

Property Description

Commercial land with exceptional potential in the path of growth with over 10,000 single family homes planned nearby. Water, sewer and electricity available to the east side of the parcel. West side of the property at Mitchell and Heritage in approval process for large intersection and a change in zoning to commercial allowing a fuel service station. Pinal County P&Z recently approved Copia Power's Griffin Energy Project a 2,685 acre integrated solar, natural gas and battery facility to power a nearby data center. ADOT has future plans for State Route 505 linking US 60 in Apache Junction to the I-10 in Eloy running through The Town of Florence.



Location Description

Florence, AZ and the surrounding area offers a vibrant mix of commercial and recreational opportunities. Investors can leverage the area's fast growing economic potential and strategic placement between Phoenix and Tucson. Florence Main Street District offers a charming blend of local shops, dining, and the renowned McFarland State Historic Park. The region provides easy access to the scenic Sonoran Desert, Casa Grande Ruins National Monument, and the adventurous trails of Box Canyon.

Offering Summary

| | |
|----------------|------------------|
| Sale Price: | Call for Pricing |
| Parcel Size: | 9 Acres for Sale |
| Subdividable: | Yes |
| Zoning: | CB-1 |
| Power: | APS |
| Water & Sewer: | EPCOR |

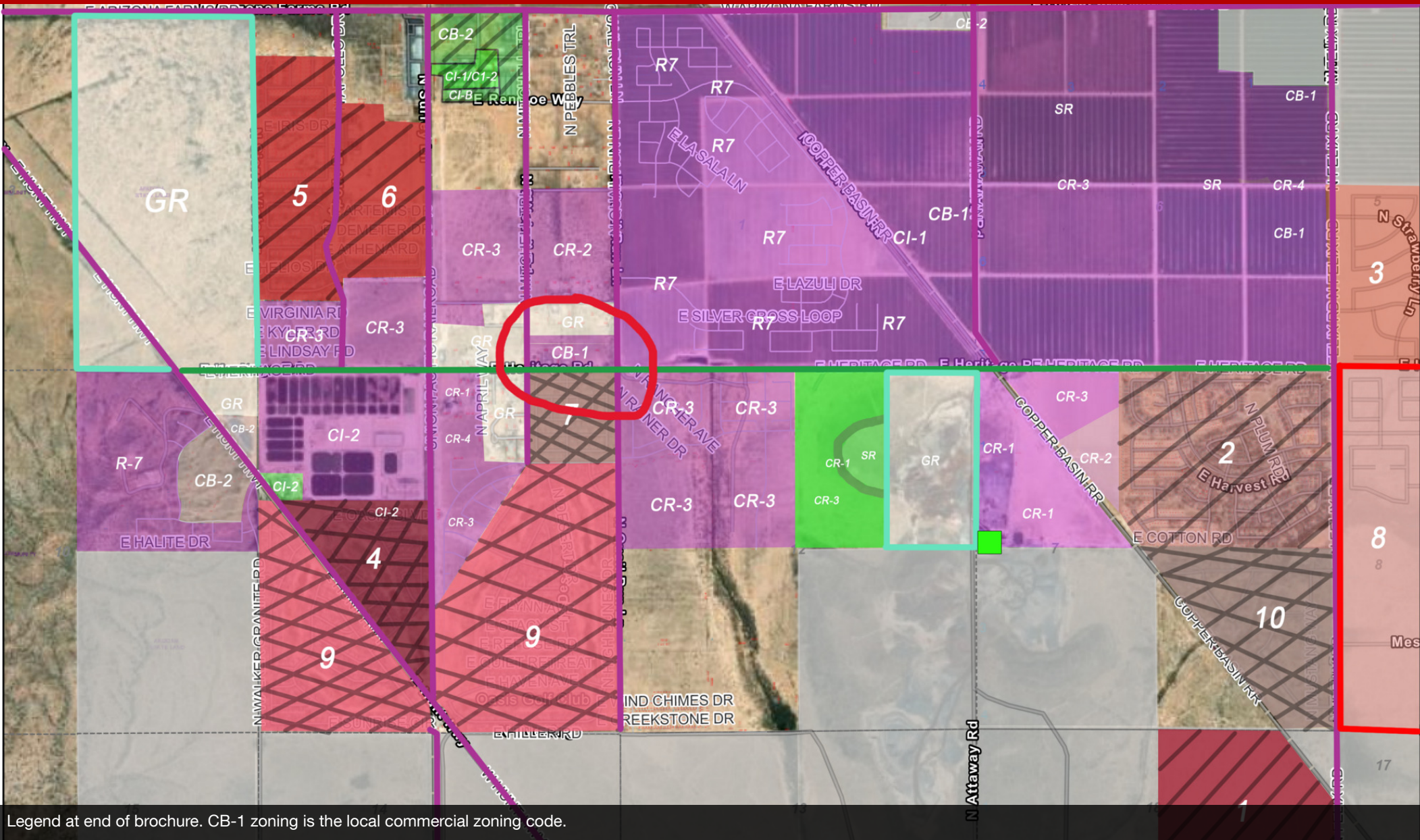


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Legend at end of brochure. CB-1 zoning is the local commercial zoning code.



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View from Mitchell Trail toward Quail Run Lane, Heritage Road to the right.



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ONLY COMMERCIAL LOT AT THE HEART OF NEW DEVELOPMENT SURGE | NEC HERITAGE ROAD & MITCHELL TRAIL, FLORENCE, ARIZONA



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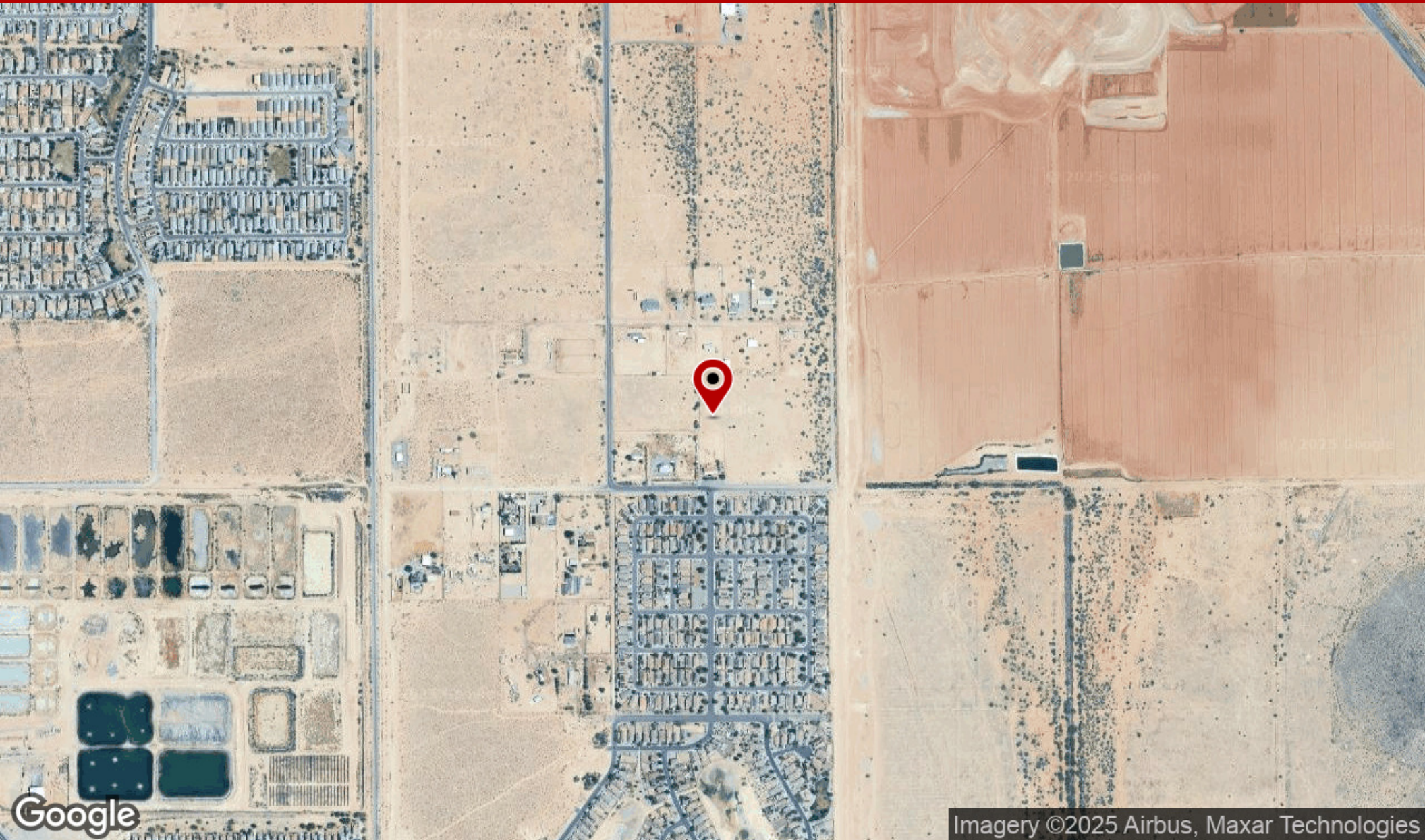
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Map
data
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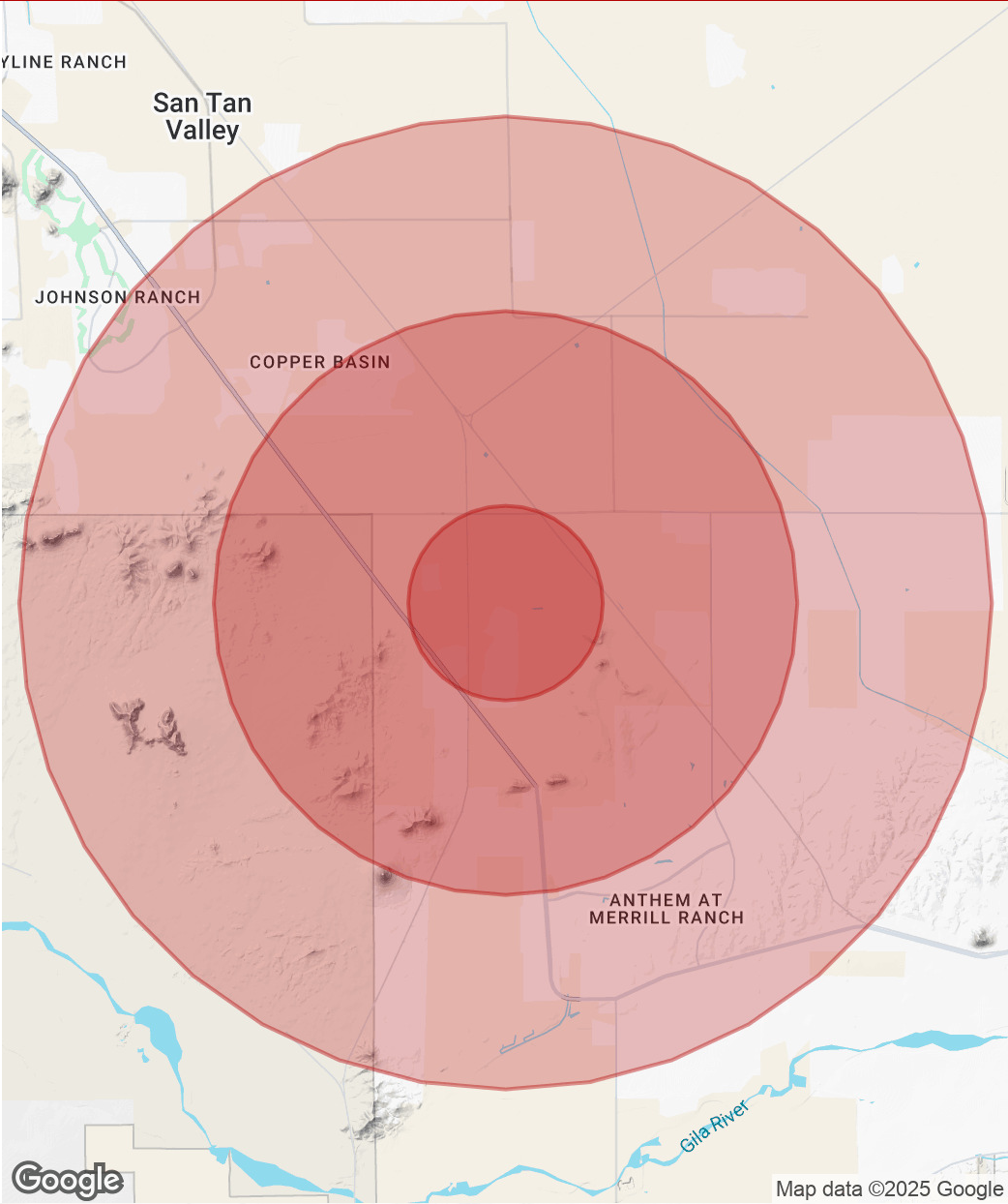
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 904 | 13,582 | 34,430 |
| Average Age | 37.9 | 44.4 | 40.2 |
| Average Age (Male) | 36.6 | 43.6 | 39.4 |
| Average Age (Female) | 39.3 | 45.1 | 41 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 289 | 4,944 | 11,769 |
| # of Persons per HH | 3.1 | 2.7 | 2.8 |
| Average HH Income | \$72,622 | \$98,020 | \$97,158 |
| Average House Value | \$324,294 | \$358,389 | \$324,720 |

Demographics data derived from AlphaMap



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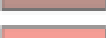

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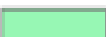
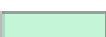

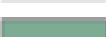


Legend

 SandGravelMine



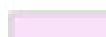








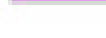

Developments

-  1. Anthem at Merrill Ranch
-  2. Crestfield Manor at Arizona Farms
-  3. Felix Farms
-  4. Magic Ranch
-  5. Magic Ranch I
-  6. Magic Ranch II
-  7. Magic Ranch Parcels B&C
-  8. Mesquite Trails
-  9. Oasis at Magic Ranch
-  10. Wild Horse Estates


Planned Zoning

-  CB-2: General Business
-  CI-2: Industrial
-  CI-B: Industrial Buffer
-  CR-1: Single Residence
-  CR-3: Single Residence
-  SR: Suburban Ranch
-  Mked CI-1 & CI-2

Approved Zoning (Not Developed)

-  CB-1: Local Business 
-  CB-2: General Business
-  CI-1: Light Industrial
-  CI-2: Industrial
-  CR-1: Single Residence
-  CR-2: Single Residence
-  CR-3: Single Residence
-  CR-4: Multiple Residence
-  R-7: General Residential
-  GR: General Rural
-  SR: Suburban Ranch
-  U: Undesignated

Development Status

-  Undeveloped
-  Partially Developed
-  Fully Developed

Public Ownership

-  BLM, Grazing
-  State



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