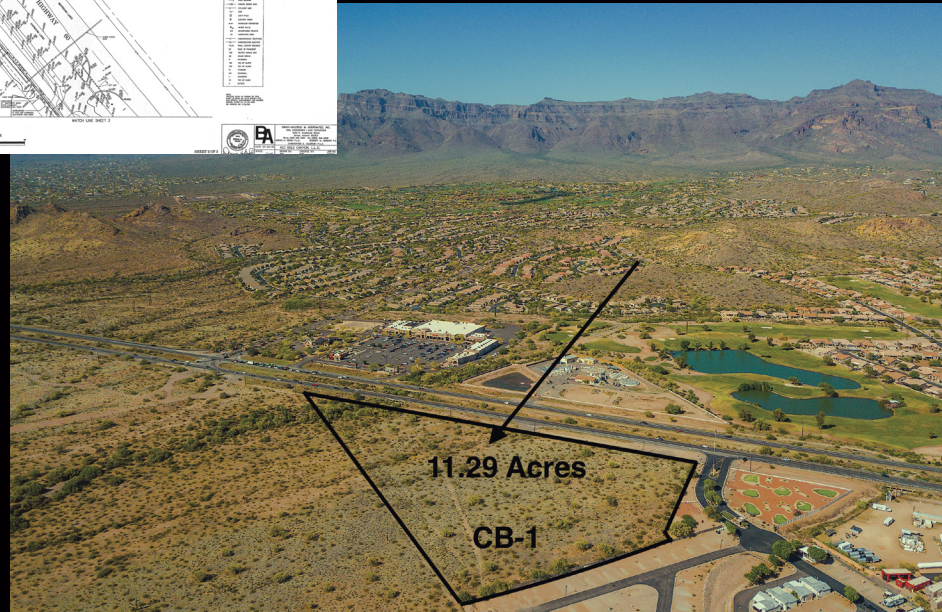
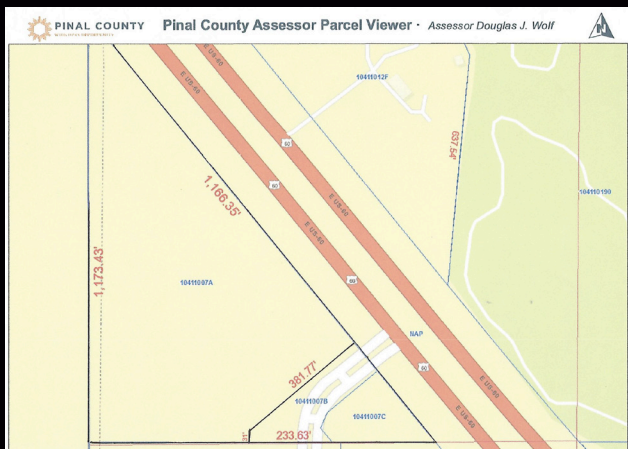
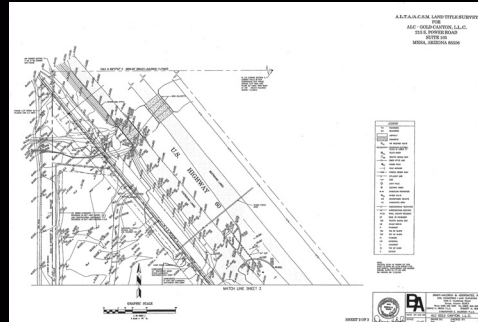
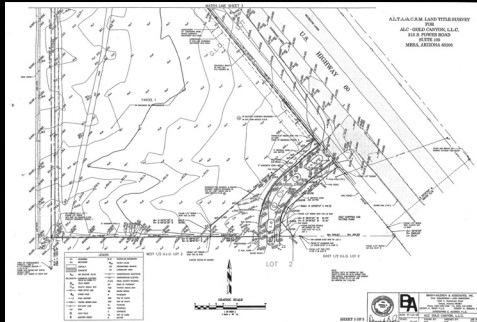




0 0 US Highway 60 - Neighborhood Commercial Vacant Land CB-1 11.23 Acres of Commercial Land Offered at \$5,975,000 in Gold Canyon, AZ



INVESTMENT HIGHLIGHTS

Highway 60 Frontage of 1,116'. Excellent opportunity in this popular community.

EXECUTIVE SUMMARY

Development opportunity in Gold Canyon with 1,166' frontage on US Highway 60. Visible traffic from both directions would provide excellent exposure. Annual Average Daily Traffic was estimated over 29,000 in 2020 between Exit 200 Goldfield Rd. and Superstition Mountain Dr. Borders large tracts of state owned land. Zoned CB-1, Local Business District in Pinal County with permitted land uses of office, retail, and other commercial uses (including gasoline stations). Opportunity for freestanding restaurants, hardware store, fully amenities gas/marts, among many other needed businesses for the community. Four miles from Arizona Renaissance Festival. Excellent opportunity in established community. US 60 eastbound is the only route to Globe, Superior, Miami, then to the White Mountains, Show Low, Pinetop, Florence and is the main the 'back road' to Tucson. Busily traveled highway day and night. Over 5,000 rooftops estimated in Gold Canyon. Gold Canyon is home to 5 golf courses including a guard gated 36-hole private golf club community built by Lyle Anderson with Nicklaus-designed golf. Gold Canyon--only one traffic light separates you from the Atlantic and Pacific Oceans.

PROPERTY FACTS

Price	\$5,975,000	Property Subtype	Commercial
Sale Type	Investment or Owner User	Proposed Use	Retail
No. Lots	1	Total Lot Size	11.23 AC
Property Type	Land	Opportunity Zone	No

Contact Denise Millard at 480-239-9803
or Tom Popa at 480-276-7236

Thomas Popa & Associates

TRIUMVIRATE REAL ESTATE SERVICES

Arizona

DIANNE COLSON | MICHELLE CRANE | KAREN JORDAN | DENISE MILLARD | WILL OTT | THOMAS POPA, DESIGNATED BROKER | GEORGE UNRUH

8101 East Kraill Street, Studio One West, Scottsdale, Arizona 85250

480-247-7754 Office | 480-276-7236 Cell | 480-247-8913 Fax | tpopa@tpopaassociates.com | www.thomaspopa.com

Scottsdale Area Association of Realtors | Southeast Valley Regional Association of Realtors | Arizona Association of Realtors

Regional ARMLS | National Association of Realtors

The information contained within this publication is deemed reliable but not guaranteed. Please verify! Square footage, lot size and other stated dimensions are estimated. Information not independently verified by Broker.

