

# ±122.03 ACRES FOR SALE

EXCLUSIVE LISTING | SEC CURRY ROAD AND HOUSER ROAD, ELOY, ARIZONA

**LOCATION** Property is located at the southeast corner of Curry Road and Houser Road in Eloy, Arizona.

**SIZE** ±122.03 acres

**ASKING PRICE** \$1.00 per square foot

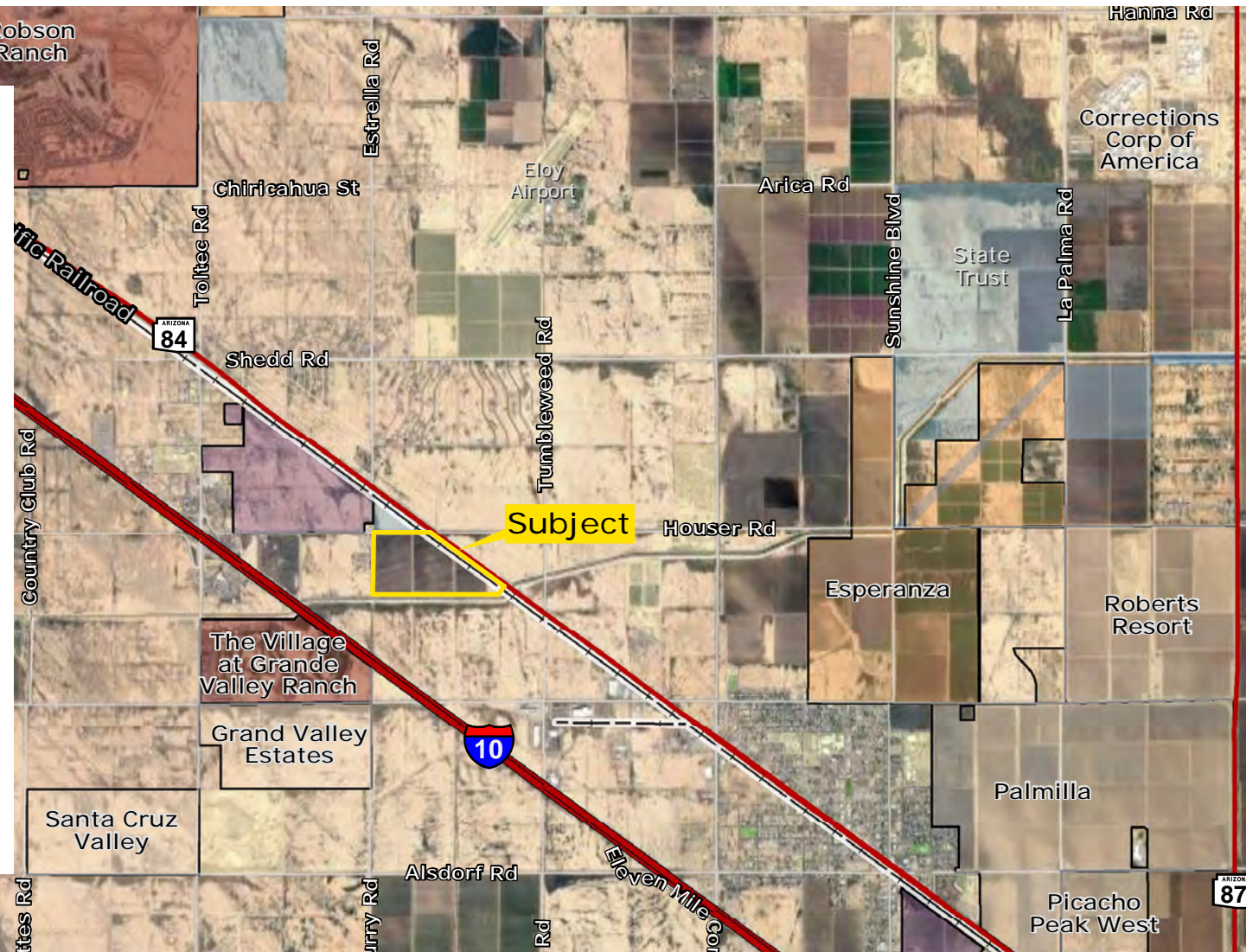
**PARCEL** 404-23-002C

**ZONING** I-2, City of Eloy

**TAXES** \$9,685.08 (2012)

## COMMENTS

- Property has more than 1/2 mile frontage on Highway 84 and the Union Pacific Railroad.
- Property is less than 1/2 mile east of the I-10 Freeway and less than 1 mile from a full freeway interchange at I-10 and Houser Road.
- Property is located just southeast of the future Toltec Business Park.
- Across I-10 there are the master planned communities The Village at Grande Valley Ranch with a golf course and Grand Valley Estates.
- Southern portion of property lines up with the Santa Rosa Canal.
- Grandfathered water rights in Central Arizona Irrigation & Drainage District.
- Property currently being farmed.
- Low property taxes because of ag-exemption.



Kirk McCarville | [kmccarville@landadvisors.com](mailto:kmccarville@landadvisors.com)  
442 W. Kortsen Road, Suite 203 Casa Grande, 85122 ph. 520.251.0348 | [www.landadvisors.com](http://www.landadvisors.com)

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ORGANIZATION

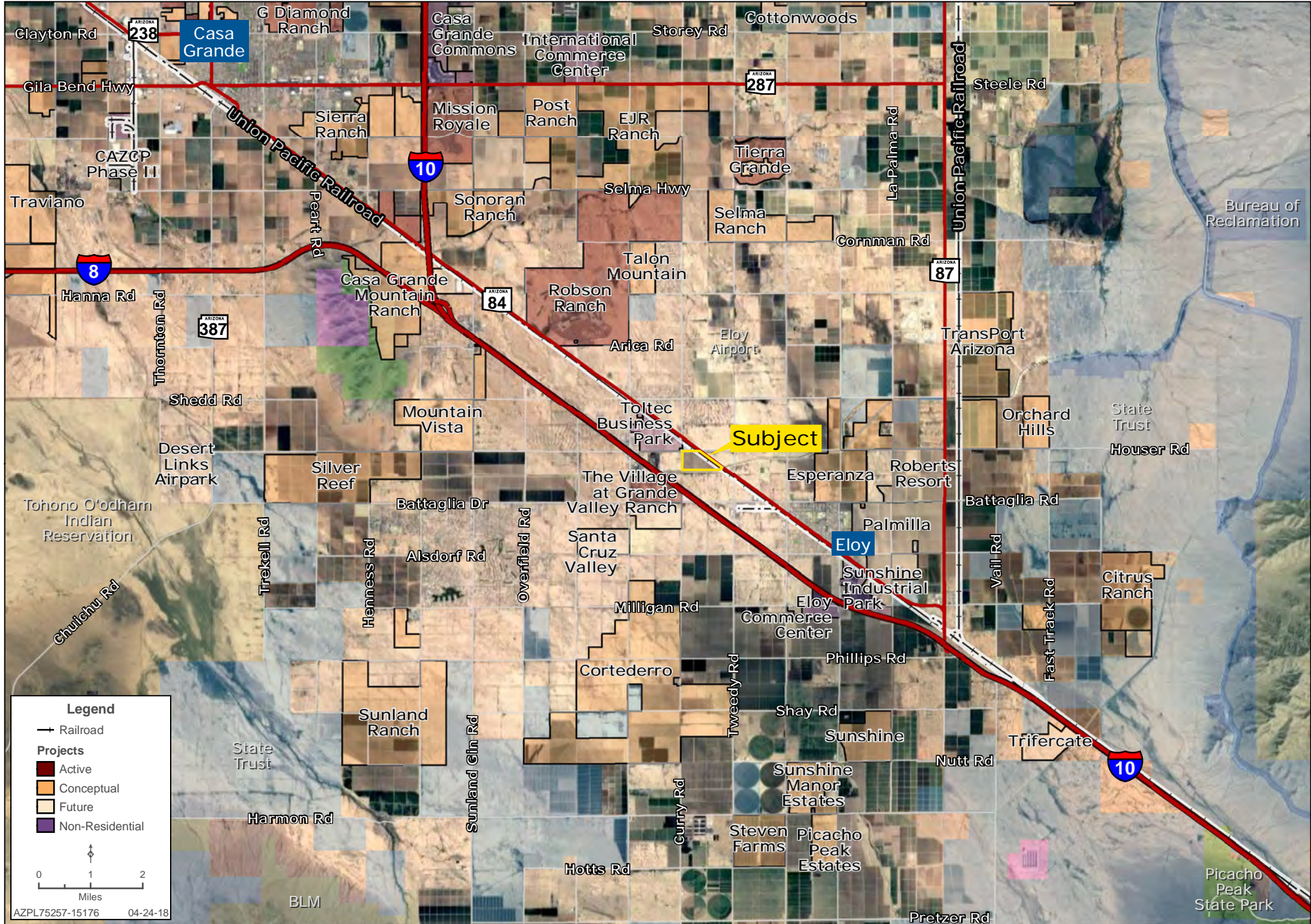
# REGIONAL MAP

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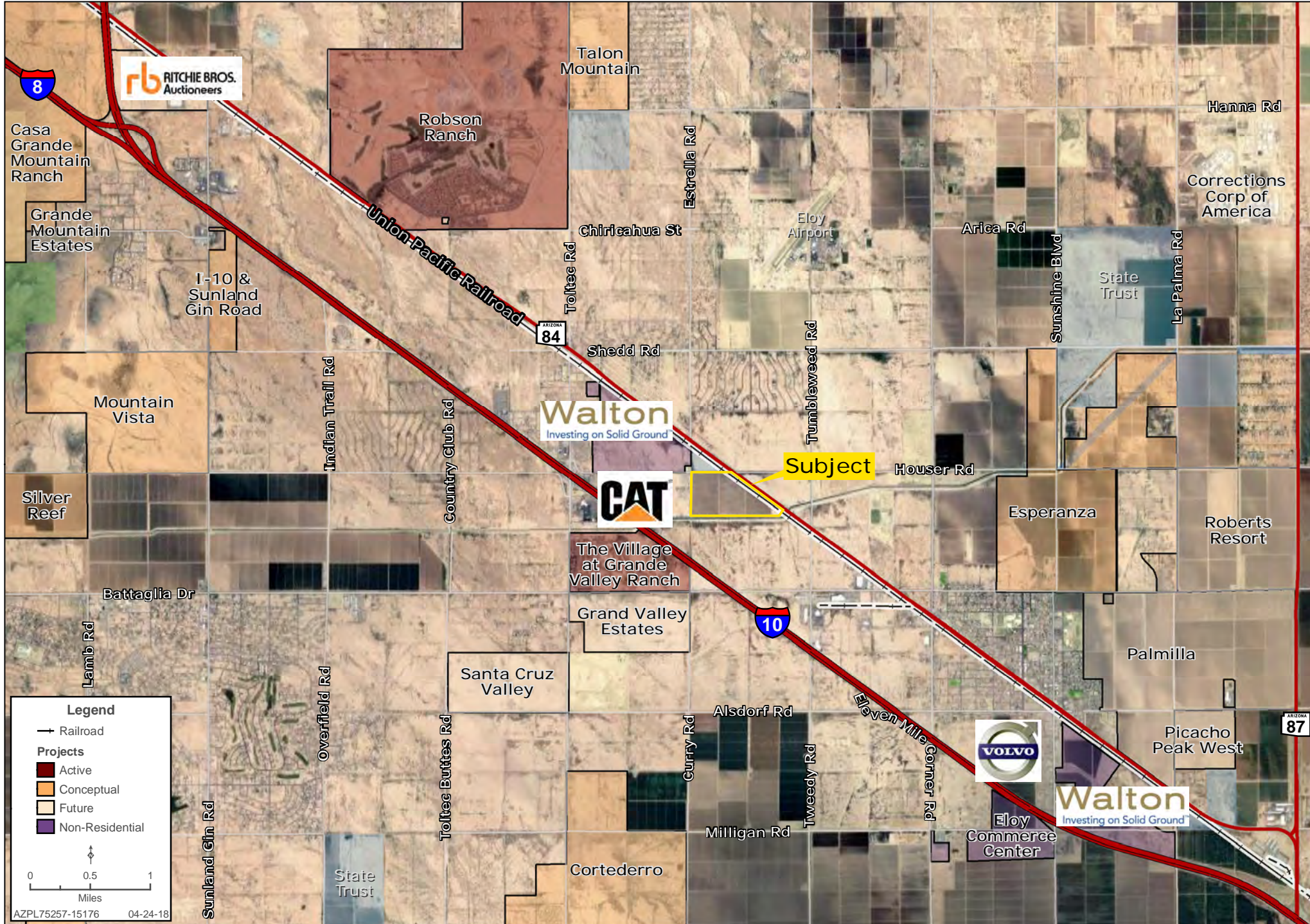
# SURROUNDING DEVELOPMENT MAP

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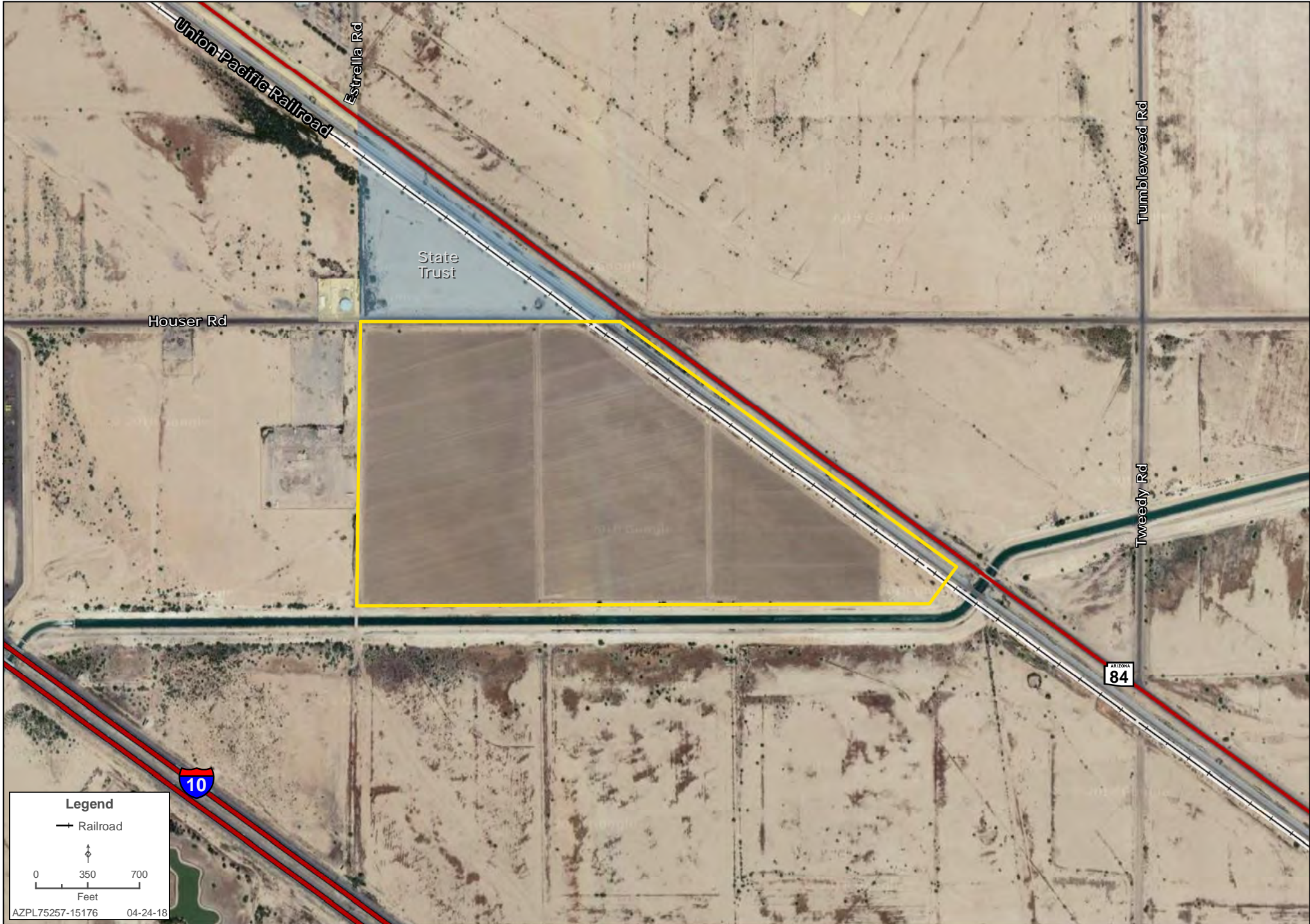
# SURROUNDING AREA MAP

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# PROPERTY DETAIL MAP

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# CONCEPTUAL LANDSCAPE PLAN

