

INTERSTATE 10 | 8 BUSINESS PARK

INTERSTATE 10 & INTERSTATE 8 | ELOY, ARIZONA



CONTACT FOR MORE INFORMATION

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 Land Advisors[®]
ORGANIZATION

480.483.8100 | LandAdvisors.com

EXECUTIVE SUMMARY



SIZE (ACRES)	±624.06	For Sale
	±549.66	Additional acreage under option to purchase by current Owner.
	±1,173.72	TOTAL

PRICE Submit

ZONING I-2, City of Eloy

UTILITIES To Site

TAXES \$39,665 (2025)

FREIGHT DRIVE MILES AND TIME

City	Distance	Drive Time
Tucson, AZ	51 miles	50m
Phoenix, AZ	54 miles	60m
Nogales, MX	119 miles	2h
Yuma, AZ	187 miles	2h, 50m
Puerto Peñasco, MX	190 miles	3h, 30m
Hermosillo, MX	291 miles	5h, 20m
San Diego, CA	257 miles	5h, 10m
El Paso, TX	368 miles	5h, 10m
Los Angeles, CA	434 miles	6h, 30m
San Francisco, CA	815 miles	12h
Dallas, TX	1,003 miles	14h, 20m
Houston, TX	1,114 miles	16h, 10m
New Orleans, LA	1,460 miles	21h, 20m
Seattle, WA	1,483 miles	22h, 40m
Calgary, AL	1,606 miles	24h
Vancouver, BC	1,619 miles	25h
Minneapolis, MN	1,639 miles	26h
Detroit, MI	1,979 miles	30h
Orlando, FL	2,076 miles	30h

*ungoverned speed, rounded to 10 minute increments

- COMMENTS**
- Located in an Opportunity Zone and Foreign Trade Zone 75.
 - Rail line access.
 - Ultra high speed internet.
 - Major transportation corridor in every direction ensure easy access.
 - Designed to meet the development requirements of today's high tech industrial and commercial tenants.

PRICE Click the Links Below for More Information:

- [Alta Survey](#)
- [Zoning](#)
- [Impact Fees](#)
- [APS Will Serve Letter](#)

*Additional Due Diligence Available Upon Request.

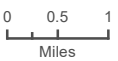


AMENITIES

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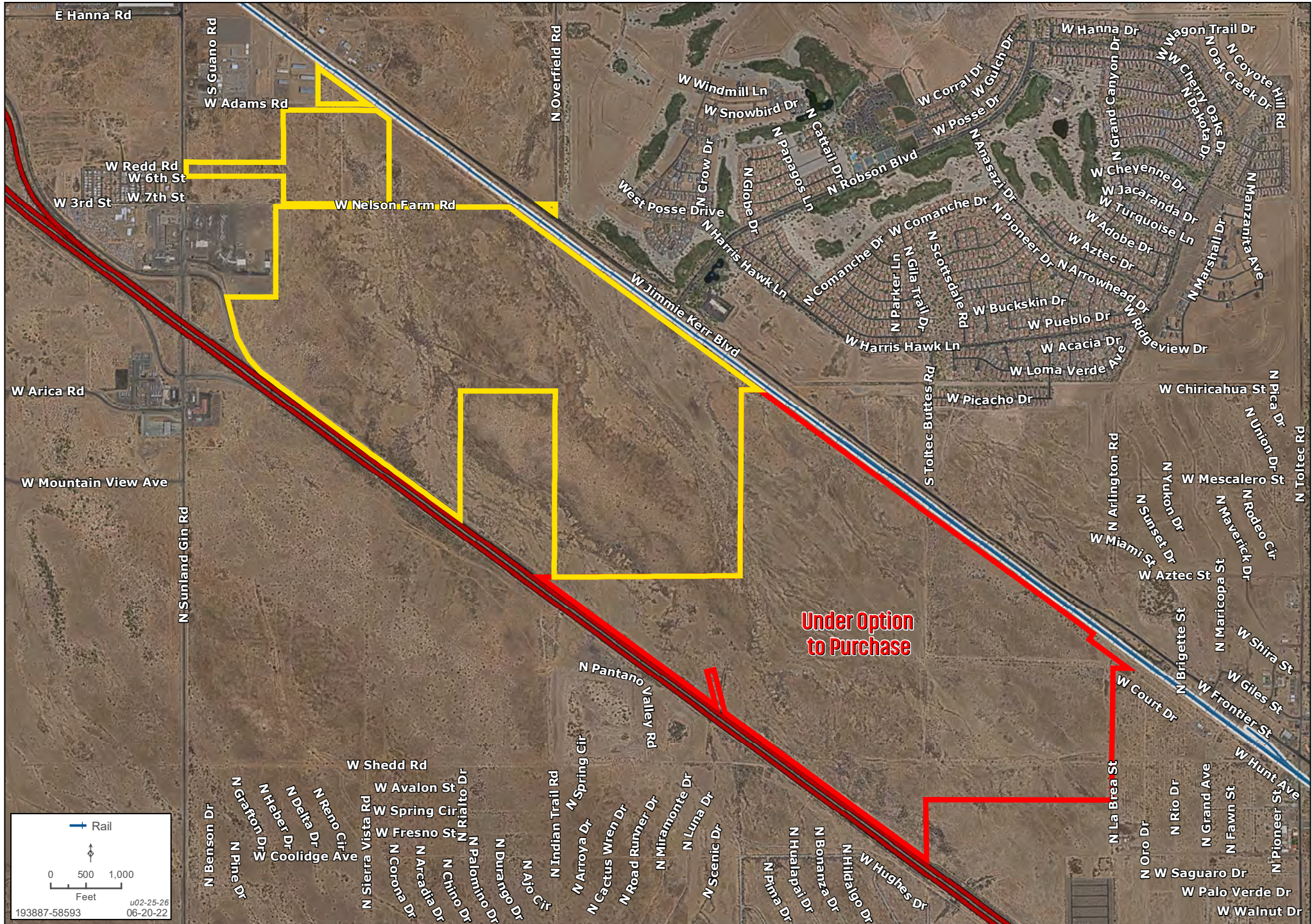
- Projects**
- Active
 - Pending
 - Conceptual
 - Future
 - Non-Residential



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06-20-22

DETAIL

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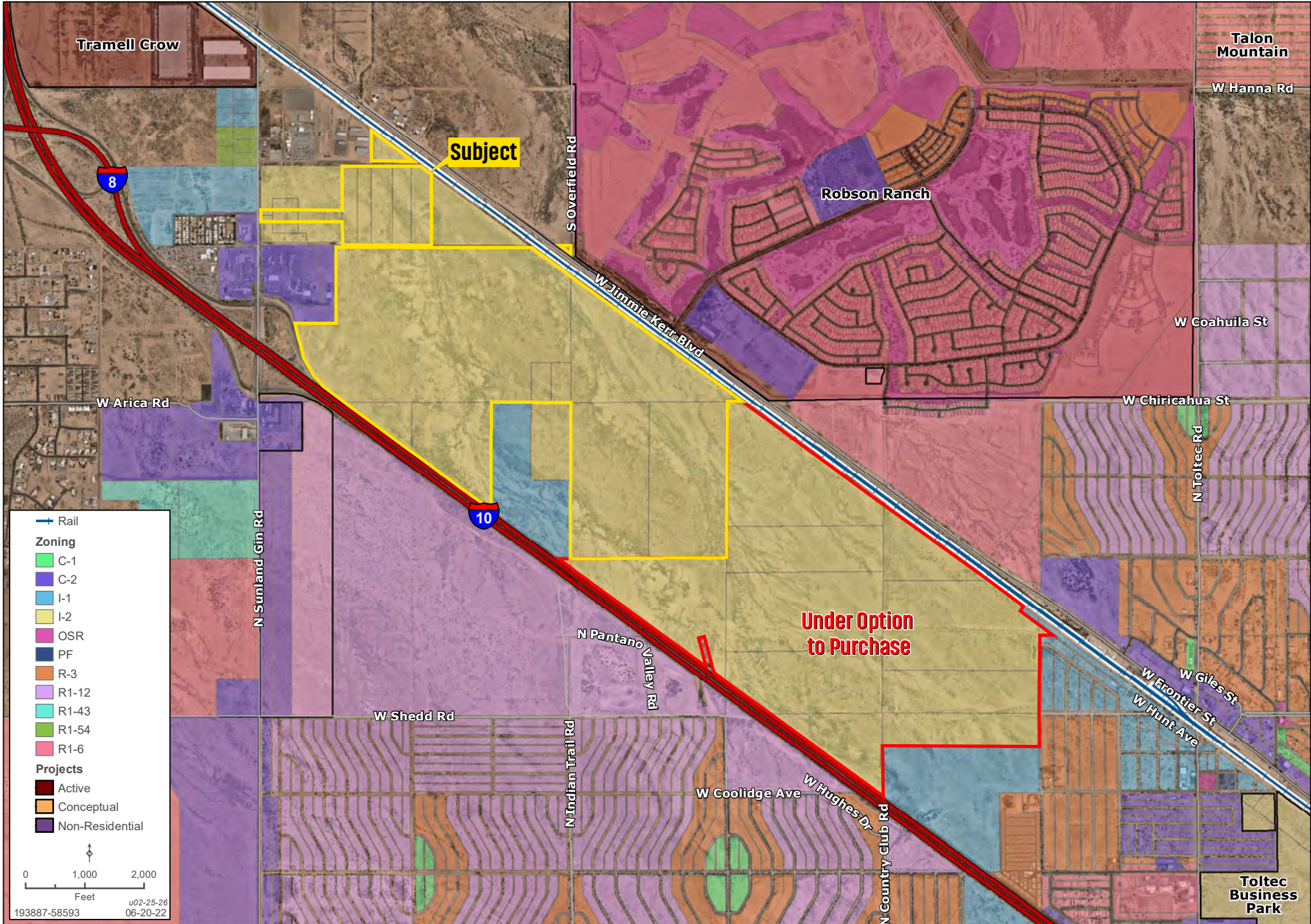


CONCEPTUAL SITE PLAN



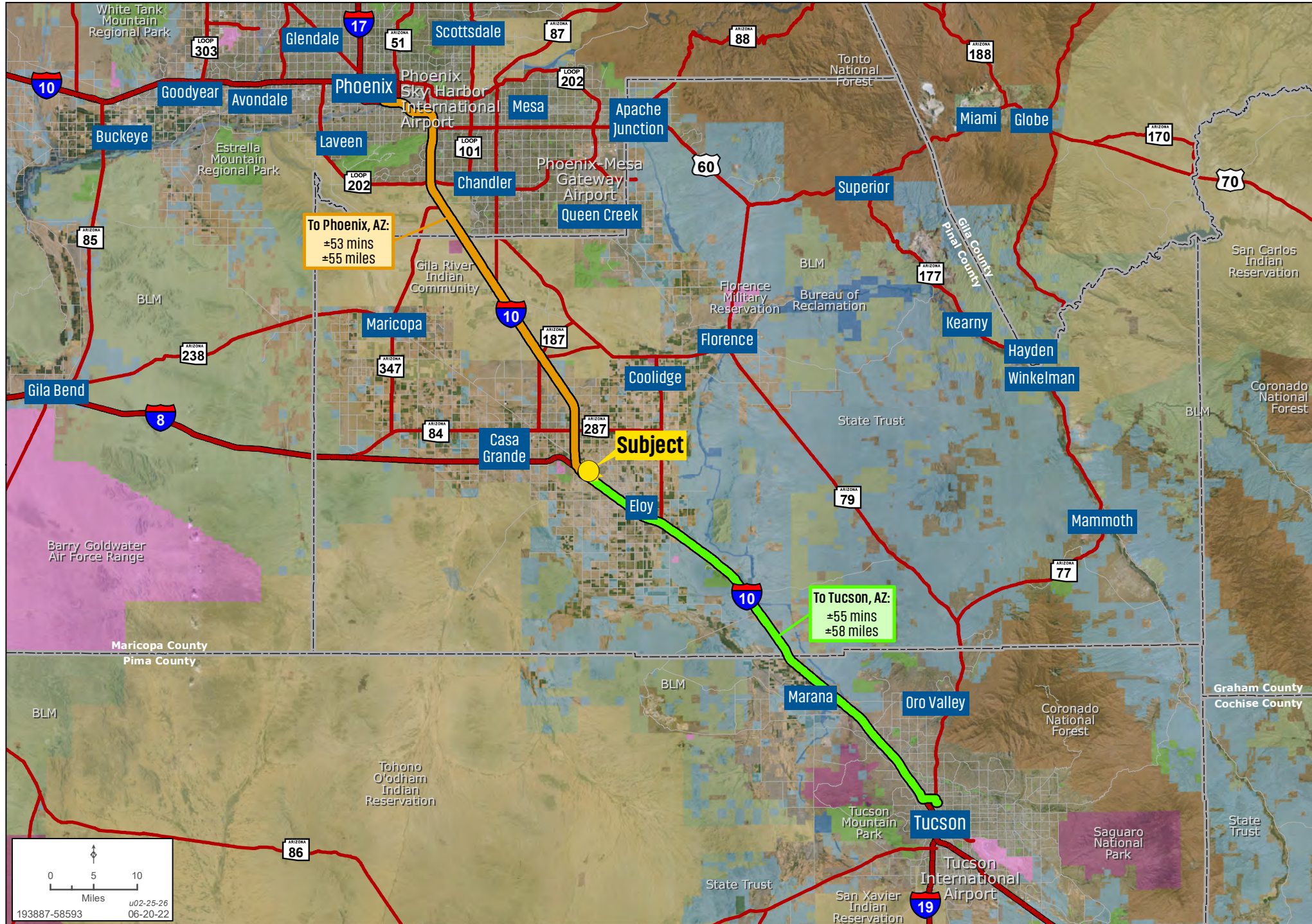
CITY ZONING

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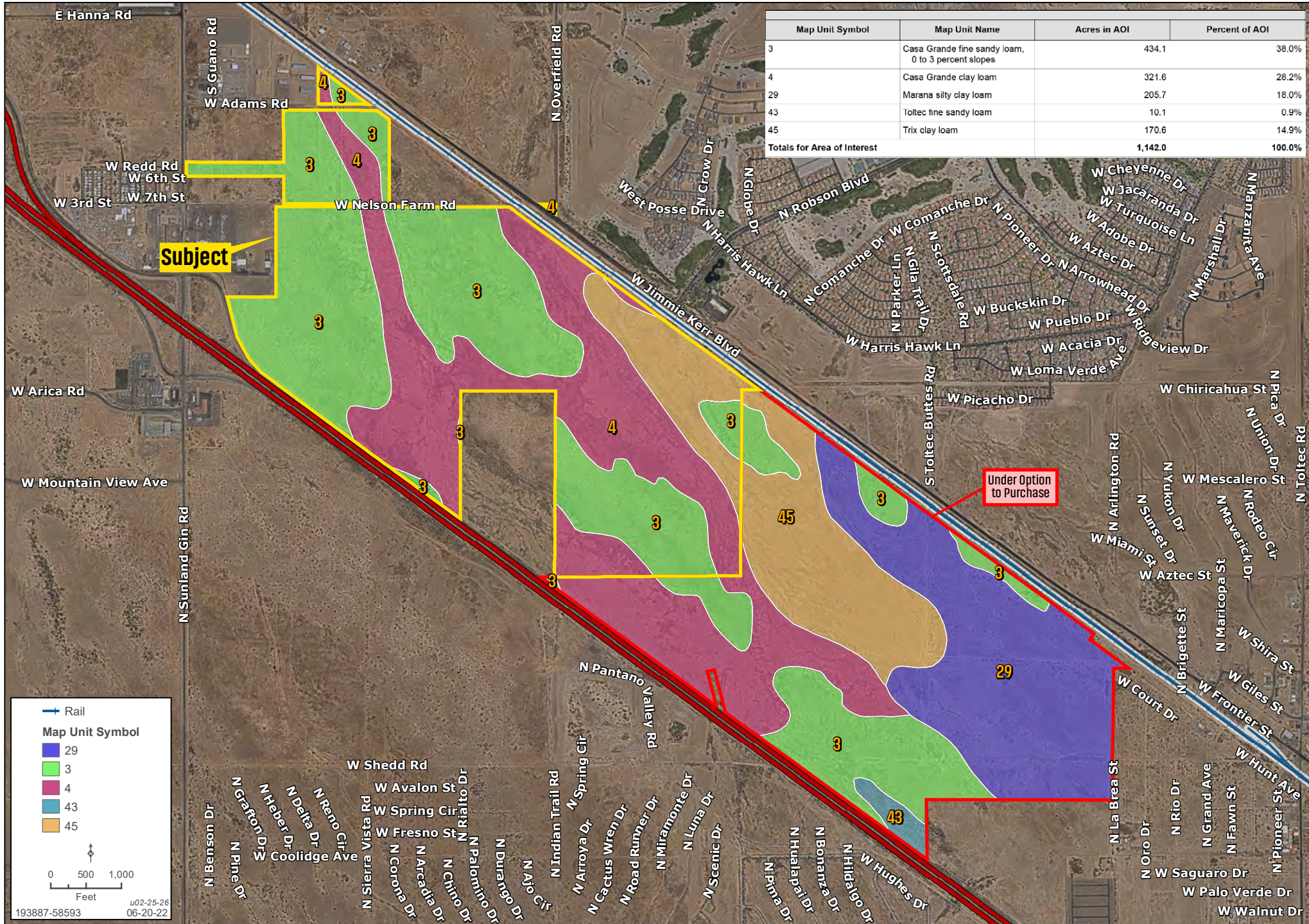
DISTANCES TO PHOENIX AND TUCSON

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SOIL

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