

# ELOY INDUSTRIAL HIGHWAY FRONTAGE FOR SALE

EXCLUSIVE LISTING | ±152 ACRES | SWC HIGHWAY 84 & TWEEDY ROAD

**LOCATION** Property is located at the southwest corner of Highway 84 and Tweedy Road in Eloy, Arizona

**PRICE** \$9,880,000

**SIZE** ±152.09 acres

**PARCEL** 404-23-003F

**ZONING** I-1

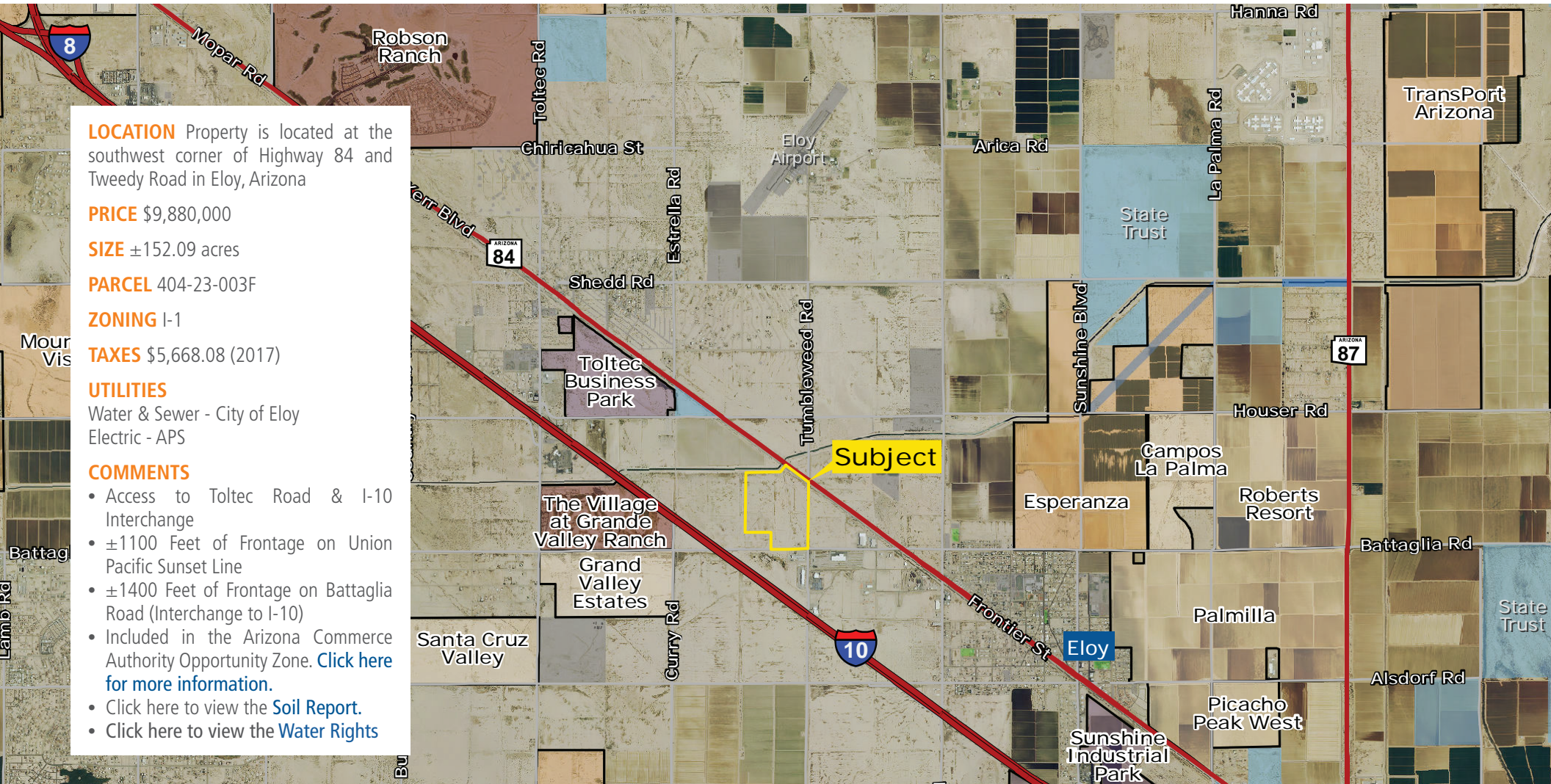
**TAXES** \$5,668.08 (2017)

#### UTILITIES

Water & Sewer - City of Eloy  
Electric - APS

#### COMMENTS

- Access to Toltec Road & I-10 Interchange
- ±1100 Feet of Frontage on Union Pacific Sunset Line
- ±1400 Feet of Frontage on Battaglia Road (Interchange to I-10)
- Included in the Arizona Commerce Authority Opportunity Zone. [Click here for more information.](#)
- [Click here to view the Soil Report.](#)
- [Click here to view the Water Rights](#)



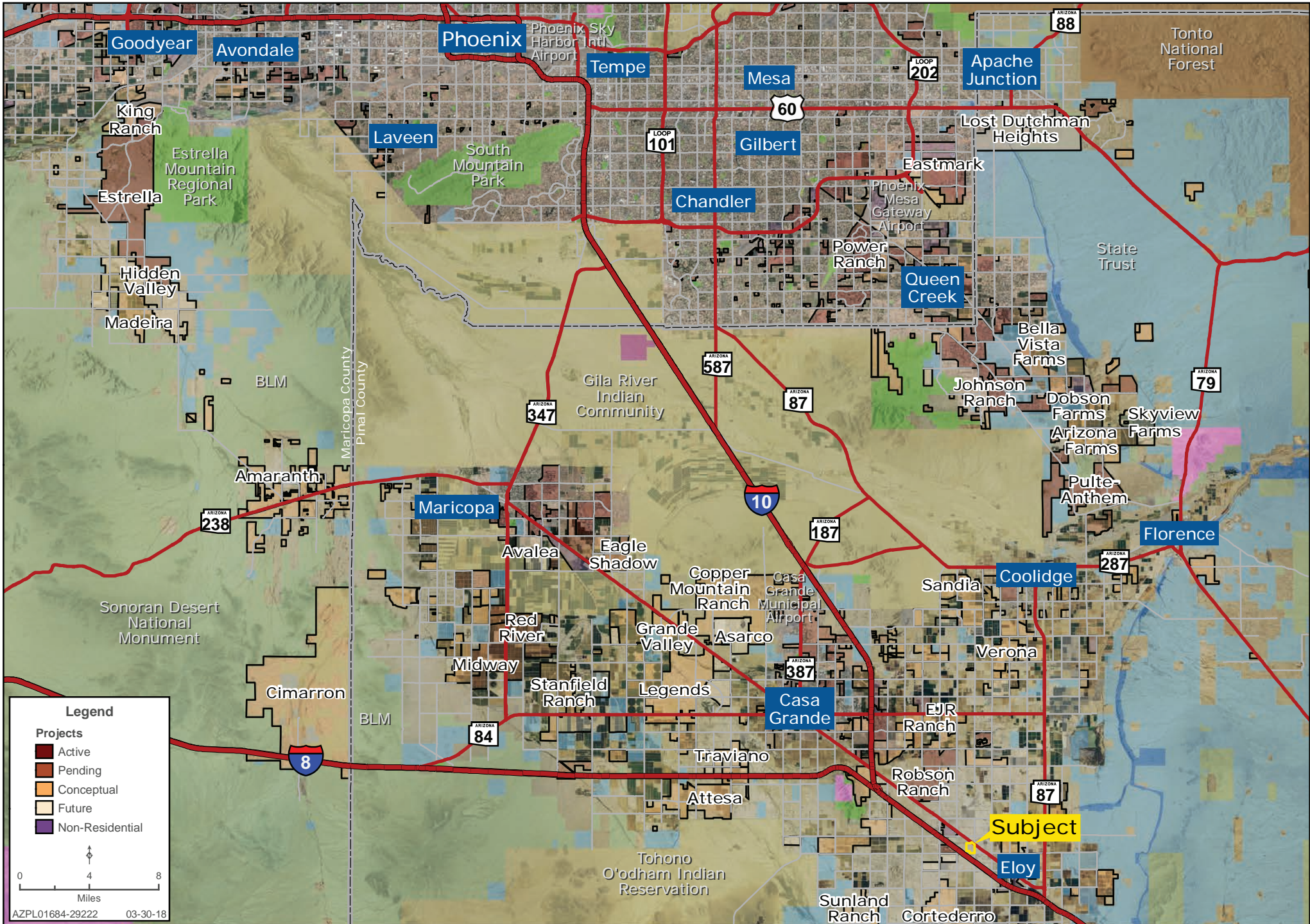
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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZPL01684-11.01.18

# REGIONAL MAP

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# SURROUNDING DEVELOPMENT MAP

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**Legend**

**Projects**

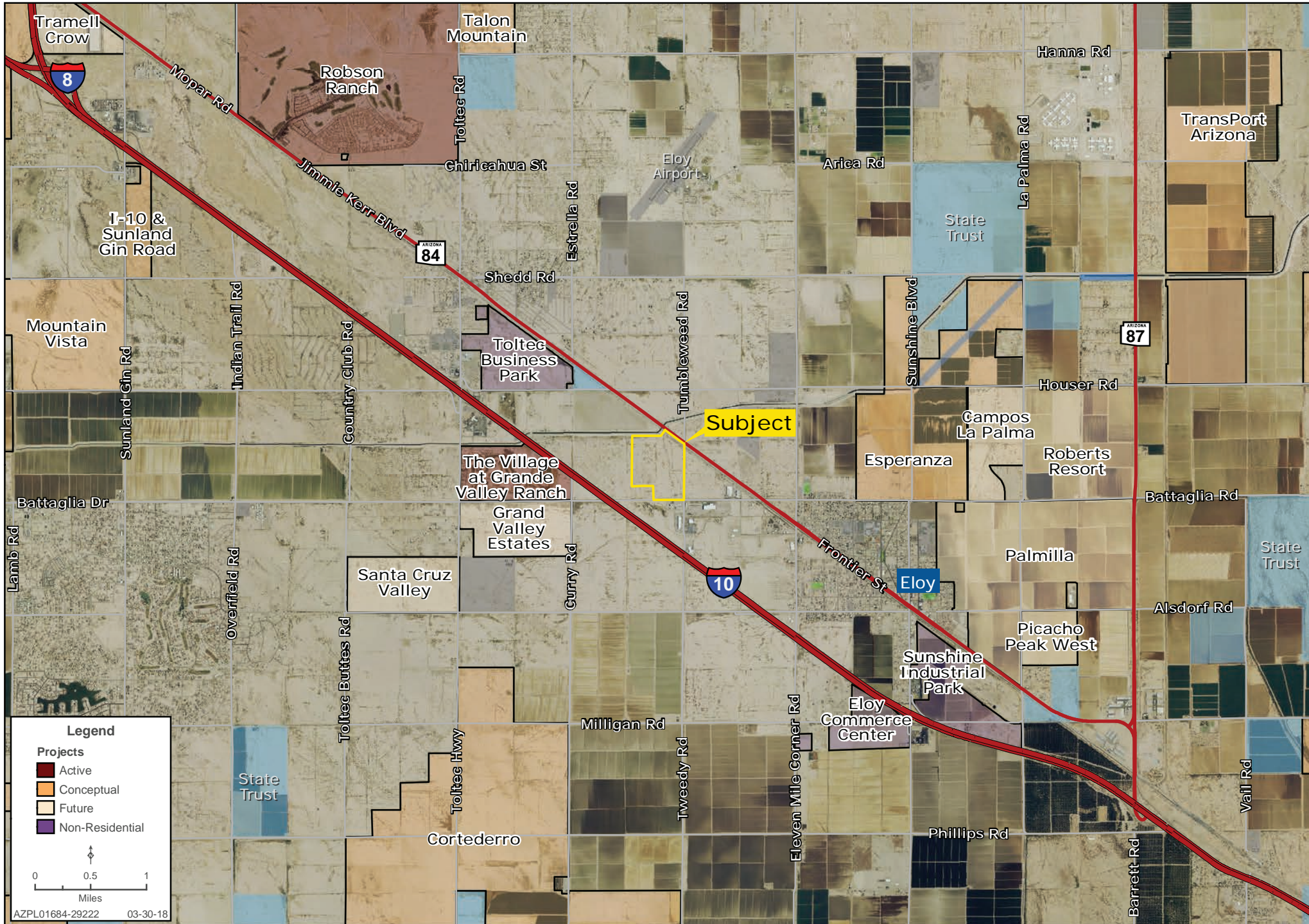
- Active
- Conceptual
- Future
- Non-Residential

0 1 2  
Miles

AZPL01684-29222 03-30-18

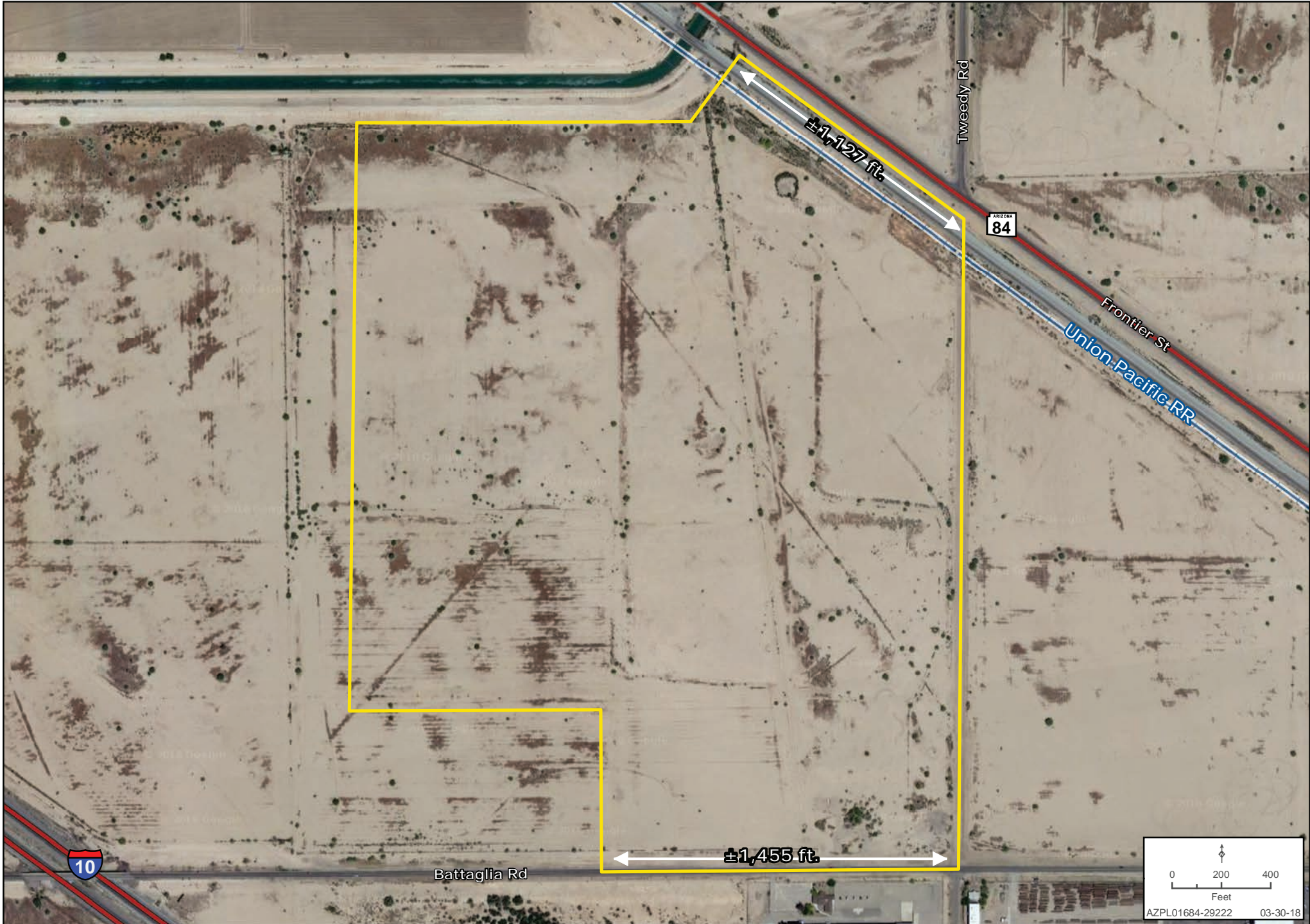
# SURROUNDING AREA MAP

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# PROPERTY DETAIL MAP

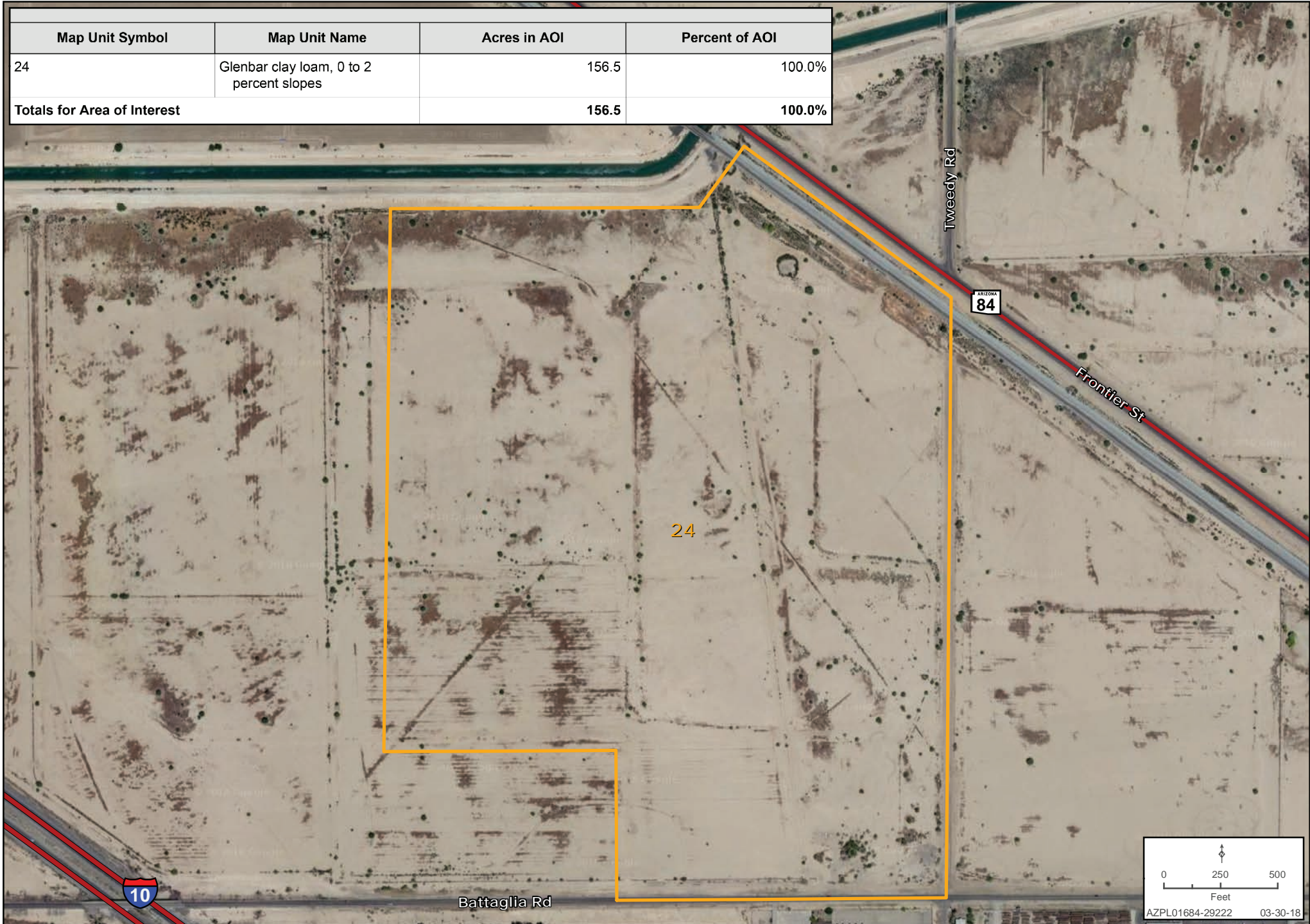
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# SOIL MAP

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
24	Glenbar clay loam, 0 to 2 percent slopes	156.5	100.0%
<b>Totals for Area of Interest</b>		<b>156.5</b>	<b>100.0%</b>



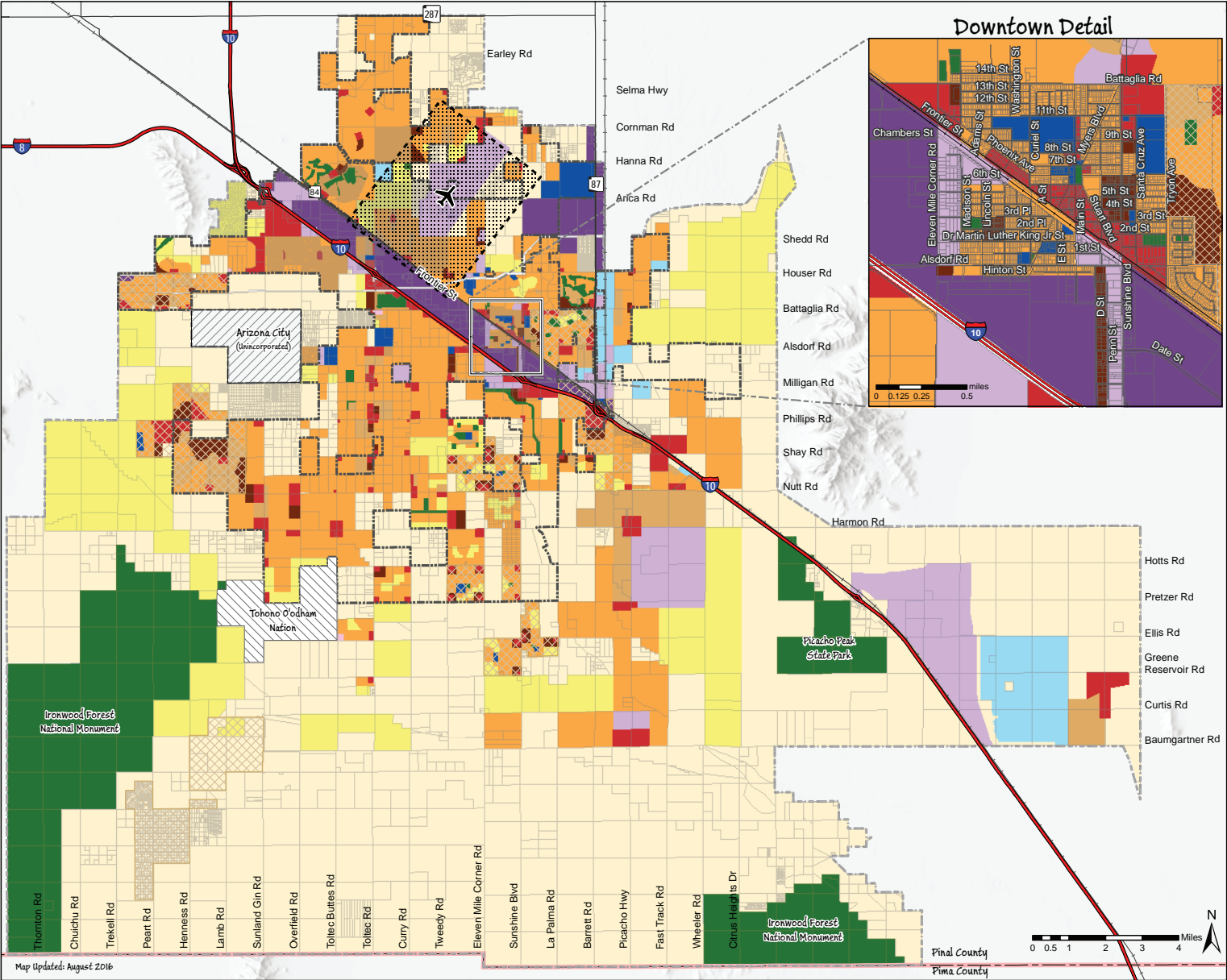
# FLOODPLAIN MAP

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## Land Use Element Eloy General Plan



- Land Use Designations**
- Residential**
-  Estate Density Residential (0.2 - 1.0 du/ac)
  -  Med-High Density Residential (6.0 - 12 du/ac)
  -  Medium Density Residential (3.0 - 6.0 du/ac)
  -  Low Density Residential (1.0 - 3.0 du/ac)
  -  High Density Residential (10 - 24 du/ac)
- Commercial**
-  Neighborhood Commercial
  -  Community Commercial
- Industrial**
-  Light Industrial
  -  General Industrial
- Other**
-  Parks/Open Space
  -  Mixed Use
  -  Public/Institutional
  -  Planned Community Area
  -  Airport Influence Area
- Reference**
-  Eloy City Limits
  -  Eloy Planning Area
  -  Interstate
  -  State Highway
  -  Railroad

This map is for reference only and has not been prepared or is suitable for legal, financial, engineering, or surveying purposes or commitments. While every effort has been made to ensure its accuracy and completeness, the City of Eloy furnishes this map "as is", and assumes no responsibility for errors, omissions, or inaccuracies presented. Any conclusions derived from this map are the responsibility of the user. The City of Eloy shall have neither liability nor responsibility to any person or entity with respect to any direct or indirect loss or damage in connection with, or arising from, the information on this map.





