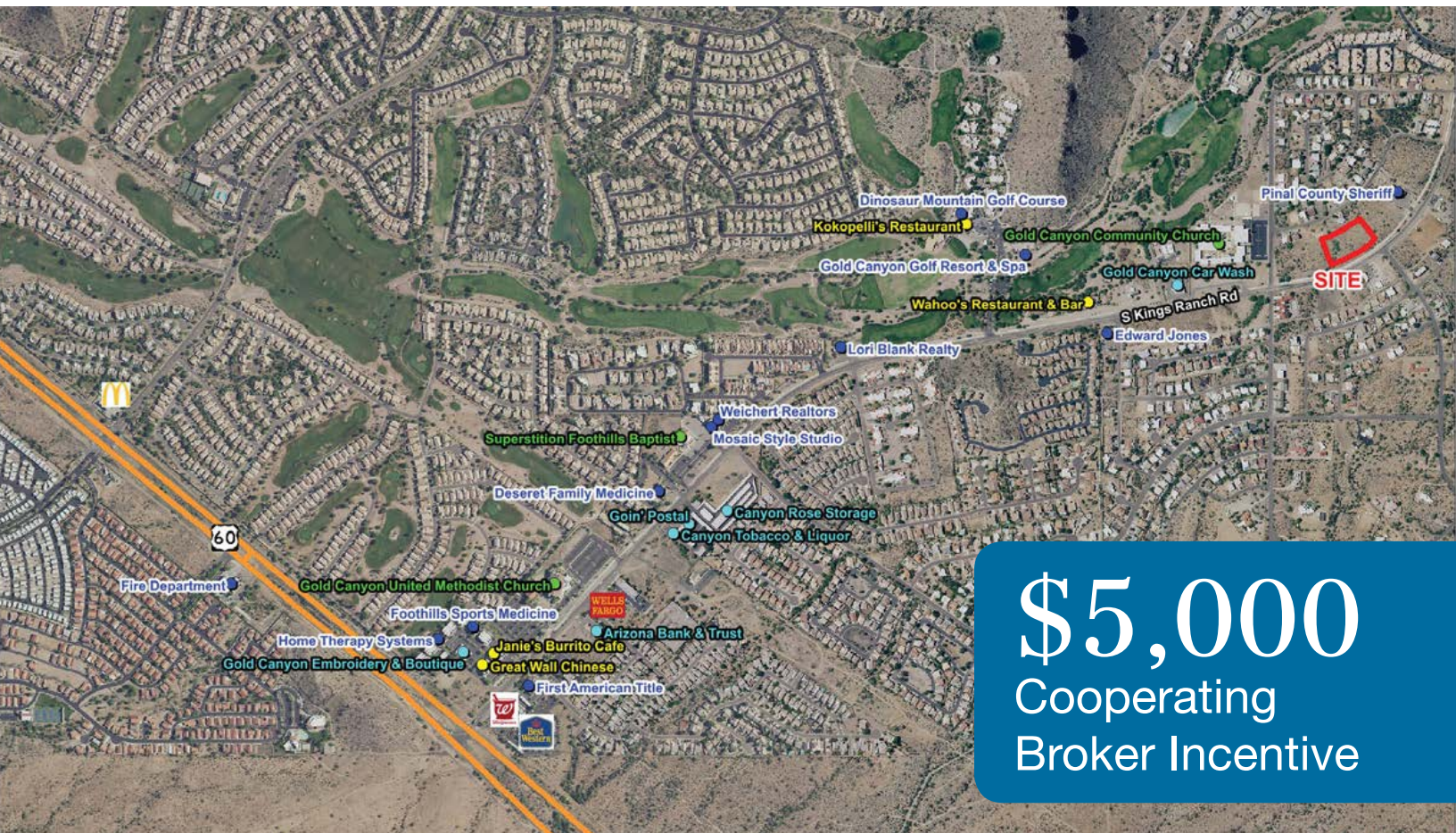


# 5898 S Kings Ranch Rd

Gold Canyon, Arizona 85118

For Sale, All or Part  
2.63 Acre Infill  
Development Site



## Property Features

- Water, sewer, natural gas, electric, telephone and cable services installed within the property boundaries
- ± 2.63 acres - subdivided into seven (7) lots (Parcel #104-13-115 thru -121)
- Zoned CB-2 (Pinal County), Commercial
- Easy ingress/egress from US 60 Freeway at the Kings Ranch Road exit
- Dynamic location for various infill development options
- Close proximity to golf courses, resorts, nearby retail and office community
- Parcels can be sold separately

Entire Site For Sale: \$599,000 (\$5.23/SF)



**John Filli, SIOR** Senior Vice President  
602 852 3411 direct • john.filli@naihorizon.com

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## Area Highlights

- Located in a developing neighborhood which consists of a mixture of residential, office, retail and resort land uses
- In close proximity to Gold Canyon Golf Resort
- Located just southwest of the very famous Superstition Mountain Range
- The following utility services are available at the site from South Kings Ranch Road; water (8”), Sewer (10”), Natural Gas (2”), Electric, Telephone and Cable

## Nearby Golf Courses

- **Superstition Mountain Golf:** Spectacular Nicklaus golf, perfect fairways and impeccably manicured greens at the Prospector and Lost Gold Golf Course have won rave reviews from the many professional golfers who play here.
- **Gold Canyon Golf Resort:** Choose from two championship courses, Dinosaur Mountain rated 4 1/2 stars or the Sidewinder rated 4 stars by Golf Digest. The Dinosaur Mountain course has been rated in the Top Ten’s most “Under-rated” golf course in the country by Sports Illustrated.
- **Mountain Brook Golf Club:** Dramatic views of the desert hills and massive Superstition Mountains frame the course and clubhouse. A modern desert mountain golf course design, Mountain Brook also features a full-service clubhouse and restaurant.

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PLATMAP



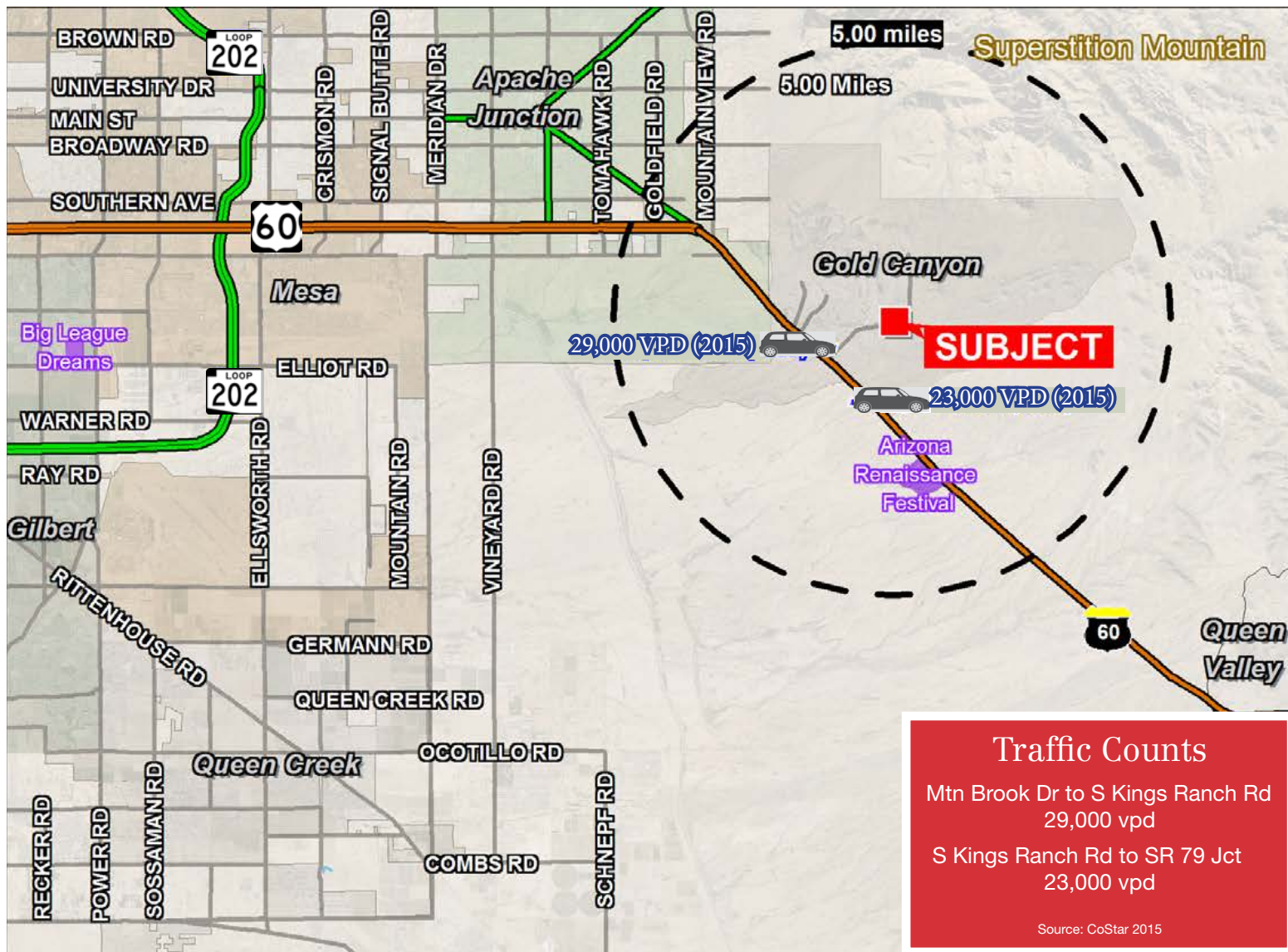
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## Demographics (2017)

	1 Mile	3 Mile	5 Mile
Estimated Population	4,196	13,599	20,040
2022 Projected Population	4,723	15,297	22,627
Estimated Households	1,961	6,449	9,251
Average Household Income	\$93,624	\$93,681	\$86,509



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Senior Vice President  
602 852 3411 direct  
john.filli@naihazhorizon.com