



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



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

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.



Iconic and newly renovated Best Western Space Age Lodge

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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