



Opportunity Zone

SWC E Stout St and St Louis Ave - Palo Verde Heights Property

**20 Shovel Ready Residential Lots
In Gila Bend, Az**

FOR SALE \$65,000 Per Lot

Average Lot Size: +/- 7,000 SF

www.DavisCREAZ.com

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Site Overview/ Highlights

- APN: 402-12-040 through 061
- 20 fully entitled residential lots
- Zoning: R-1, ground up housing is allowed. Additionally, Palo Verde Heights has a Manufactured Home Overlay.
- Located in the Opportunity Zone.
- Low-income Tax Housing Tax Credit may be available.
- Floodplain: The property is located within the Maricopa County Flood Control District. *(Finished floor elevations must be designed to meet all codes and ordinance requirements.)*
- Parking: Must provide at least 2 parking spaces per lot.

Amenities

- Dollar General
- Family Dollar
- Love's
- Little Italy Pizza Italian Restaurant

Within the Opportunity Zone and LIHTC

Community Overview

- Adjacent to Gila Bend Elementary and High School
- Walking proximity to center of town
- Close to the iconic and newly renovated Best Western Space Age Lodge
- Near the Gila Bend Community Center Park
- Close to the intersection of highway 85 and interstate 8

Gila Bend

The crossroads of the past and future

Gila Bend is a small town in southwestern Arizona known as the "Crossroads of the Southwest". With a population of under 2,000, it has long been a transportation hub and is now an emerging leader in renewable energy. Located where the Gila River makes a prominent bend, the town is rich with Native American and pioneer history.

History and heritage

- A historical resting place: For centuries, Gila Bend has been a stopping point for travelers. Its earliest inhabitants were the Hohokam people, followed by the Pima and Maricopa tribes, who used the Gila River's water for farming.
- The Butterfield Overland Mail: In the 1850s, the Gila Ranch station was a stop on the Butterfield Overland Mail route to California. It was later rebuilt after being burned down by Apache raiders.
- The railroad's arrival: The town's location was moved in 1879 to align with the new railroad line, cementing its role as a transportation hub.



Along the Main road in Gila Bend



Iconic and newly renovated Best Western Space Age Lodge

Economy

- Strategic location: Situated at the intersection of Interstate 8 and State Route 85, Gila Bend is a major junction for freight traffic between San Diego, Mexico, and the Phoenix metropolitan area.
- Renewable energy leader: The town is becoming known as the "solar capital of the nation". It is home to the Solana Generating Station, a large 280-megawatt concentrated solar power plant that began providing energy to Arizona Public Service in 2013.
- Agriculture: Local industries include agribusiness, with several dairies and over 90,000 acres of cultivated land for crops like alfalfa and cotton.
- Other key industries: The town also hosts a natural gas power plant, a paper mill, and a Calgon Carbon facility.

Tourism and attractions

- Painted Rock Petroglyph Site: Visitors can explore ancient rock carvings left by Native American peoples at this significant archaeological site northwest of town.
- Sonoran Desert National Monument: Gila Bend is a gateway to this 487,000-acre desert landscape that includes three wilderness areas and historic trails.
- Gila Bend Museum: Artifacts relating to the area's rich and varied history are on display at this 12,000-square-foot museum.
- Space Age Lodge: A must-see for fans of roadside attractions, this motel features quirky "Space Age" themed architecture.
- 9/11 Memorial Park: This park is home to a 4,000-lb steel beam from the World Trade Center, displayed alongside a reflecting pool.



Painted Rock Petroglyph Site



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At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

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Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

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