



- Location:** SWC Interstate 10 and Toltec Road, Eloy, Arizona
- APN:** 403-23-003D, 003F, 004
- Zoning:** R1-12 (City of Eloy)
- Size:** +/- 561.68 Net Acres
- Utilities:**
 - Water– City of Eloy - 10" line in Toltec & I-10
 - Sewer– City of Eloy - 8" line west of Toltec Rd and 12" line east of Toltec Rd
 - Power– APS
- General Plan:** +/- 60 ac-Community Commercial
- +/- 80 ac-High Density Residential (10-24 du/ac)
- +/- 150 ac-Low Density Residential (1-3 du/ac)
- +/- 270 ac-Estate Density Residential (0.2-1 du/ac)
- Price:** \$30,000/acre or \$16,830,000
- Comments:** Property is located at the Southwest corner of Interstate 10 and Toltec Road. Toltec Road is a full diamond interchange and one of only 3 interchanges south of the I-10/I-8 junction. Great for a mixed-use development or as an investment. Seller will entertain all offers.

EXCLUSIVELY LISTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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7400 E McDonald Dr, Ste 121
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www.insightland.com

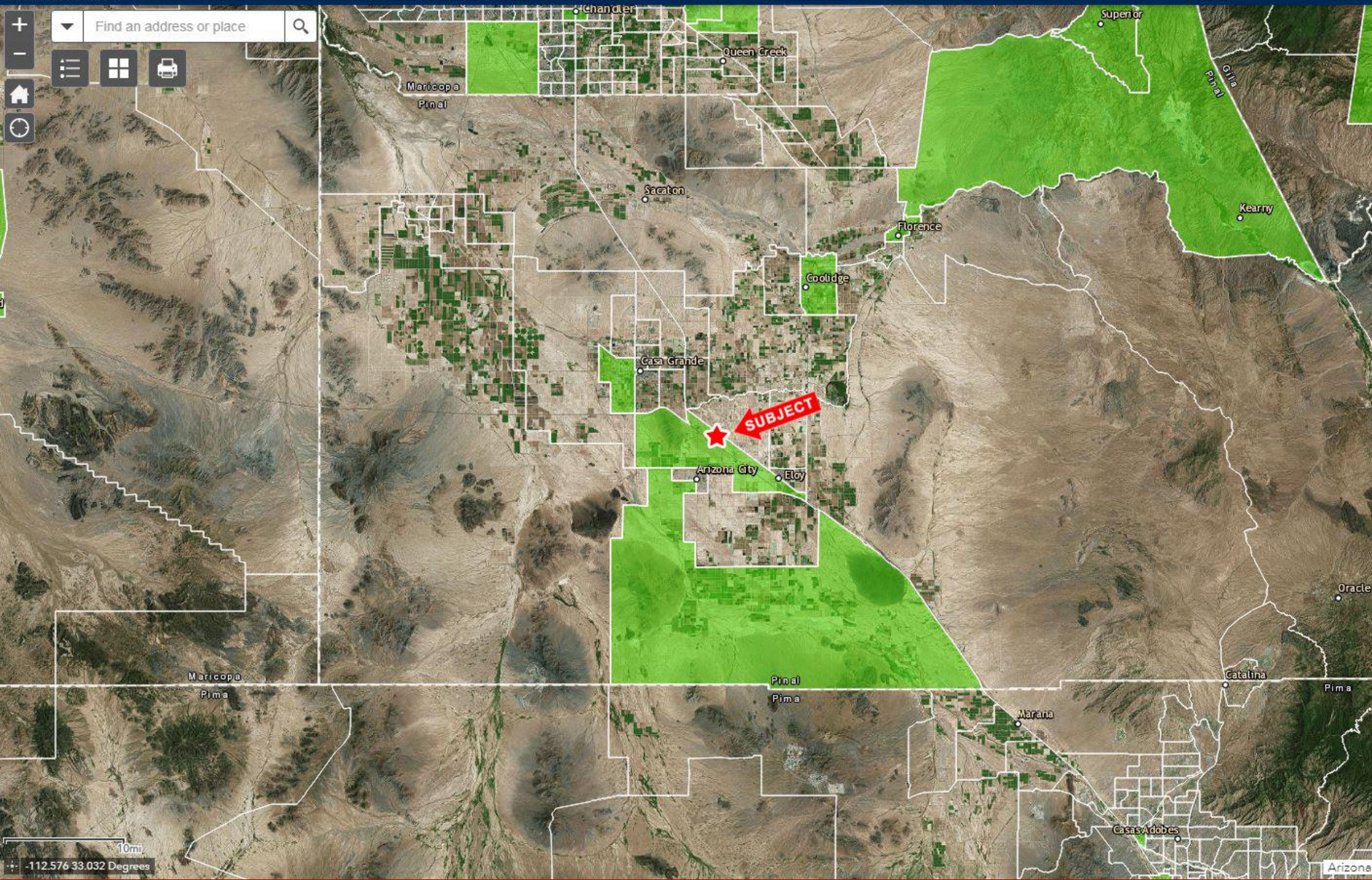
Kenneth Reyecraft
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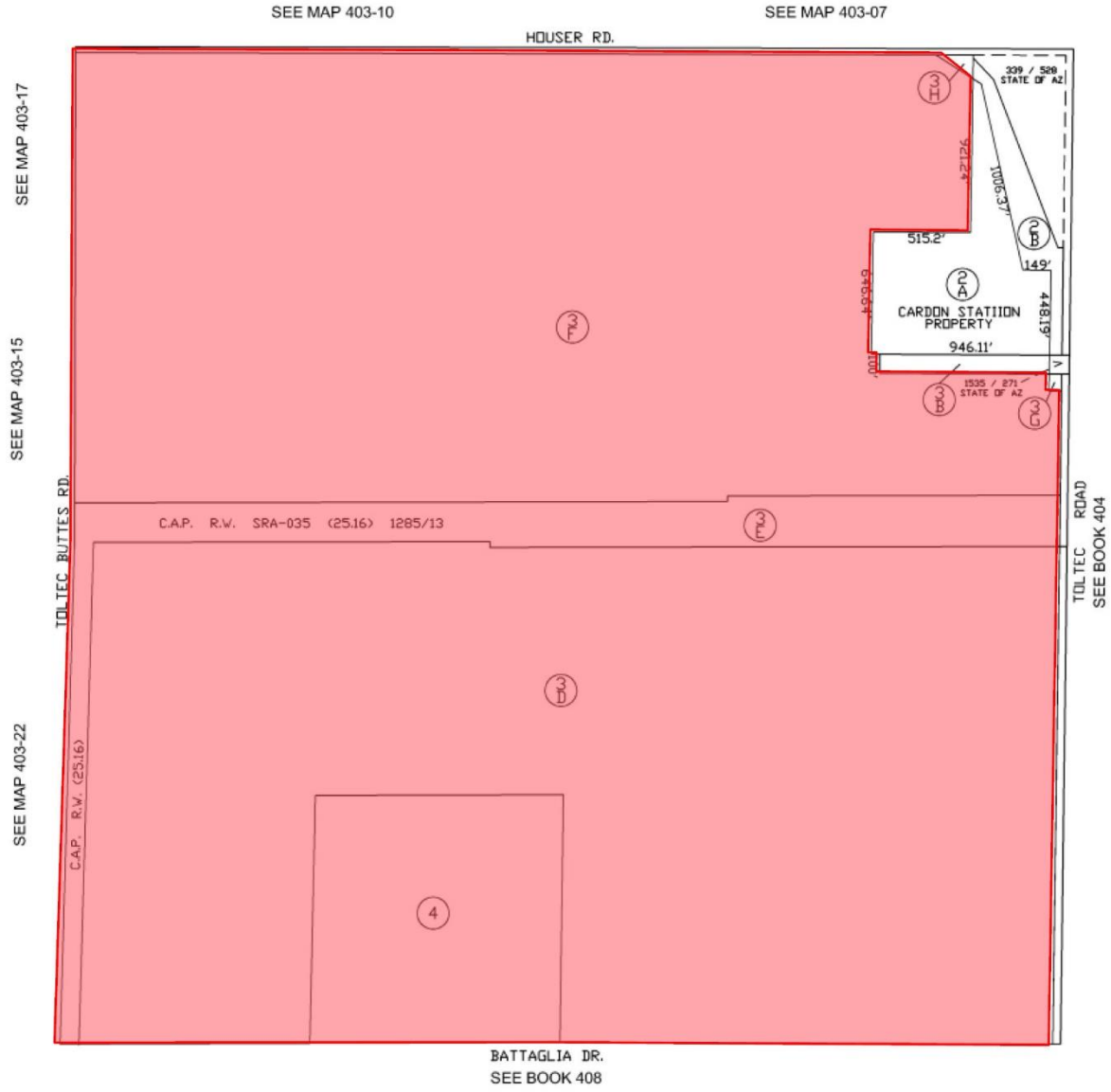


Green=Census tracts submitted to U.S. Treasury on 3/21/18 and designated (approved) on 4/9/18.

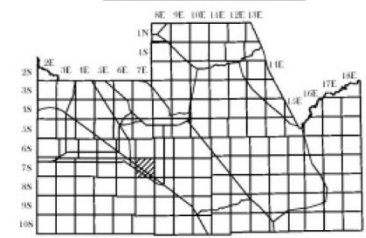


SEC. 33 TN.7S RG.7E

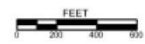
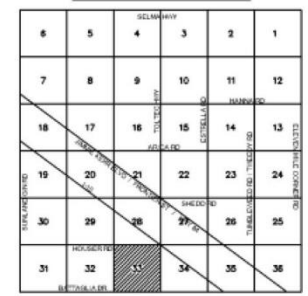
403-23



LOCATION MAP



VICINITY MAP



6-17-2009
UPDATED BY: CLW

THIS MAP IS FOR VALUATION PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE.
SURVEYS & SUBDIVISION PLATS ARE ON FILE
WITH THE PINAL COUNTY RECORDERS OFFICE.

