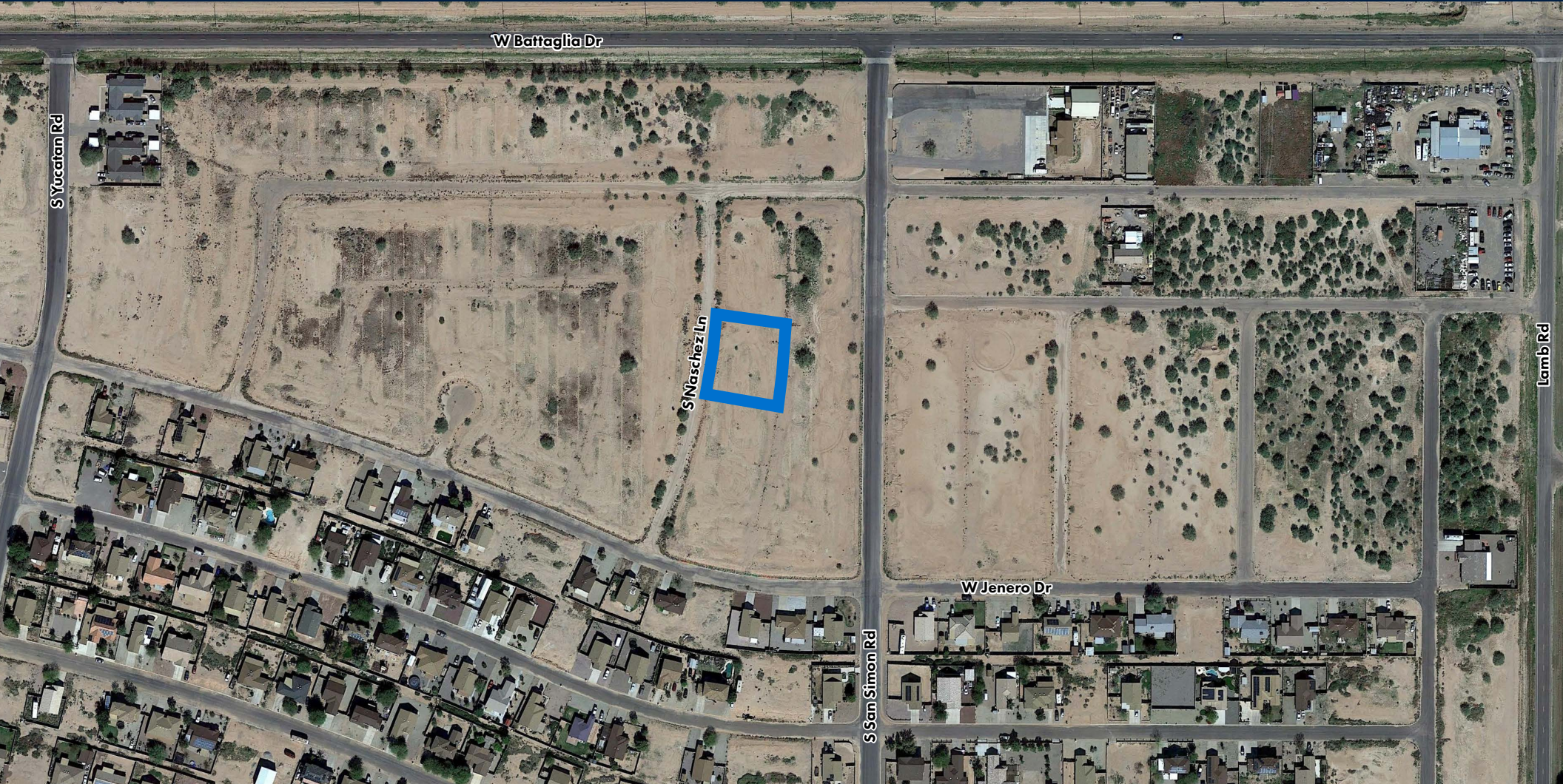


LAND AVAILABLE FOR SALE

13067 S NASCHEZ LN | ARIZONA CITY, AZ 85123

±0.327 ACRE LOT OF LAND | SALE PRICE: \$30,000 (\$2.11 PSF)



Paul Woods
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 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CFR PAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

LAND AVAILABLE FOR SALE

13067 S NASCHEZ LN | ARIZONA CITY, AZ 85123

AVAILABLE	±0.327 Acres (±14,250 SF)
SALE PRICE	\$30,000 (\$2.11 PSF)
ZONING	Residential Urban
PARCEL	511-63-093
FRONTAGE	S Naschez Ln & S San Simon Rd

FEATURES

Single or Multi-Family Opportunity

Easy Access to I-10 Freeway

Contact an Exclusive Agent For More Information

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2022 Population	3,042	12,599	16,335
2022 Households	1,037	4,762	6,198
Median HH Income	\$40,661	\$47,553	\$41,231



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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LAND AVAILABLE FOR SALE

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ABOUT ARIZONA CITY

Arizona City is a planned community at the midpoint of the Phoenix-Tucson corridor, one of the more rapidly developing areas of the state.

Surrounded by productive agricultural land, Arizona City has both industrial and commercially zoned areas, along with such amenities as a 48-acre lake, an 18-hole golf course and several parks. The community, which was established in 1960, is 54 miles from Tucson and 56 miles from Phoenix, in south-central Pinal County. The community has an elevation of 1,505 feet and is unincorporated.

SCENIC ATTRACTIONS

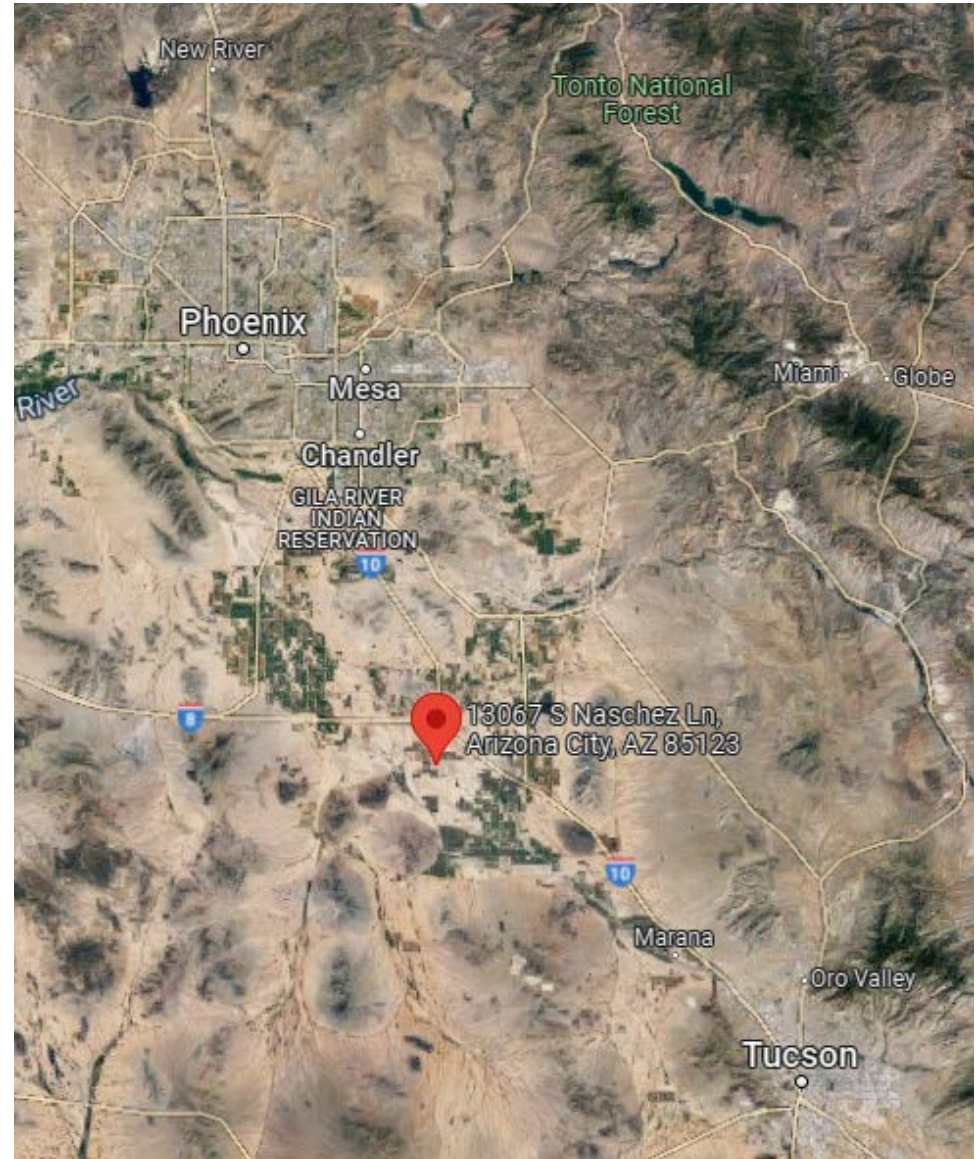
A 48-acre man-made lake is available for sailing and fishing. Several large lakes, many with full-service marinas where one can enjoy fishing, swimming and boating, are within a short scenic drive to the north and northeast.

Picacho Peak State Park, 22 miles southeast of Arizona City, is the site of Arizona's only Civil War battle. It took place in April 1862, when troops from the Union's California Volunteer's encountered a detachment of soldiers on guard duty from the Confederacy's Texas Volunteers. The State Park, opened in 1968, provides hiking trails that lead to the summit of the majestic peak, as well as camping, picnicking, hiking and other facilities.

Rock hounds will enjoy the selection of distinctive agates, a type of quartz with bands of color, that can be found at the Agate Fields just south of Arizona City.

Another point of historic interest is Casa Grande National Monument, 20 miles north of Arizona City, where one can also visit the Casa Grande Valley Historic Museum.

Directly west of the Arizona City is the northeast corner of the sprawling Tohono O'Odham (Papago) Indian Reservation.



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