE INTERSECTION OF THE NORTHWEST LINE OF ARIZONA STATE HIGHWAY 287, WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2;
THENCE ALONG SAID NORTHWEST LINE, NORTH 71 DEGREES 42 MINUTES 24 SECONDS EAST, 214.17 FEET TO A SET 1/2 INCH IRON BAR AND CAP STAMPED LS 16202;
THENCE NORTH 0 DEGREES 00 MINUTES 04 SECONDS WEST, 134.62 FEET TO A SET 1/2 INCH IRON BAR AND CAP STAMPED LS 16202;
THENCE SOUTH 89 DEGREES 59 MINUTES 43 SECONDS WEST, 205.66 FEET TO A SET 1/2 INCH IRON BAR AND CAP, STAMPED LS 16202 ON SAID WEST LINE;
THENCE ALONG SAID LINE, SOUTH 60 DEGREES 39 MINUTES 30 SECONDS EAST, 201.84 FEET TO THE POINT OF BEGINNING.

AREA = 0.778 ACRES
33,899 SQ. FT.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT
PLAT OF "FAMILY DOLLAR STORE #4358" FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN FEE NUMBER 2012-016561, PINAL COUNTY RECORDER
TRUSTEE'S DEED IN 2011-031427, PINAL COUNTY RECORDS
SPECIAL WARRANTY DEED IN 2014-029141, PINAL COUNTY RECORDS
SPECIAL WARRANTY DEED IN 2015-035503, PINAL COUNTY RECORDS
RESULTS OF SURVEY/MINOR LAND DIVISION IN BOOK 13 OF MAPS, PAGE 120, PINAL COUNTY RECORDS

SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY

CERTIFICATION

To: GENESIS FLORENCE, LLC, an Arizona limited liability company and FIDELITY NATIONAL TITLE SURVEYS, INC. as issuing agent for FIDELITY NATIONAL TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 5(a), 7(a)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on October 23, 2017.

Date of Plat or Map: October 25, 2017
Last revised on: November 15, 2017
David S. Klein
R.L.S. 42137



EXPIRES 3/31/20

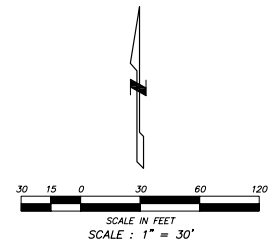
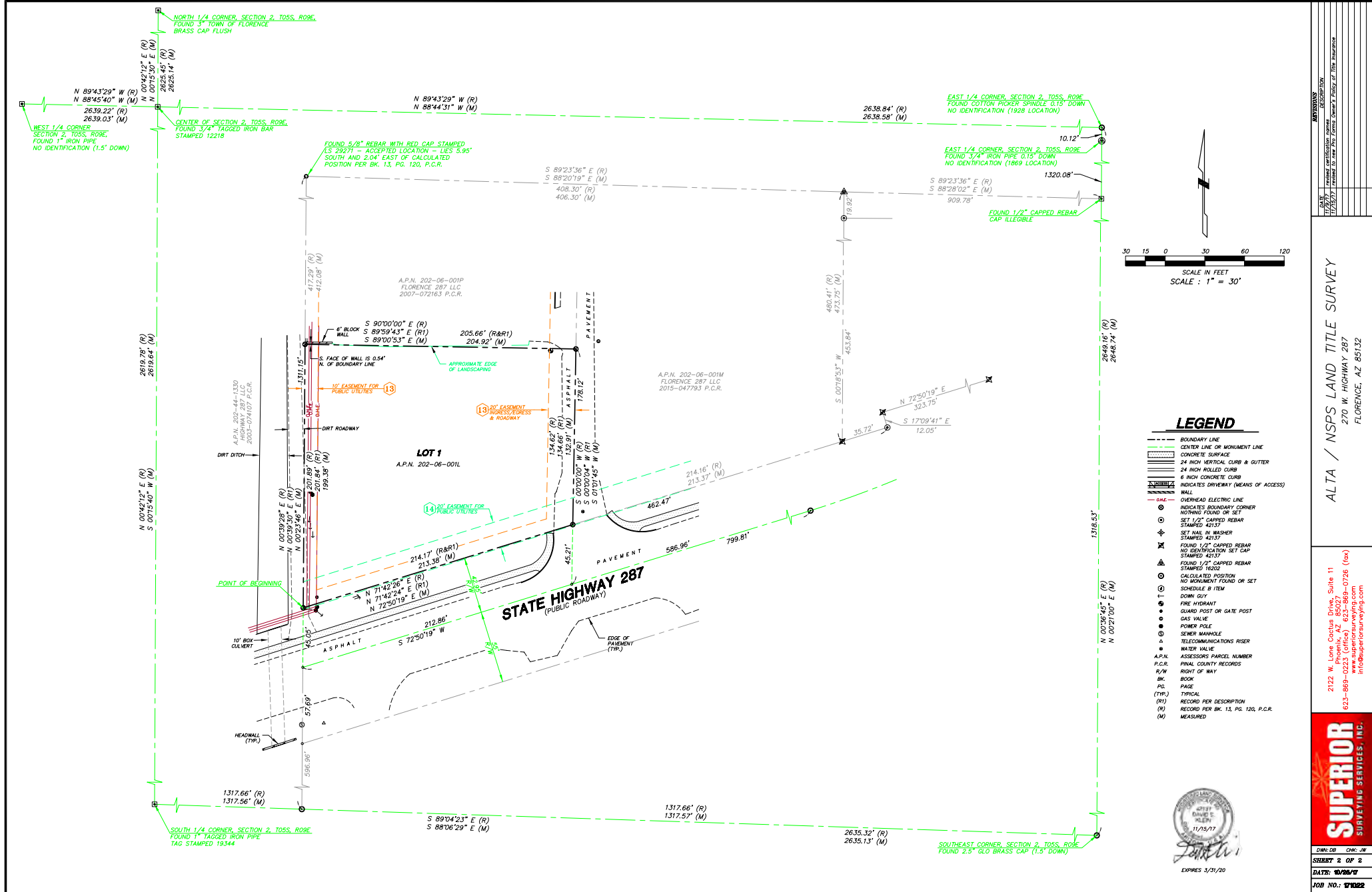
DATE	DESCRIPTION
11/15/17	Final certification issued
11/15/17	Final Pro Forma Owner's Policy of Title Insurance

ALTA / NSPS LAND TITLE SURVEY
270 W. HIGHWAY 287
FLORENCE, AZ 85132

2122 W. Loop, Coalinga, Calif., Suite 11
Phoenician, AZ 91321
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com



DWG: DB CHK: JW
SHEET 1 OF 2
DATE: 10/25/17
JOB NO.: 171022



LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- ONE
- OVERHEAD ELECTRIC LINE
- INDICATES BOUNDARY CORNER
- NOTHING FOUND OR SET
- SET 1/2" CAPPED REBAR
- STAMPED 42137
- SET NAIL IN WASHER
- STAMPED 42137
- FOUND 1/2" CAPPED REBAR
- NO IDENTIFICATION SET CAP
- STAMPED 42137
- FOUND 1/2" CAPPED REBAR
- STAMPED 16102
- CALCULATED POSITION
- NO MONUMENT FOUND OR SET
- SCHEDULE B ITEM
- DOWN GUY
- FIRE HYDRANT
- GUARD POST OR GATE POST
- GAS VALVE
- POWER POLE
- SEWER MANHOLE
- TELECOMMUNICATIONS RISER
- WATER VALVE
- A.P.N.
- ASSESSORS PARCEL NUMBER
- P.C.R.
- PUBLIC COUNTY RECORDS
- R/W
- RIGHT OF WAY
- BK
- BOOK
- PG
- PAGE
- (TYP)
- TYPICAL
- (R)
- RECORD PER DESCRIPTION
- (M)
- RECORD PER BK. 13, PG. 120, P.C.R.
- (M)
- MEASURED

ALTA / NSPS LAND TITLE SURVEY
 270 W. HIGHWAY 287
 FLORENCE, AZ 85132

2122 W. Loop, Coalinga, Calif., Suite 11
 Phoenix, AZ 85027 866-869-0726 (toll)
 623-869-0223 (office) 623-869-0726 (fax)
 www.superiorsurveying.com
 info@superiorsurveying.com

SUPERIOR
 SURVEYING SERVICES, INC.

DIM: DB CHK: JW
 SHEET 2 OF 2
 DATE: 10/26/17
 JOB NO.: 171022