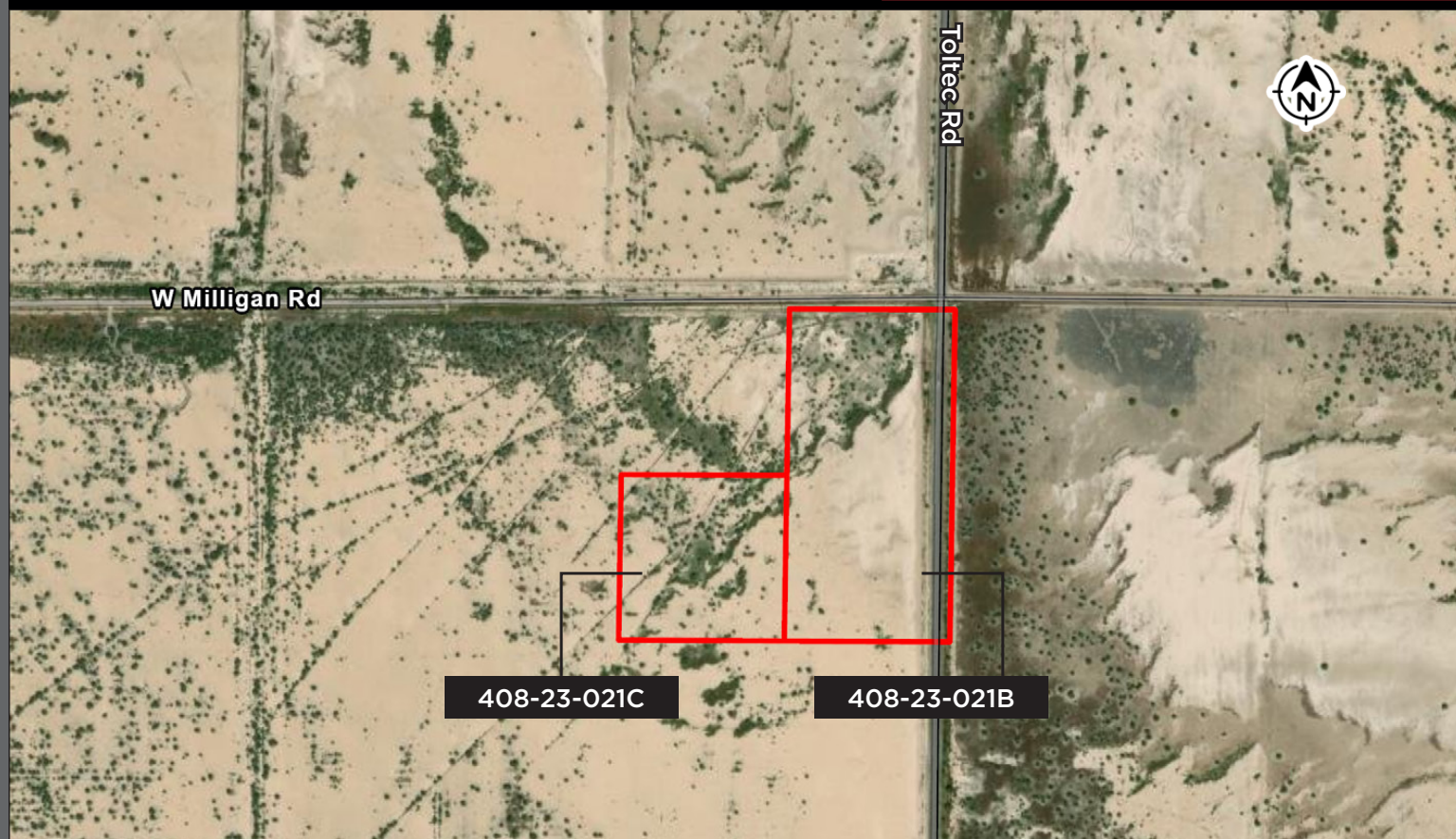


# SWC Toltec Road & Milligan Road

Eloy, AZ 85193 | ±30.35 AC For Sale | \$803,061 (\$0.61 PSF)

## Exciting Investment Opportunity in Arizona Growth Area

- Zoned:
  - \* Commercial C-2 (20 AC)
  - \* Residential R1-43 (± 10 AC)
- ±4 miles to I-10 Highway
- 30 miles from proposed SRP Marigold Energy Center
- Planned 3,300 Acre Data Center in area
- \$1B in economic impact coming to the area from new Recycling Plant



**MAJOR CROSS STREETS: S. TOLTEC ROAD AND W. MILLIGAN ROAD**

Eloy Commercial and Residential Land For Sale

**Joan Krueger** | First Vice President

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2944 N 44th St, Suite 200, Phoenix, AZ 85018 | 602 955 4000 | [naihonorizon.com](http://naihonorizon.com)

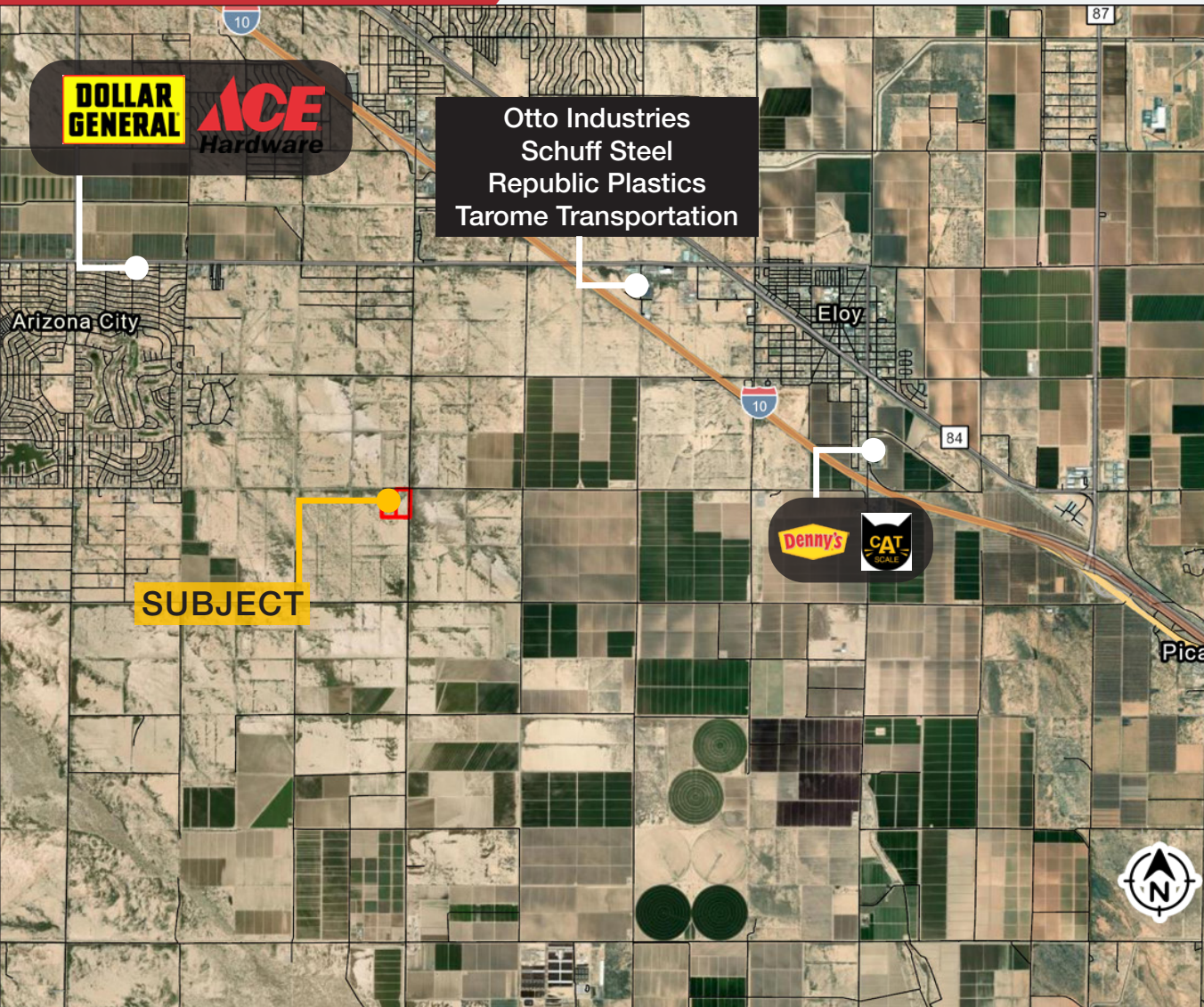
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# Property Information



<b>Address:</b>	SWC S Toltec Rd & W Milligan Rd
<b>City:</b>	Eloy, AZ
<b>County:</b>	Pinal
<b>ZIP:</b>	85193
<b>Land Size (AC):</b>	±30.35
<b>Land SF:</b>	1,322,046 SF
<b>Zoning:</b>	C-2   R1-43
<b>Primary Use:</b>	Commercial and Residential
<b>Sale Price:</b>	\$803,061
<b>Price / SF:</b>	\$0.61
<b>Price / Acre:</b>	\$26,486.18
<b>Gas:</b>	Unknown
<b>Water:</b>	None
<b>Sewer:</b>	Public
<b>Power Supplier:</b>	Unknown
<b>Topography:</b>	Flat
<b>Parcel #:</b>	408-23-021B; 408-23-021C

Demographics	10 Miles	30 Miles	50 Miles
Median Age	43.2	39.1	39.3
Population	33,288	222,347	2,195,926
Average HH Income	\$81,017	\$93,287	\$118,877

Traffic Counts	VPD
S Toltec Road	517
I-10 Highway	56,900

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