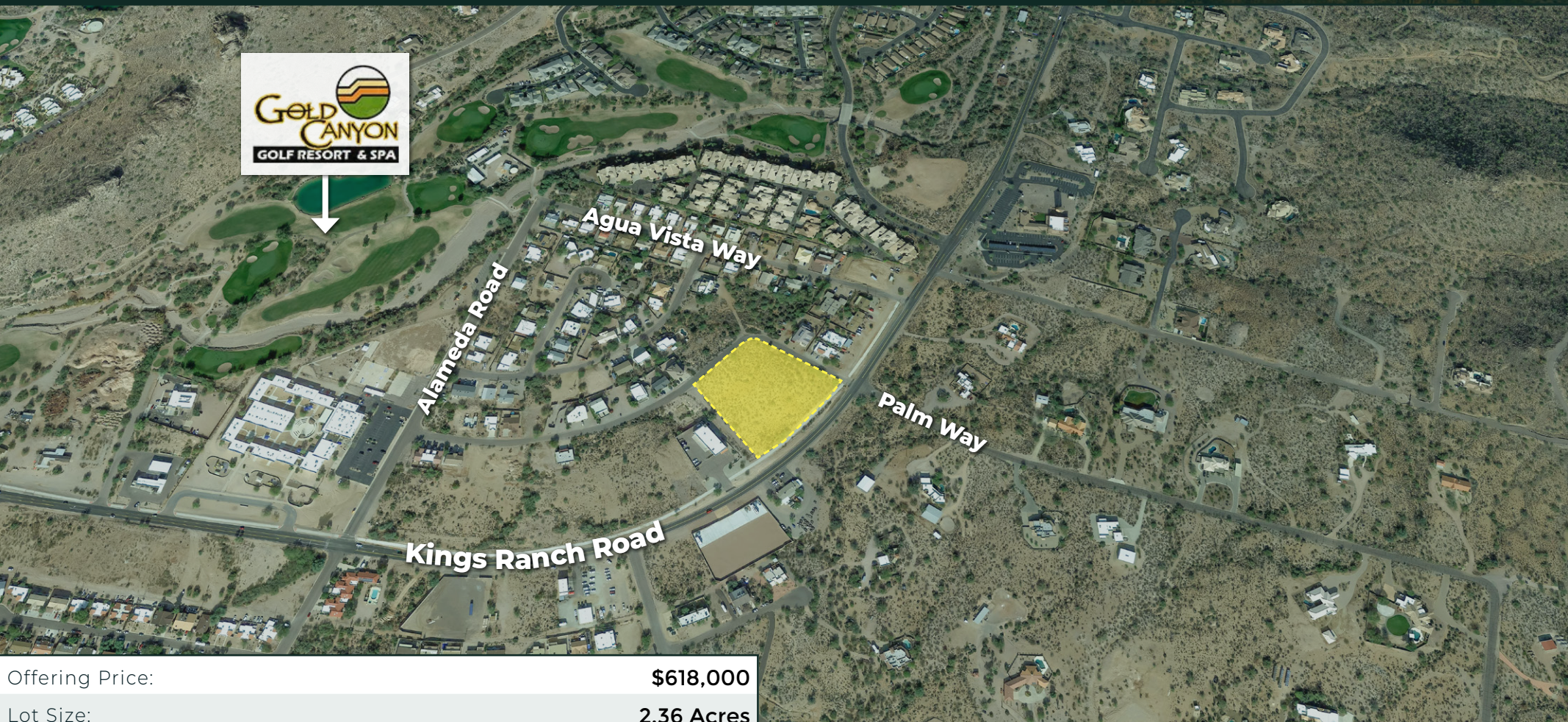


# 2+ ACRES AVAILABLE FOR SALE in Gold Canyon, Arizona

SWC Kings Ranch Road & Palm Way | Gold Canyon, Arizona 85118

**ORION**  
INVESTMENT REAL ESTATE



Offering Price:	<b>\$618,000</b>
Lot Size:	<b>2.36 Acres</b>
APN:	<b>104132550</b>
Municipality:	<b>Pinal County (Gold Canyon)</b>
Zoning:	<b>CR-3</b>
Potential Uses:	<b>Single Family, Commercial, Multifamily</b>
Utilities:	<b>Sewer, Water (Liberty Utilities), Septic, SRP</b>

### For More Information, Please Contact:

**Colt Siler** | Mobile: (623) 533-1746 | Direct: (480) 992-5958  
colt.siler@orionprop.com

**Garrett Hemeyer** | Mobile: (480) 848-3168 | Direct: (480) 992-5976  
garrett.hemeyer@orionprop.com



**Gold Canyon** is home to several different hiking trailheads and golf courses making it the perfect place to relax and retire. This **2.36-acre corner lot** is conveniently located along one of the main roads running through the community of Gold Canyon. Located less than 2 miles from the US-60, this **property offers quick access to the rest of the valley**. This lot is a blank canvas to build several homes under the current zoning. There is rezone potential to match the surrounding area. The development options could further increase to potentially allow commercial and multifamily uses.





**SUPERSTITION MOUNTAIN**

60'

**Bashas'** **ups**  
**Jack**  
in the box **SUBWAY**  
**OLDIE'S** **CHASE**

**MOUNTAIN BROOK GOLF CLUB**

**GOLD CANYON GOLF RESORT & SPA**

**Subject**

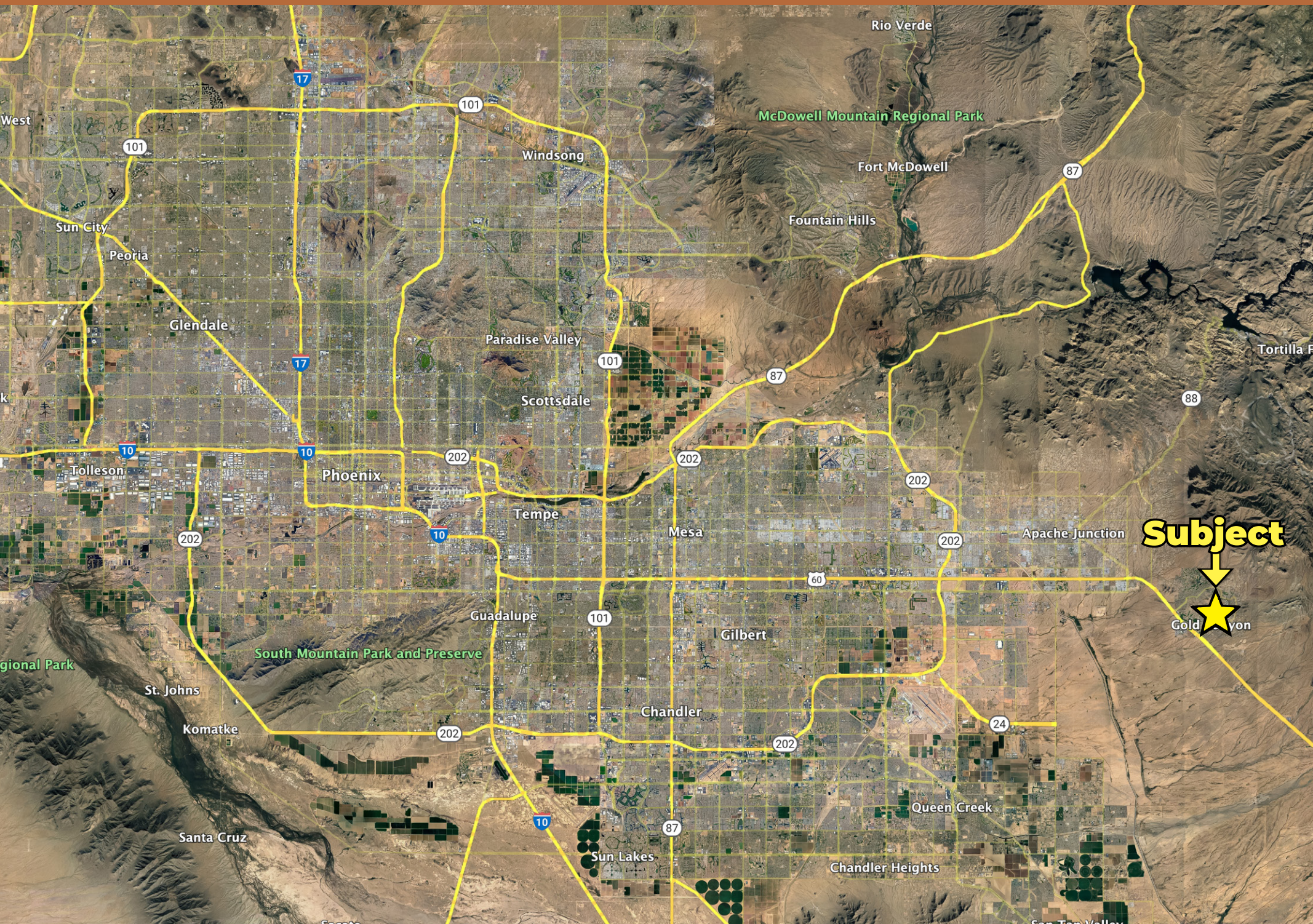


**ROSATI'S CHICAGO PIZZA** **GOLD CANYON CAFE**

**McDonald's**

Kings Ranch Road

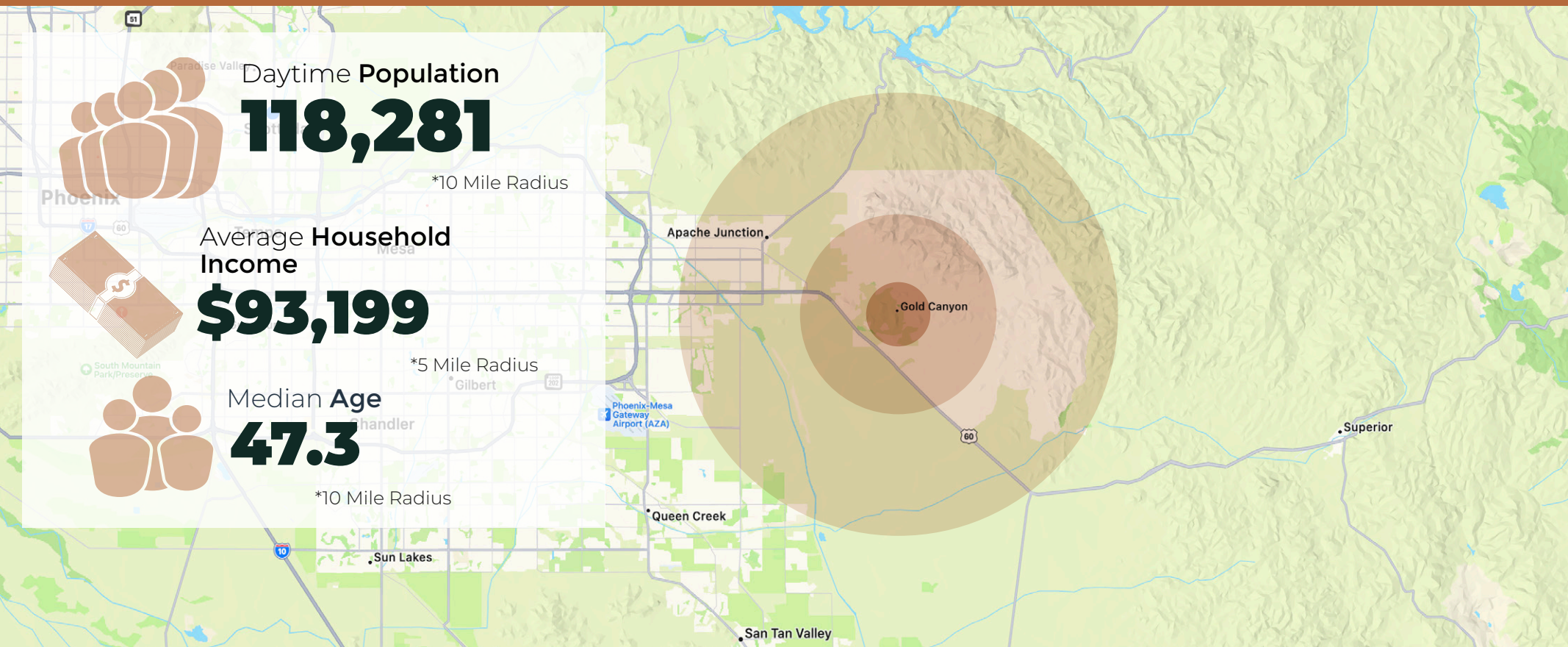
60'



**Subject**



Gold Canyon



2022 Summary (SitesUSA)

	Two Mile	Five Mile	Ten Mile
Daytime Population:	10,394	18,564	<b>118,281</b>
Residential Population:	9,144	16,492	105,276
Average Household Income:	\$88,849	<b>\$93,199</b>	\$86,874
Average Household Size:	2.0	2.0	2.4
Median Age:	57.7	58.9	<b>47.3</b>
Housing Units:	5,872	11,659	55,772
Total Households:	4,532	8,241	43,713
Total Businesses:	224	368	2,217

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.