

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

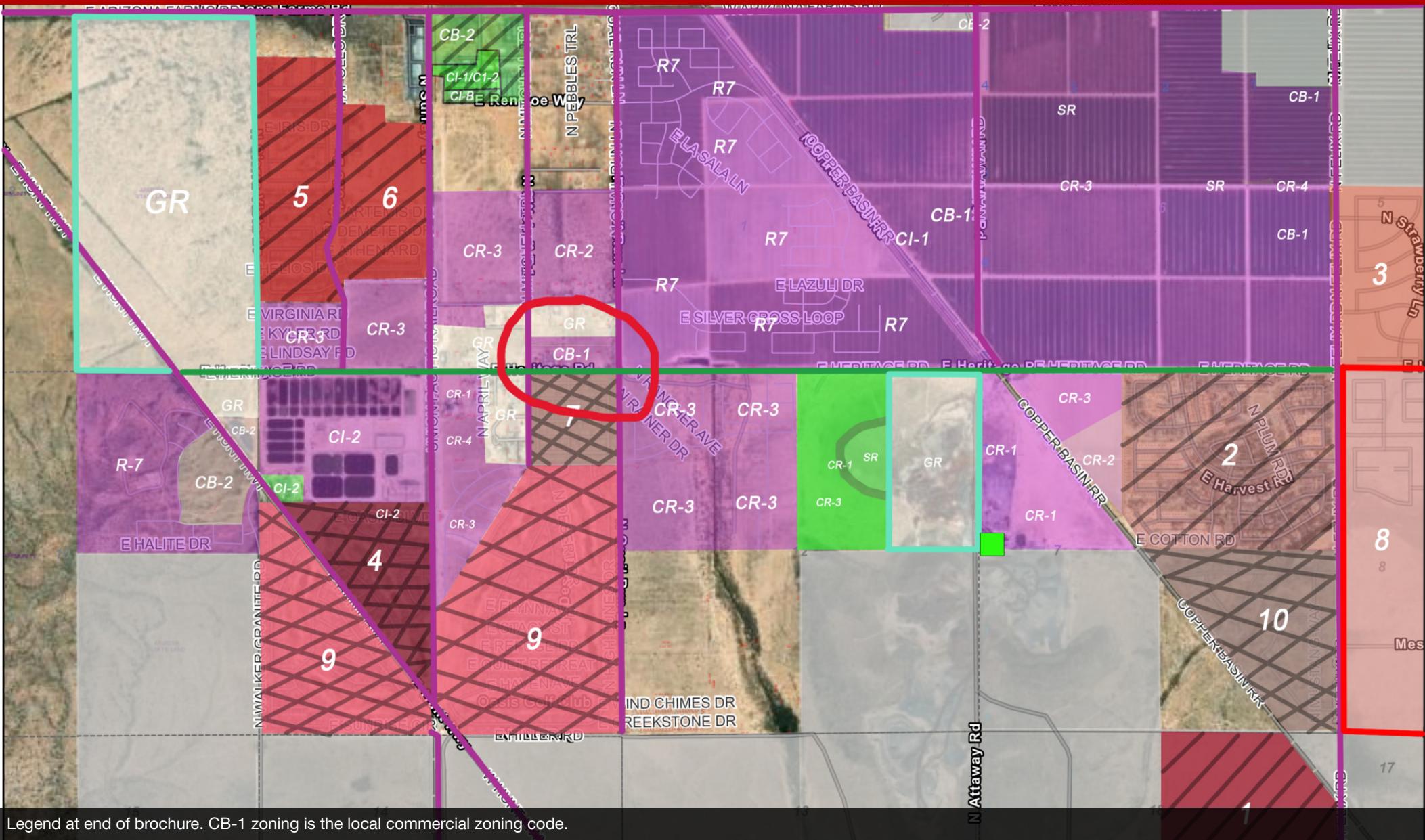


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View from Mitchell Trail toward Quail Run Lane, Heritage Road to the right.



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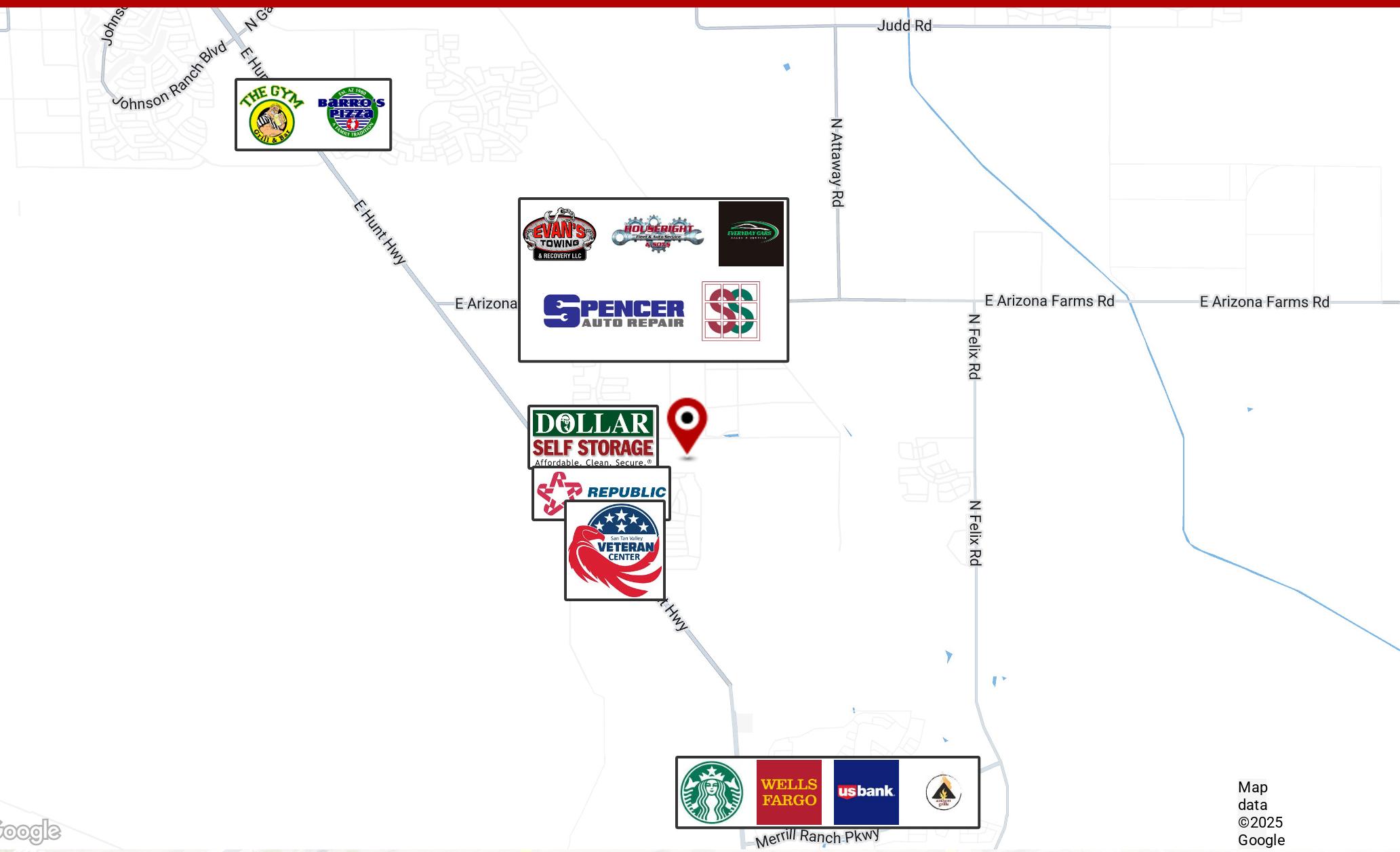


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Map
data
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Google

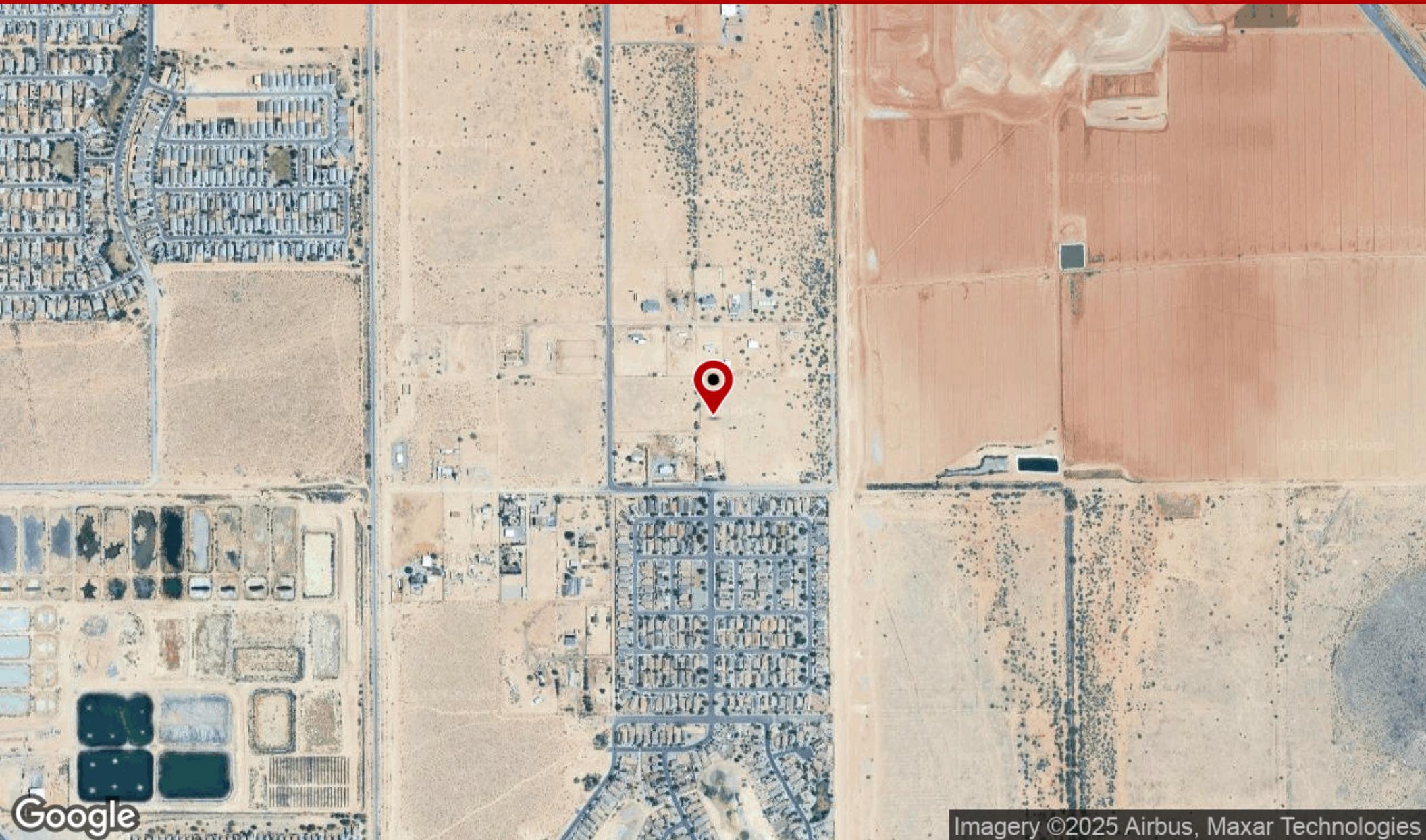


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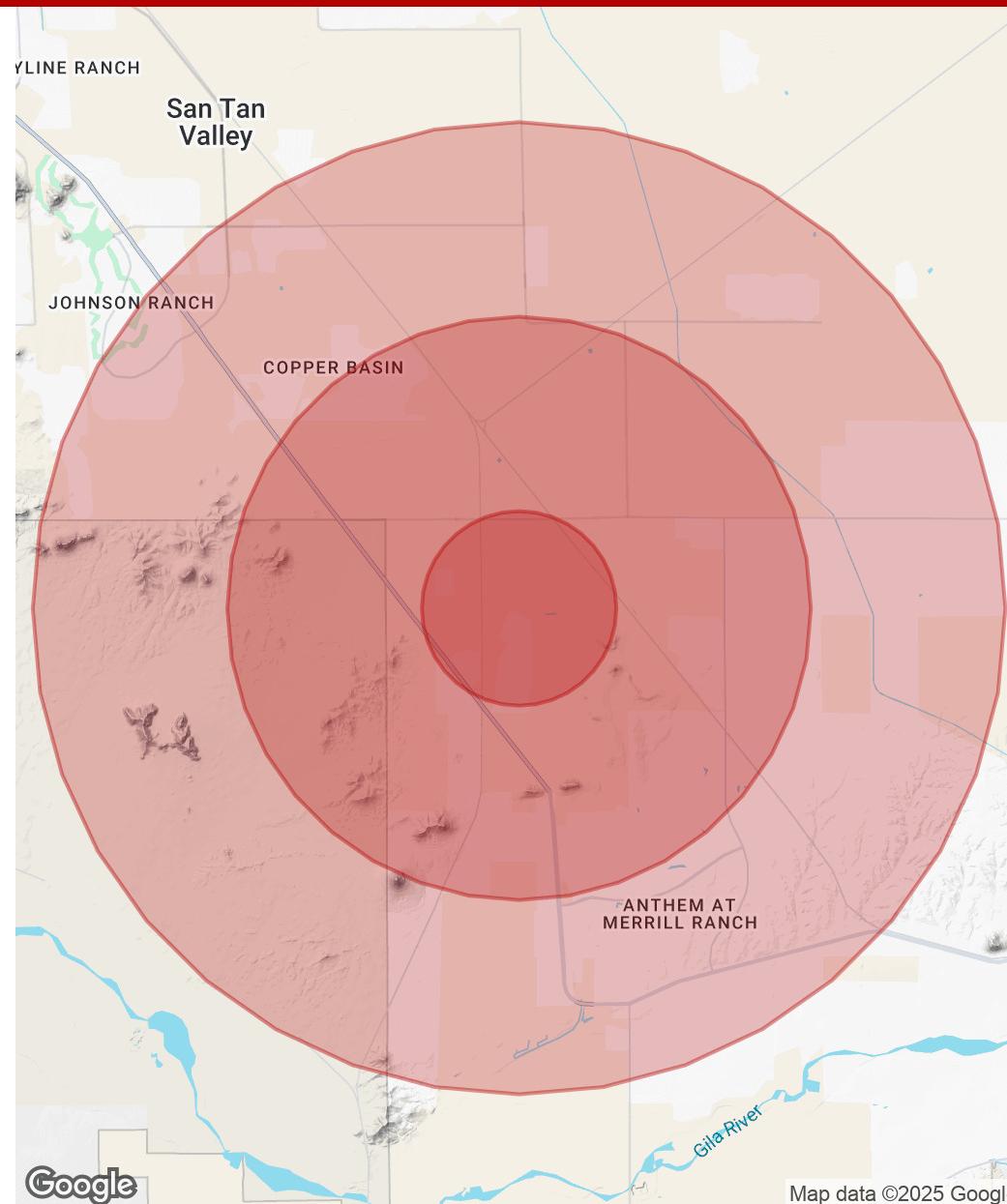
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Population	1 Mile	3 Miles	5 Miles
Total Population	904	13,582	34,430
Average Age	37.9	44.4	40.2
Average Age (Male)	36.6	43.6	39.4
Average Age (Female)	39.3	45.1	41

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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Legend



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-8: Industrial Buffer
- CR-1: Single Residence
- CR-3: Single Residence
- SR: Suburban Ranch
- Mixed 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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