

FOR SALE

NEC HUNT HIGHWAY & ATTAWAY ROAD

6890

WEST HUNT HIGHWAY

Florence, AZ 85132



PROPERTY HIGHLIGHTS

- + Size: ±38.01 Acres
- + Current Zoning: Rural Agricultural Zoning, RA -10
- + General Plan Zoning: Community Commercial (CC)
- + Price: \$1,200,000 (\$31,579/Acre)



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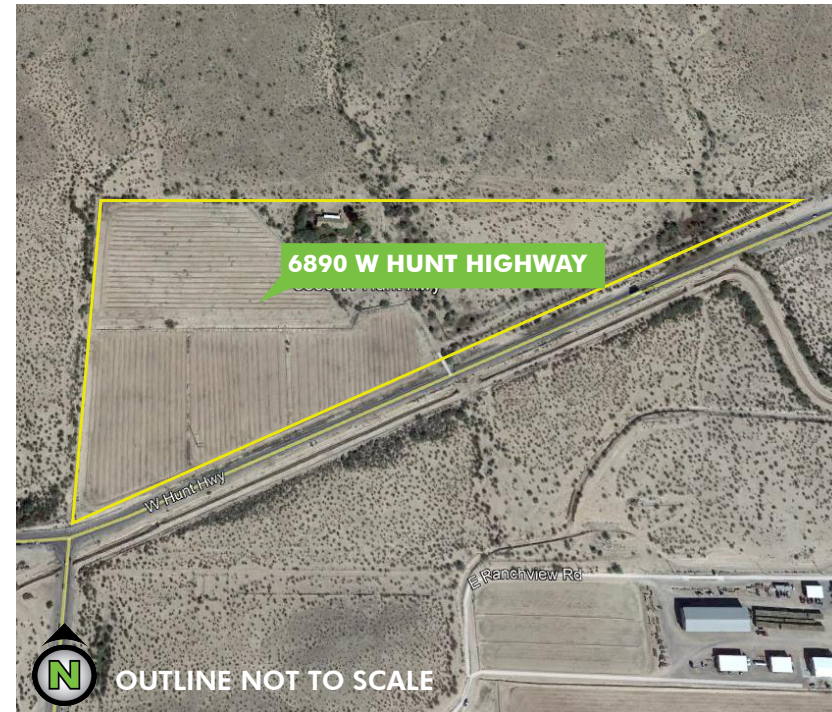
6890
WEST HUNT HIGHWAY
Florence, AZ 85132



PROPERTY OVERVIEW

6890 West Hunt Highway is comprised of ± 38 Acres of land and is currently a single-family residence within the Town of Florence, Arizona. The property has almost 2,900 feet of frontage along Hunt Highway, providing great visibility.

The property is currently zoned Rural Agricultural (RA-10) and the Town of Florence 2020 General Plan designates the property as Community Commercial (CC). The General Plan also calls for a future road that begins at the lighted intersection of Attaway Road and Hunt Highway. The future road runs north up the western property line to connect with Constitution Way in Anthem at Merrill Ranch.



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LOCATION OVERVIEW

The Town of Florence is one of the oldest incorporated towns in Arizona, with a rich and unique history. The town provides a secluded feel, but is approximately a 45-minute drive to both Phoenix and Tucson.



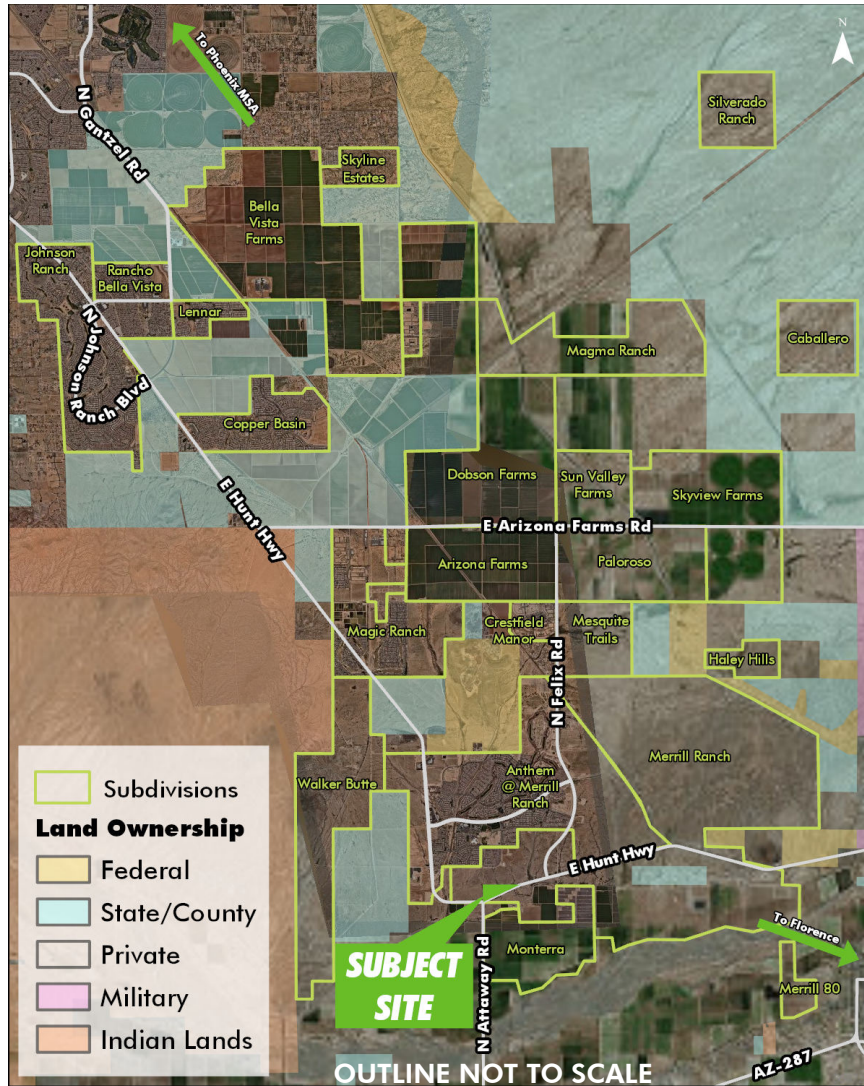
TOWN OF FLORENCE COMMUNITY LIBRARY

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ANTHEM AT MERRILL RANCH

Anthem at Merrill Ranch is a Del Webb master-planned community in the Town of Florence that includes almost 8,700 lots on $\pm 3,200$ acres. The community features a recreation center, swimming pools, 18-hole golf course, tennis courts, basketball courts and a ± 60 -acre community park. There is a Safeway shopping center that serves the community at the northeast corner of Hunt Highway and Merrill Ranch Parkway.



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PROPERTY PHOTOS

