

ELOY INDUSTRIAL PARK

VACANT LAND FOR SALE | ELOY, ARIZONA

OPPORTUNITY ZONE

±345 ACRES | DIVISIBLE TO ±4 ACRES



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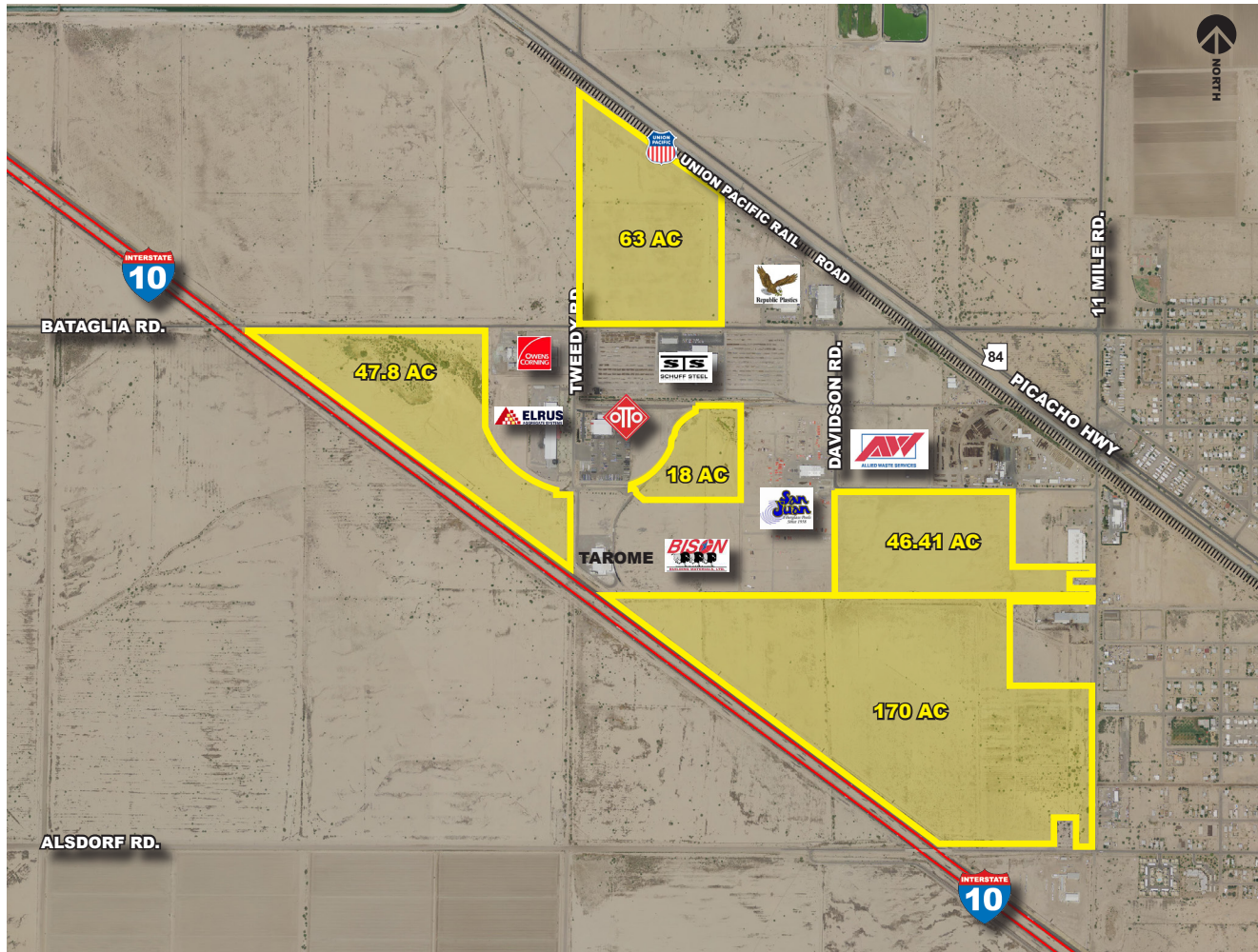
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PROPERTY OVERVIEW

- Existing Rail Service
- Industrial Lots Divisible to 4.37 Acres
- I-10 Freeway Visibility
- 40 Minutes South of Chandler Blvd.
- Zoned Industrial City of Eloy

Parcel #	Lot Size (Acres)	Asking Sales Price/SF*
408-02-0240	18	Submit Offer
408-02-020D	46.41	Submit Offer
408-26-027C	47.8	Submit Offer
404-12-003E	63	Submit Offer
408-02-0180	170	Submit Offer

MAJOR PRIVATE EMPLOYERS

- Arizona Pacific Land Preserving
- HASA of Arizona
- Otto Plastics Arizona, LLC
- San Juan Pools
- Strocal, Inc.
- Townley Manufacturing
- Tarone
- Skycase

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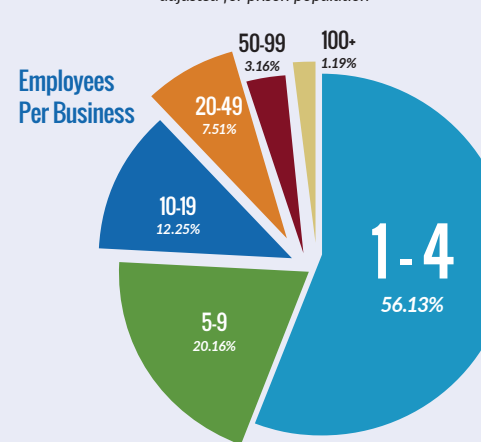
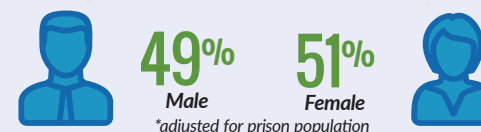
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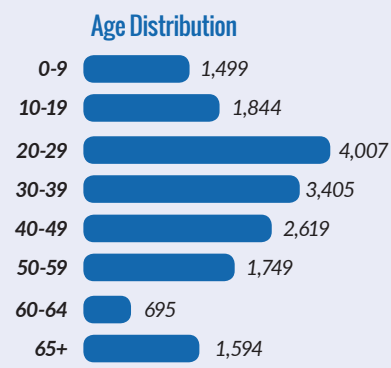
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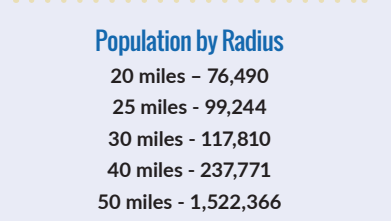
ELOY at a glance



For more information visit:
www.elay.gov



Median Age
34.1



BLUE-COLLAR LABOR FORCE WITH ROOM FOR MANAGERS



Owners
65.61%

HOUSING



Renters
34.39%

Average Commute
23 Minutes

FREIGHT DRIVE MILES / TIME*

*ungoverned speed, rounded to 10 minute increments

CITY	DISTANCE	DRIVE TIME
Tucson AZ	51 miles	50m
Phoenix AZ	54 miles	60m
Nogales MX	119 miles	2h
Yuma AZ	187 miles	2h, 50m
Puerto Penasco MX	190 miles	3h, 30m
Hermosillo MX	291 miles	5h 20m
San Diego CA	357 miles	5h 10m
El Paso TX	368 miles	5h 10m
Los Angeles CA	434 miles	6h 30m
San Francisco CA	815 miles	12h
Dallas TX	1,003 miles	14h 20m
Houston TX	1,114 miles	16h 10m
New Orleans LA	1,460 miles	21h 20m
Seattle WA	1,483 miles	22h 40m
Calgary AL	1,606 miles	24h
Vancouver BC	1,619 miles	25h
Minneapolis MN	1,639 miles	26h
Detroit MI	1,979 miles	30h
Orlando FL	2,076 miles	30h

A LOOK AT ARIZONA

Low taxes and small state government means Arizona offers one of the lowest costs of doing business in the U.S., according to the Arizona Commerce Authority. The state also boasts a robust, skilled workforce and ease of transportation to local and international markets.

18.5%
less than national average per capita income going to taxes

2ND LOWEST IN NATION
Government employees per 100 residents
(Source, 2018 ALEC-Laffer State Economic Competitiveness Index)

6TH MOST FAVORABLE IN NATION
Property Taxes

15TH MOST FAVORABLE IN NATION
Unemployment Insurance Tax
(Source, 2018 Tax Foundation State Business Tax Climate Index)

13TH LOWEST IN NATION
Average Workers' Compensation Costs (per \$100 of payroll)
(Source, 2018 ALEC-Laffer State Economic Competitiveness Index)

+2 MILLION
Number of Workers Living in Greater Phoenix Area Alone
(Approximately 54 Miles from Eloy)

65 MILLION
Number of people a one-day drive is capable of reaching

+100 CITIES +4 COUNTRIES
(Including Mexico, Canada, England and Germany) Served by Phoenix Sky Harbor International Airport

800 TONS
Daily Amount of Cargo Handled at Phoenix Sky Harbor International Airport