

Development Opportunity

±288 Acres



Houser Rd & Battaglia Dr
Eloy, Arizona 85131

NAIHorizon

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naihorizon.com

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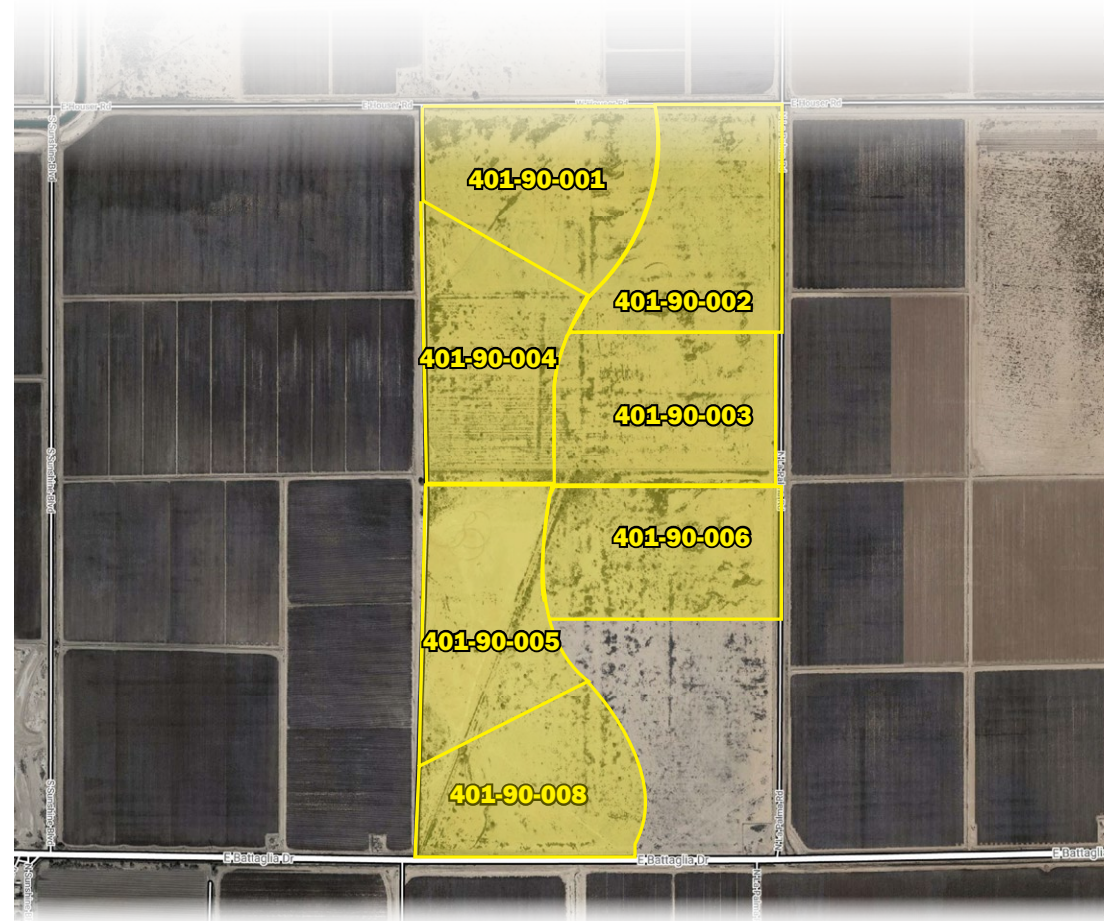
Development Opportunity

Property & Location Highlights

NAI Horizon is proud to exclusively offer this +/- 288 acre development site in Eloy, AZ. The subject property is bordered by Houser Road to the north, Battaglia Road to the south, and La Palma to the east. Subject property is surrounded by active farming and industrial developments, and is only a few minutes away from the Nikola campus and Eloy town core. Subject property is an ideal candidate for an industrial / commercial development, solar farm, battery backup installation, or hydrogen hub. Subject property has a well at the North East corner of the property and 500KV lines are directly along Houser Road with a substation within 5 miles of this site. ±40 to ±288 acres available. Call for pricing.

Site Features

- Water and power to property
- Paved roads on north and south ends of the parcel
- Minutes to downtown Eloy
- 1 mile from Nikola Manufacturing Facility
- Individual parcels available
- Easy access to I-10
- Midway between Phoenix and Tucson markets



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Development Opportunity

Potential land uses **Solar Farm**

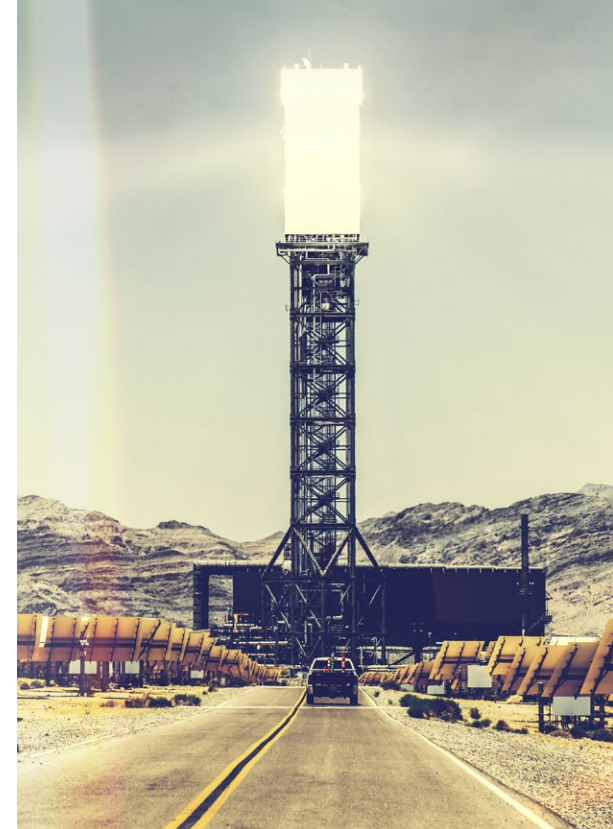
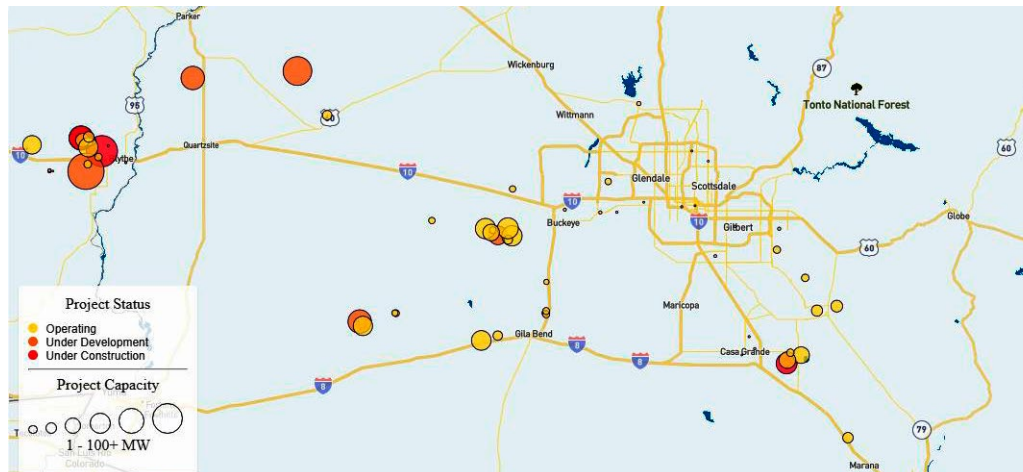
What is a Solar Farm?

The panels absorb sun all day and focus the energy on a receiver filled with molten salt. When the salt reaches 1,000 degrees Fahrenheit, it stores the energy as heat so it will be ready when needed. The heat will turn water into steam when a grid needs power.

Benefits of Solar Farms:

- Solar farms can still be used to farm crops and graze livestock. Studies in 2018 and 2019 have shown that it is beneficial to co-locate croplands and solar farms in a practice known as “agrovoltatics.” Later, if a landowner wants to revert their land to solely agricultural use, this can be accomplished easily.
- They reduce carbon emissions. Solar farms create clean energy that doesn’t harm the environment.
- With many governments across the world and major corporations, such as Amazon, Verizon, Infosys, Mercedes Benz, Siemens, Best Buy, and Uber pledging to be Zero Carbon by 2040 (or sooner), Scientists predict that solar power will soon contribute to almost a quarter of the world’s energy. This provides a great business opportunity to capture the high returns on investment that accompanies being an early entrant in an emerging market.

Solar projects in AZ:



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Development Opportunity

Potential land uses Battery Storage

What is Battery Storage?

Battery storage technologies are essential to speeding up the replacement of fossil fuels with renewable energy. Battery storage systems will play an increasingly pivotal role between green energy supplies and responding to electricity demands.

Battery storage, or battery energy storage systems (BESS), are devices that enable energy from renewables, like solar, to be stored and then released when customers need power most. Lithium-ion batteries, which are used in mobile phones and electric vehicles are currently the dominant storage technology for large scale plants to help electricity grids ensure a reliable supply of renewable energy.

Battery Storage Facilities – how they work and benefits

Battery storage facilities have a key part to play in ensuring homes and businesses can be powered by green energy even when the sun isn't shining, or the wind has stopped blowing.

They work through intelligent battery software which uses algorithms to coordinate energy production and computerized control systems to decide when to keep the energy to provide reserves or release it to the grid. Energy is released from the battery storage system during times of peak demand, keeping costs down and electricity flowing during times when Arizonans need additional power support during increasingly dangerous heat waves, peak summer demand, and when the sun goes down.



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Potential land uses Hydrogen Hub

Hydrogen Production

With approximately 10 million metric tons (MMT) hydrogen currently produced in the United States each year, the primary demand for hydrogen today is for petroleum refining and ammonia production. However, hydrogen can be used across multiple sectors to enable zero or near-zero emissions in other chemical and industrial processes, integrated clean energy systems, and transportation.

Hydrogen can be produced through low-carbon pathways using diverse resources—including fossil fuels, such as coal and natural gas, coupled with carbon capture and storage; through splitting of water using nuclear energy and renewable energy sources, such as wind, solar, geothermal, and hydro-electric power.

Nikola

Nikola is a vehicle maker whose vehicles are mostly hydrogen-powered.

Of the company's stated goals is to "optimize regionally available resources to produce hydrogen fuel at a cost competitive to diesel with the lowest carbon intensity."



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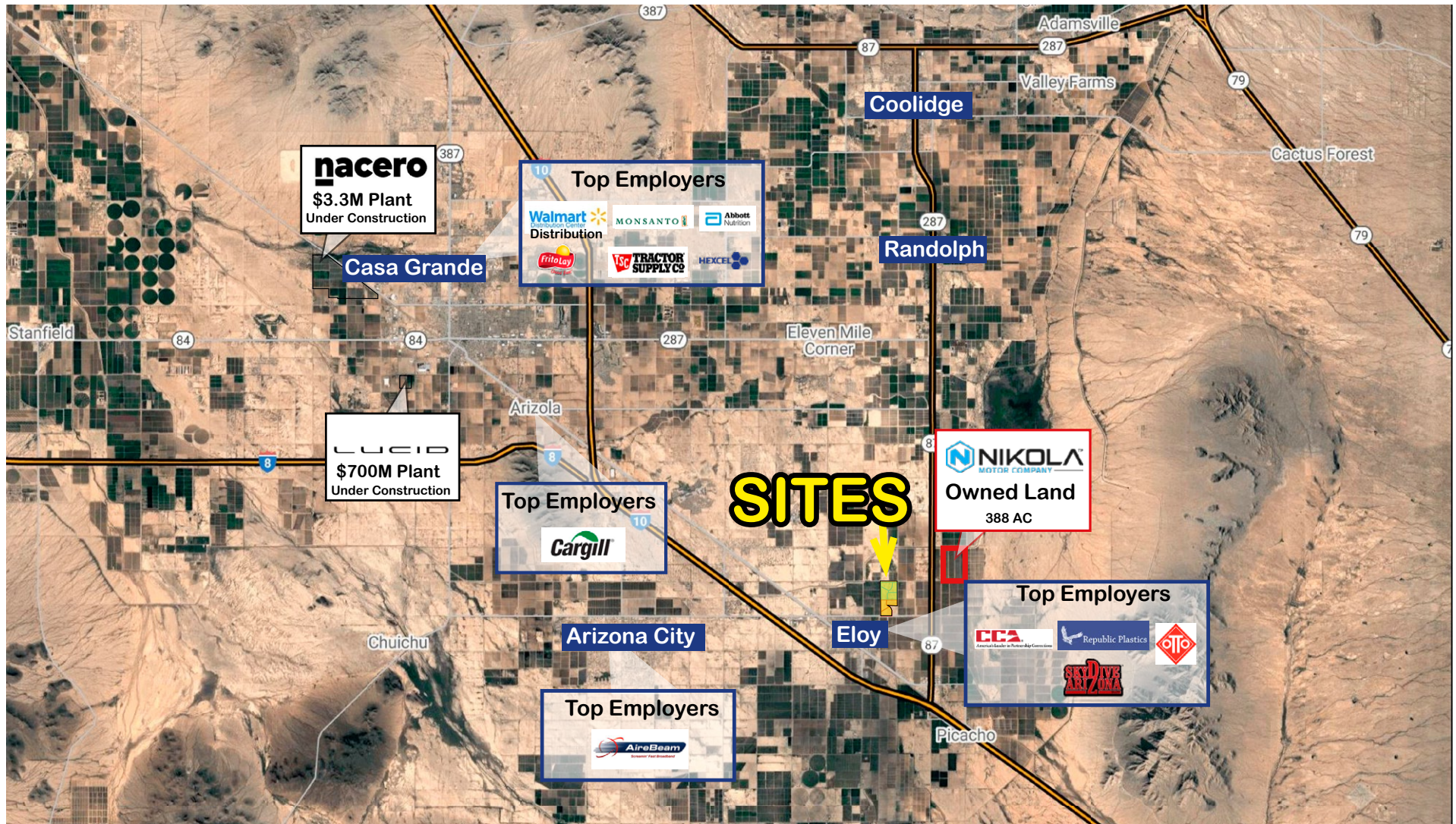
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Area Development & Employers



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Eloy, AZ Overview

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/>

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Eloy, AZ Overview



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

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