An aerial photograph of a desert landscape, likely in Arizona, showing a road and a highlighted rectangular area. The terrain is arid with sparse vegetation and visible erosion patterns. A road runs horizontally across the middle of the image, and a rectangular area is outlined in orange below it.

FLORENCE KELVIN HWY & DIFFIN ROAD

FLORENCE KELVIN HWY & DIFFIN ROAD, FLORENCE, AZ 85132

JIM FRAZEY

480.729.6803
jfrazey@citytocitycre.com

ADAM MOSBRUCKER

623.670.9052
amosbrucker@citytocitycre.com

CHRISTOPHER BENJAMIN

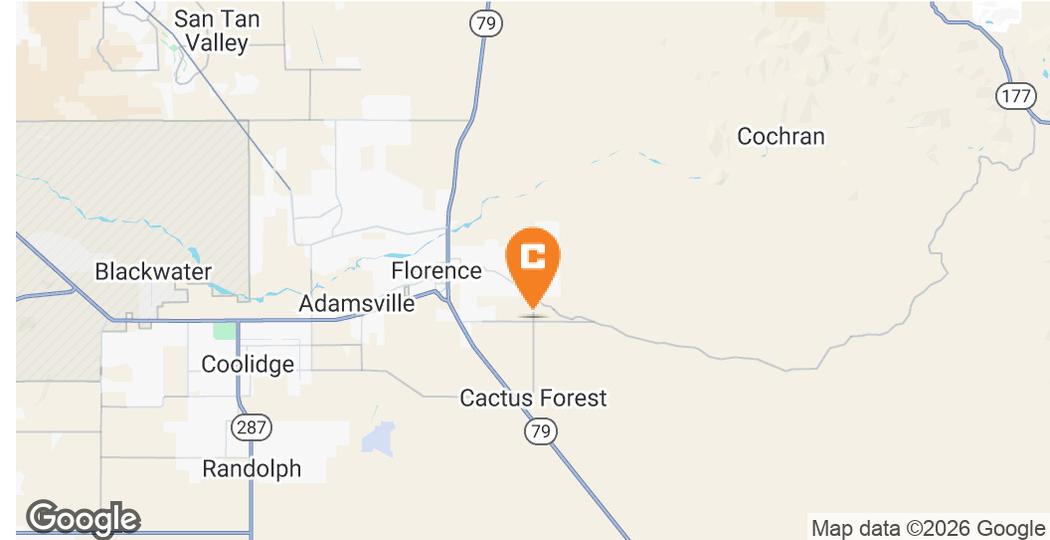
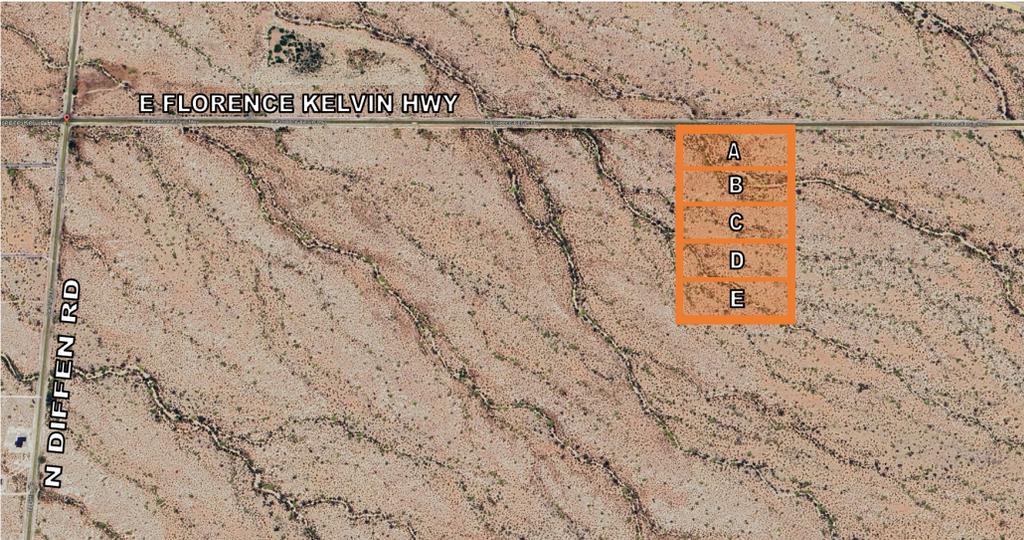
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

FLORENCE KELVIN HWY & DIFFIN ROAD

FLORENCE, AZ 85132

LAND | FOR SALE



PROPERTY DESCRIPTION

This 80-acre property is ideally located just off the Florence Kelvin Highway in Pinal County. It is currently sub-divided into five, 16-acre parcels, offering an excellent opportunity for future development or investment. Enjoy breathtaking views and ample potential for growth.

OFFERING SUMMARY

Sale Price:	\$964,000 OR \$11,986 PER AC
Total Acreage:	+/- 80.43 AC or +/-3,503,530 SQFT
APN (s):	
206-01-007A	+/- 16.09AC
206-01-007B	+/- 16.08AC
206-01-007C	+/-16.08AC
206-01-007D	+/-16.08AC
206-01-007E	+/-16.10AC
Zoning:	GR
County:	Pinal

JIM FRAZEY

480.729.6803
jfrazey@citytocitycre.com

ADAM MOSBRUCKER

623.670.9052
amosbrucker@citytocitycre.com

CHRISTOPHER BENJAMIN

480.355.2222
cbenjamin@CITYTOCITYCRE.COM

citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

STREET VIEW

FLORENCE KELVIN HWY & DIFFIN ROAD, FLORENCE, AZ 85132

LAND | FOR SALE



JIM FRAZEY

480.729.6803
jfrazey@citytocitycre.com

ADAM MOSBRUCKER

623.670.9052
amosbrucker@citytocitycre.com

CHRISTOPHER BENJAMIN

480.355.2222
cbenjamin@CITYTOCITYCRE.COM

citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

FLORENCE KELVIN HWY & DIFFEN ROAD

FLORENCE KELVIN HWY & DIFFEN ROAD, FLORENCE, AZ 85132

LAND | FOR SALE



JIM FRAZEY

480.729.6803
jfrazey@citytocitycre.com

ADAM MOSBRUCKER

623.670.9052
amosbrucker@citytocitycre.com

CHRISTOPHER BENJAMIN

480.355.2222
cbenjamin@CITYTOCITYCRE.COM

citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

FLORENCE KELVIN HWY & DIFFEN ROAD

LAND | FOR SALE

FLORENCE KELVIN HWY & DIFFIN ROAD, FLORENCE, AZ 85132



JIM FRAZEY
480.729.6803
jfrazey@citytocitycre.com

ADAM MOSBRUCKER
623.670.9052
amosbrucker@citytocitycre.com

CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

FLORENCE KELVIN HWY & DIFFEN ROAD

FLORENCE KELVIN HWY & DIFFIN ROAD, FLORENCE, AZ 85132

LAND | FOR SALE

RECORD OF SURVEY

LAND DIVISION (SEE NOTE 6)

PARENT PARCEL APN 206-01-007
RIVER MERIDIAN, PINAL COUNTY, ARIZONA

VICINITY MAP
Map No. 104 of 104

Scale: 1" = 400'

LEGAL DESCRIPTION

PARCEL "A"
16,083 ACRES
700,752± SQ. FT.

PARCEL "B"
16,083 ACRES
700,592± SQ. FT.

PARCEL "C"
16,080 ACRES
700,432± SQ. FT.

PARCEL "D"
16,076 ACRES
700,272± SQ. FT.

PARCEL "E"
16,104 ACRES
701,505± SQ. FT.

LEGEND

- Found monument as noted
- Set 3/8" Rbar with 2" Aluminum Cap
- Calculated point not set
- Section line
- Assessment line
- Fastener line
- Edge of paved road
- P.C.R. - Pinal County Recorder
- T.S.E. - Township 3 South
- R.10E - Range 10 East
- C.P.S. - Cotton Pucker Spindle
- G.L.O. - General Land Office
- R.N.S. - Registered Land Surveyor
- A.P.S. - Assessor Parcel Number
- SEC - Section
- COR - Corner
- (R) - Research document distance

SURVEYOR'S NOTES

- This property is accessible with a 2 wheel drive vehicle.
- No observed evidence of these parcels being used as a dump site.
- The "Owner of Record" information is from the Pinal County Assessor's website, this information may be out of date.
- All distances shown that are not of Record (R), are either measured or calculated depending on the symbol at either end of the line segment being dimensional. If either end shows a calculated position symbol (C), then dimensions to that position are calculated distances.
- Found P.C. Wall tag R.E.S. 421081. Disturbed during search. Set 3/8" Rbar with 2" Aluminum Cap R.E.S. 449864 at same position.
- All parcels created are larger than 10 acres, therefore this Land Division does not apply to Pinal County Minor Land Division requirements.
- CPS is identified as marking a G.L.O. Brass Cap beneath the road surface (SEE R2). This position agrees with survey data reference finding the Brass Cap.
- Spoke with Thomas Rapp in November 2021, and he was in agreement with the establishment of C/A and C-16 as shown herein.

OWNER OF RECORD
Florence Kelvin 80 LLC

EASEMENT INFORMATION
33' Ingress/Egress & Public Utility: 1.999 Acres
87,655 Sq. Ft.

RESEARCH INFORMATION
Unrecorded Survey, Job No. 1468
(Thomas L. Rapp, R.E.S. 421081/NOTE 8)

SITE INFORMATION
FEMA Flood Zone: "X" (in area that is hydrologically in the outside 1% and 0.2% annual flood probabilities.)
FEMA Map Panel: 440212C0235E, effective date is 12/3/2007
County Zone Area: "CR" (General Rural)

SURVEY CERTIFICATE
P.C.R.: Special Warranty Deed, 2014-03553

STATE OF ARIZONA
COUNTY OF PINAL

DELEGATION OF AUTHORITY
I, the undersigned, being duly sworn, do hereby certify that the above named persons are duly qualified and competent to perform the duties of a Surveyor in this State.

Signature of Surveyor: Michelle Baker
Signature of Witness: Christine A. Leitch

Notary Public: Michelle Baker
Notary Public: Christine A. Leitch

DATE: November 2021
COUNTY: Pinal
TOWNSHIP: 3 S
RANGE: 10 E
SECTION: 10

APN: Florence
TRACT: 21-1401
SECTION: 1 & 11

JIM FRAZEY
480.729.6803
jfrazey@citytocitycre.com

ADAM MOSBRUCKER
623.670.9052
amosbrucker@citytocitycre.com

CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

5725 N Scottsdale Rd, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com



FLORENCE KELVIN HWY & DIFFEN ROAD

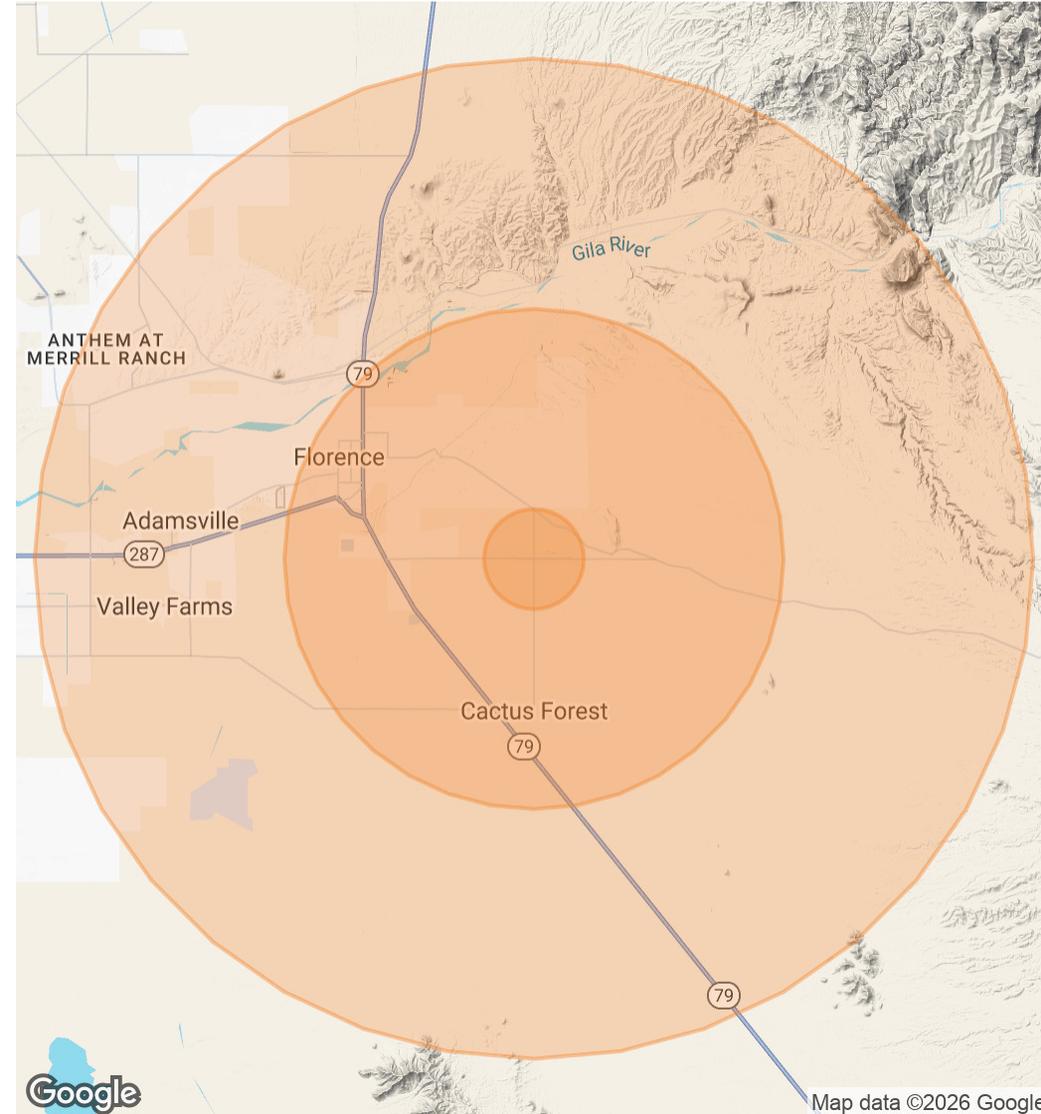
LAND | FOR SALE

FLORENCE, AZ 85132

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	142	18,494	29,129
Average Age	45	41	45
Average Age (Male)	48	41	45
Average Age (Female)	41	42	46

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	58	2,054	6,496
# of Persons per HH	2.4	9	4.5
Average HH Income	\$84,643	\$80,424	\$89,880
Average House Value	\$552,758	\$304,588	\$323,222

Demographics data derived from AlphaMap



Map data ©2026 Google

JIM FRAZEY
480.729.6803
jfrazey@citytocitycre.com

ADAM MOSBRUCKER
623.670.9052
amosbrucker@citytocitycre.com

CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@CITYTOCITYCRE.COM

citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com