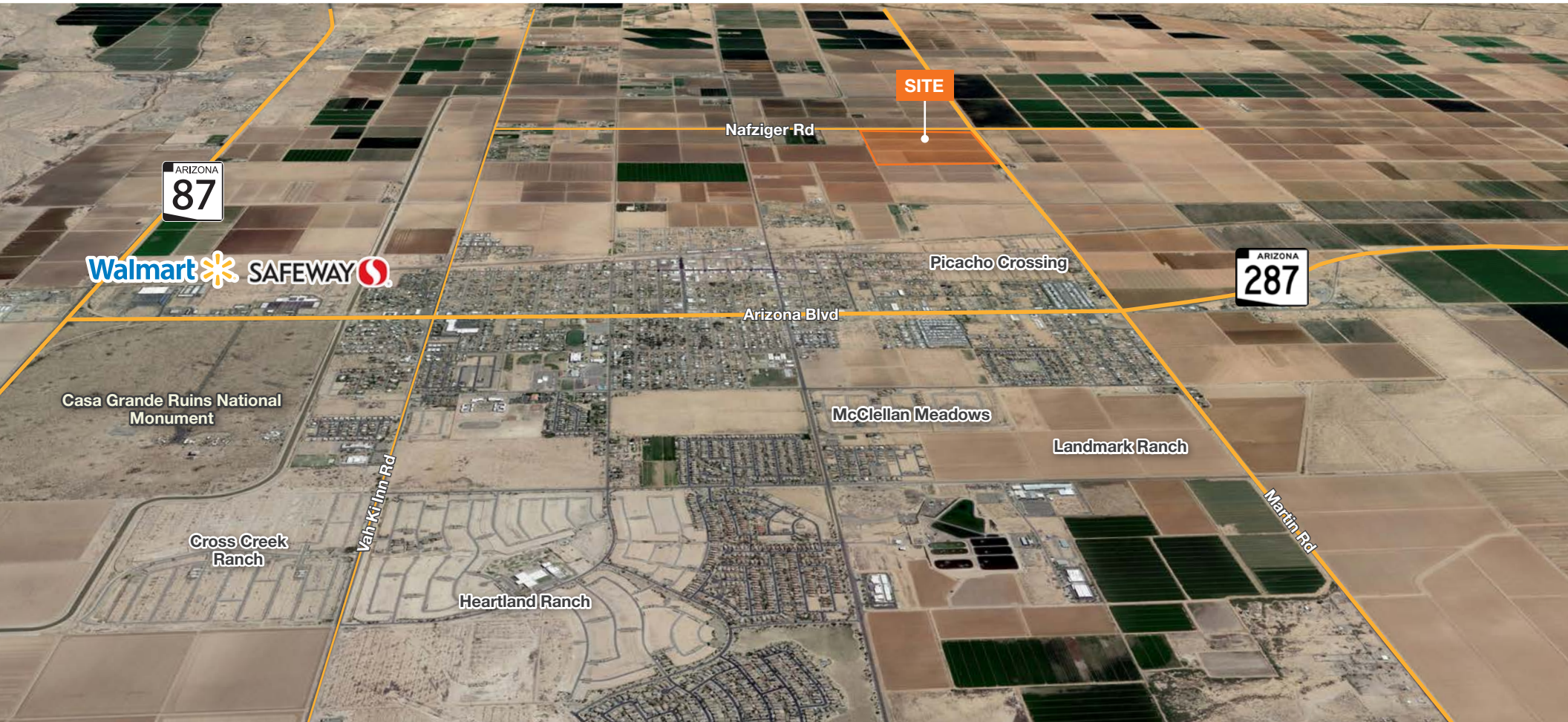


Nafziger Rd & Martin Rd NWC

COOLIDGE, AZ



FOR SALE

±160 Acres at Nafziger Road and Martin Road in
Coolidge, Arizona

Brian Rosella
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Chris Medill, MRED
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kiddermathews.com

km Kidder
Mathews

Nafziger Rd & Martin Rd NWC

COOLIDGE, AZ

Features

PARCEL	209-24-0170
LAND	±160 acres
PRICE	\$18,000 per acre (\$2,880,000)
ZONING	Agricultural
GENERAL PLAN	Urban Neighborhood Target Net Density 4.0 DU/AC
UTILITIES	Water: Arizona Water Company (Future) Sewer: City of Coolidge (Future)

PROPERTY HIGHLIGHTS

Located in an Opportunity Zone

Agricultural Land Use – 2018 Property Taxes: \$12,139 = \$76/AC

North / South Freeway Corridor Study – TIER 1 EIS Study will be completed in 2019



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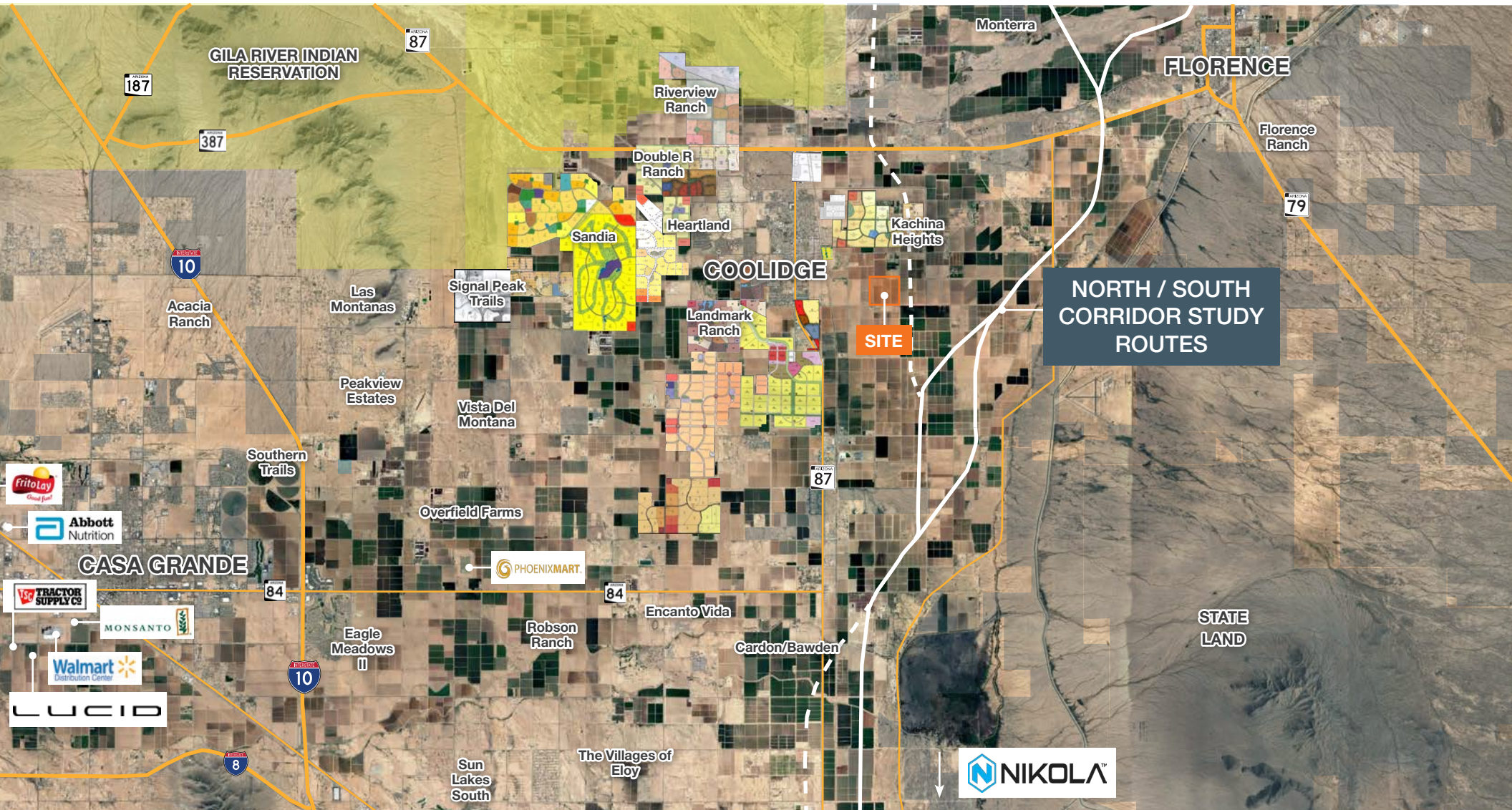
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PROPOSED N/S FREEWAY ROUTES



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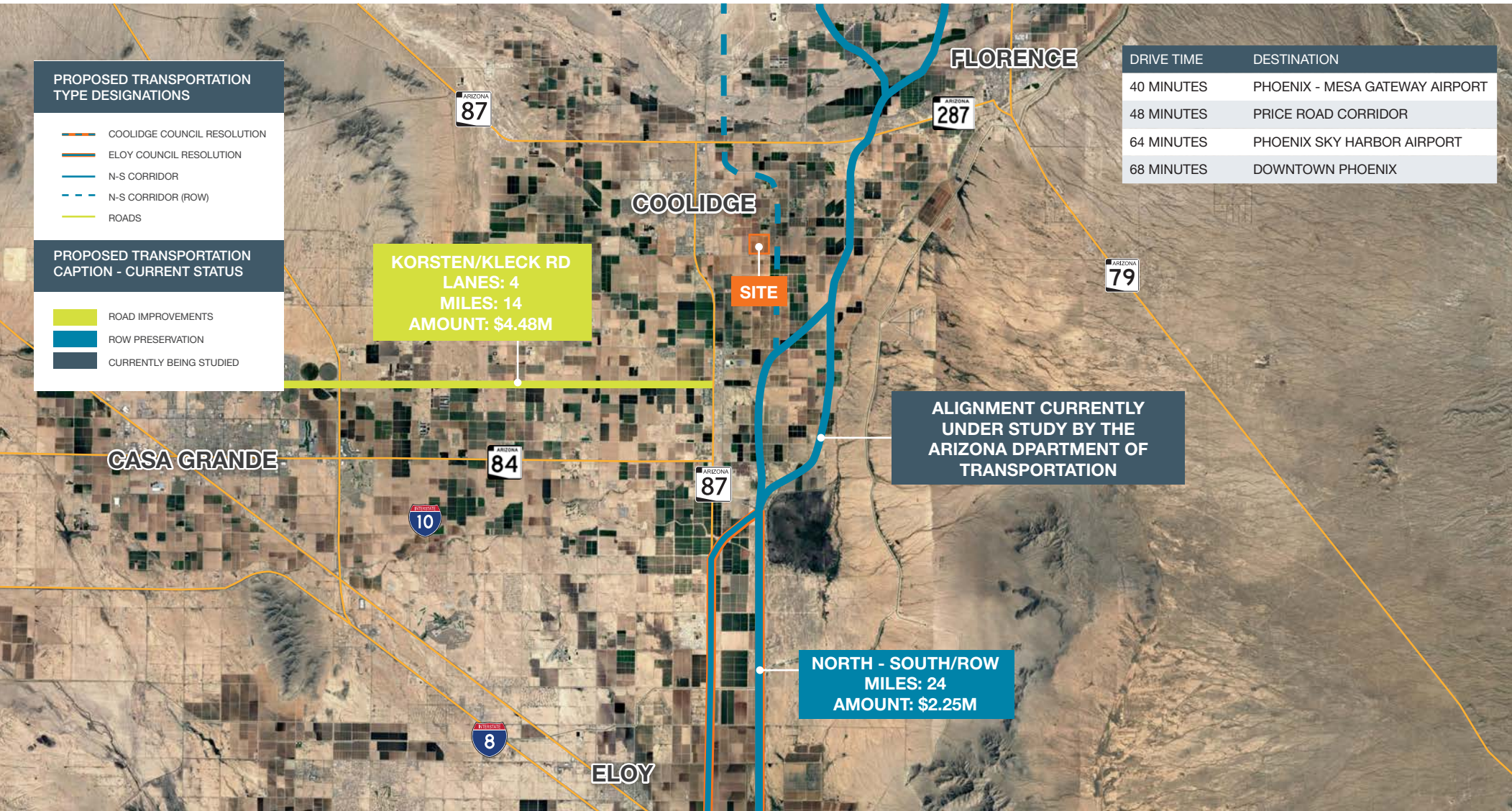
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Nafziger Rd & Martin Rd NWC

COOLIDGE, AZ

PROPOSED REGIONAL TRANSPORT AND DRIVE TIMES



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