

INVESTMENT OPPORTUNITY | ±807 ACRES

EXCLUSIVE LISTING | SUNLAND GIN ROAD & SHEDD ROAD, ELOY, ARIZONA



CONTACT FOR MORE INFORMATION

Ben Heglie
bheglie@landadvisors.com
480.874.4302

Ryan Semro
rsemro@landadvisors.com
480.874.4317

Kirk McCarville
kmccarville@landadvisors.com
520.251.0348

Trey Davis
tdavis@landadvisors.com
602.363.3901

 **Land Advisors**
ORGANIZATION

480.483.8100 | LandAdvisors.com

EXECUTIVE SUMMARY



LOCATION

The Property is located at the SWC of Sunland Gin Road and Shedd Road in Eloy, Pinal County, Arizona



SIZE

±807.09 Acres



PRICE

Submit



ZONING

R1-6 Single Family Residential (6,000 sqft)
C-2 General Commercial



GENERAL PLAN

Medium Density Residential (3.0 - 6.0 du/ac)
Community Commercial



UTILITIES

Power - Arizona Public Service (APS)
Water - City of Eloy
Sewer - City of Eloy
Gas - Southwest Gas Company

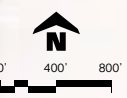
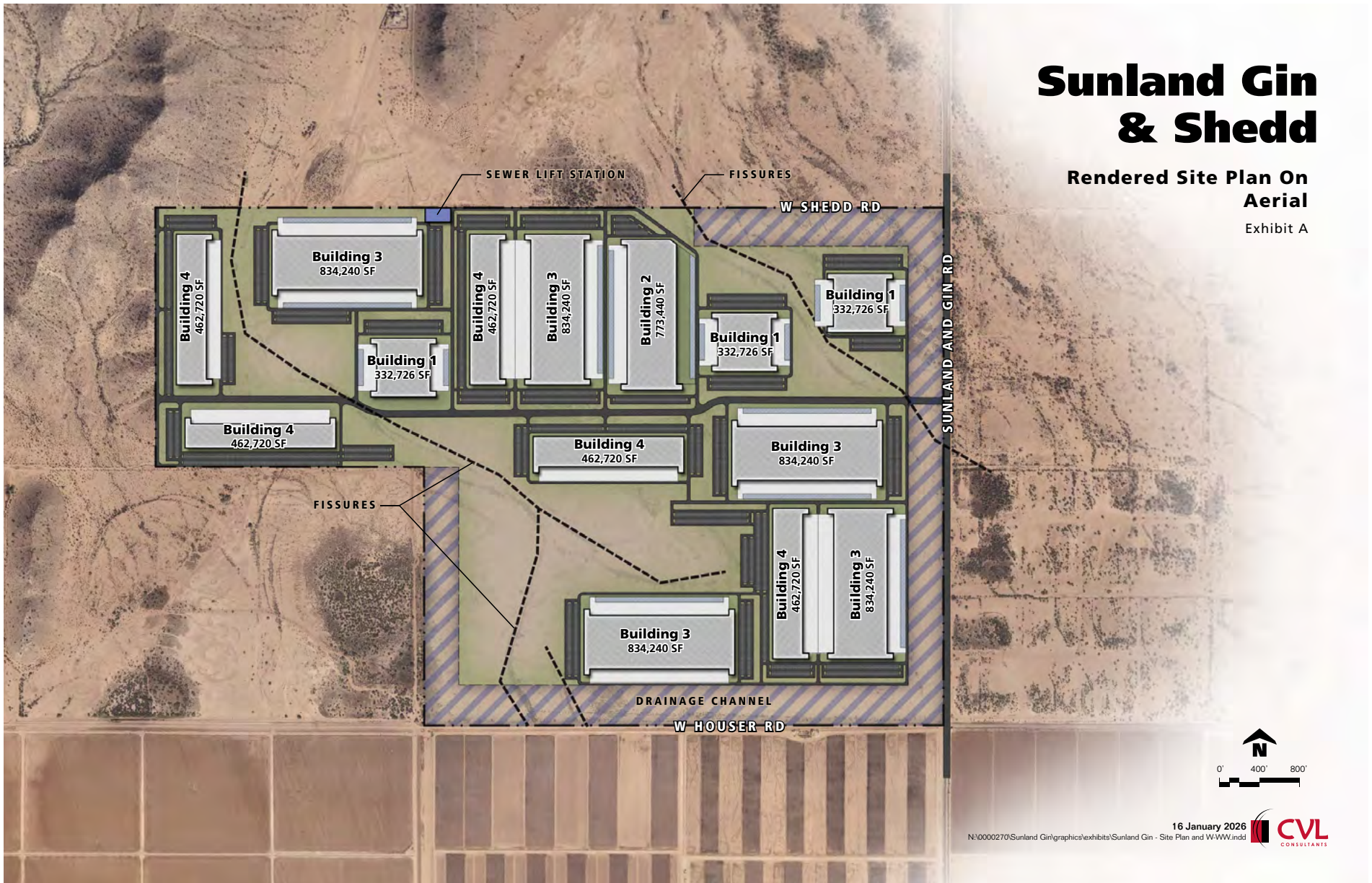


COMMENTS

Located in an Opportunity Zone & Foreign Trade Zone 75
[Click here to view interactive fissures map](#)



CONCEPTUAL RENDERED SITE PLAN

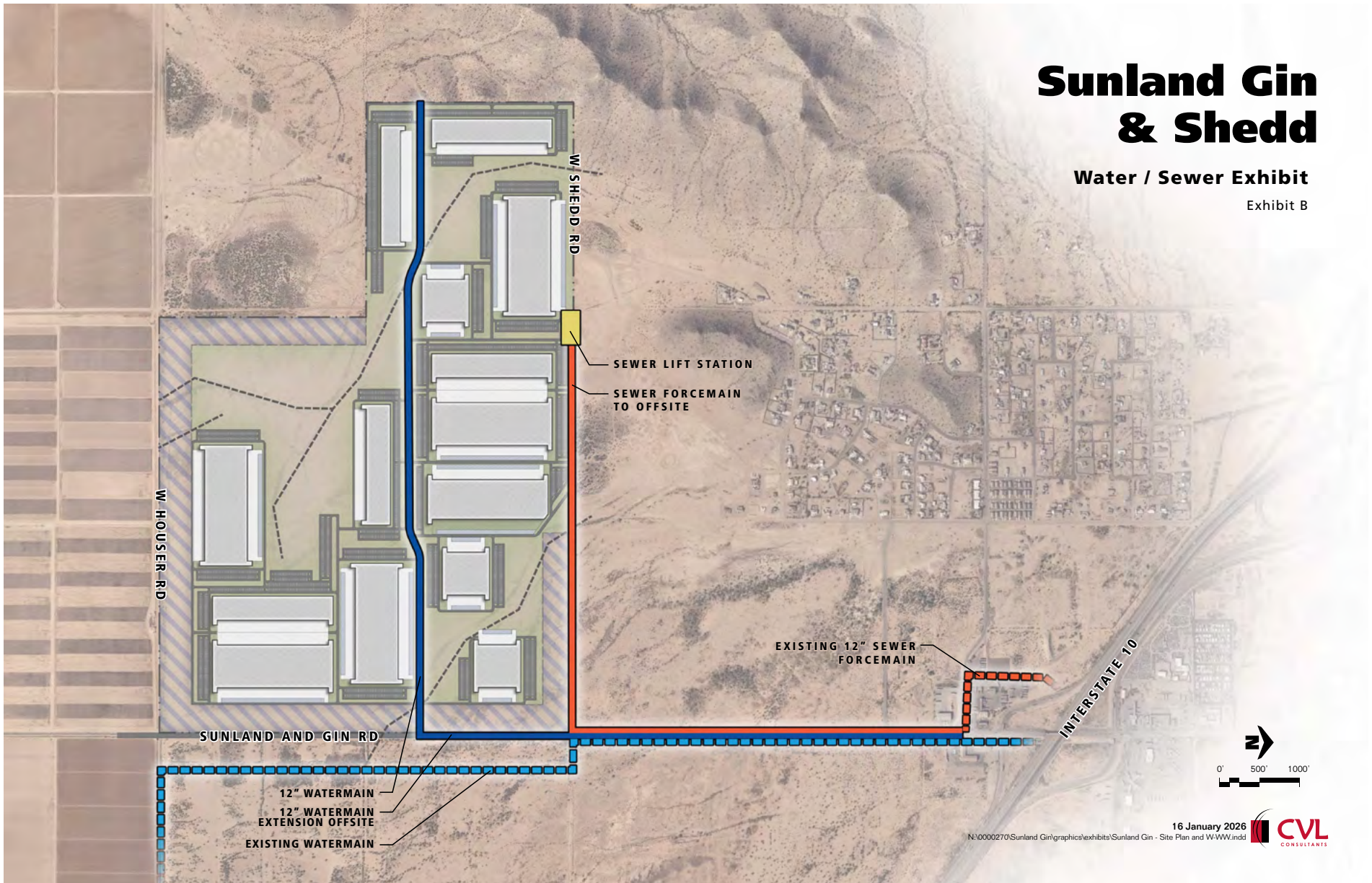


16 January 2026



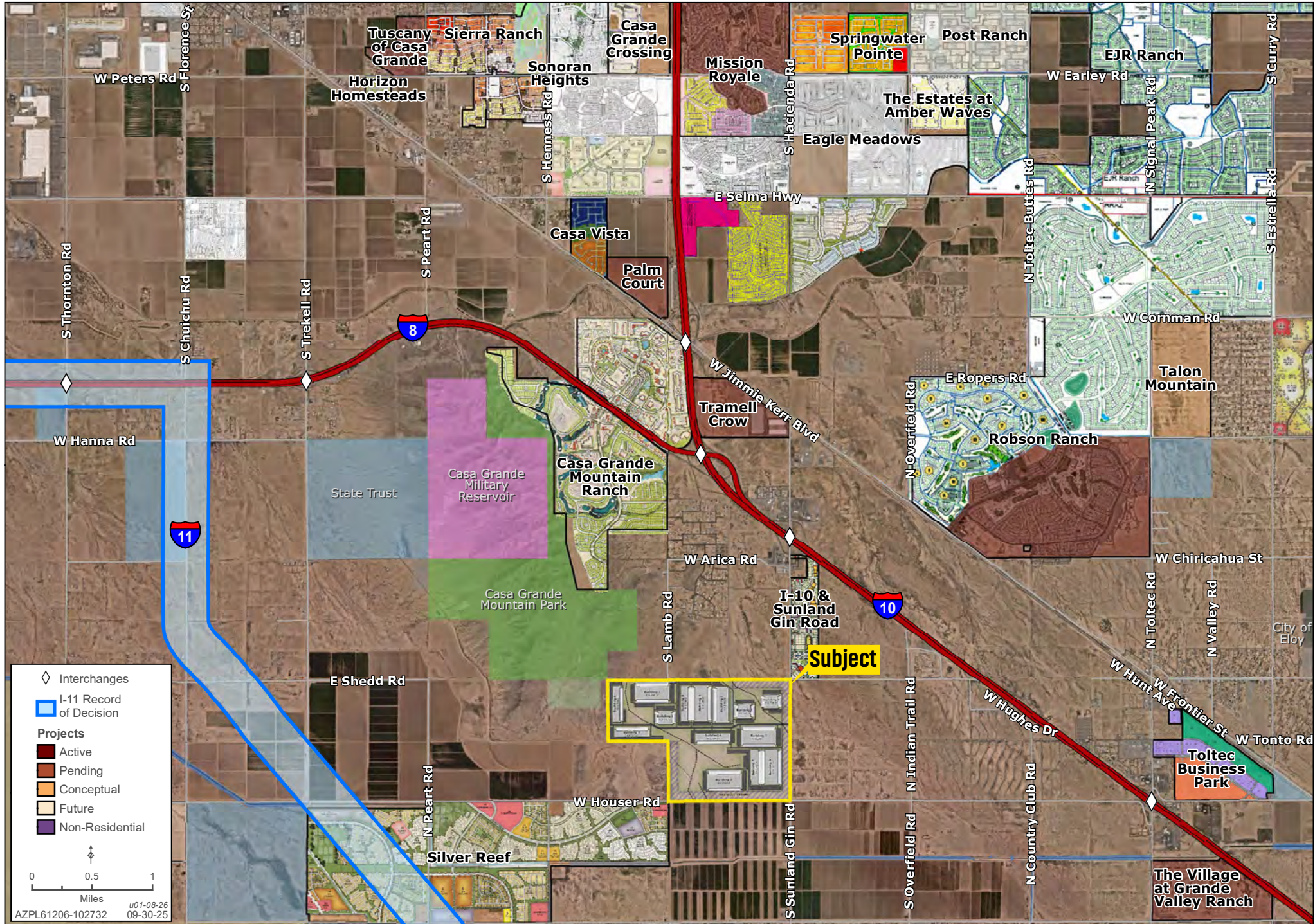
N:\0000270\Sunland Gin\graphics\exhibits\Sunland Gin - Site Plan and W-WW.indd

CONCEPTUAL WATER / SEWER EXHIBIT



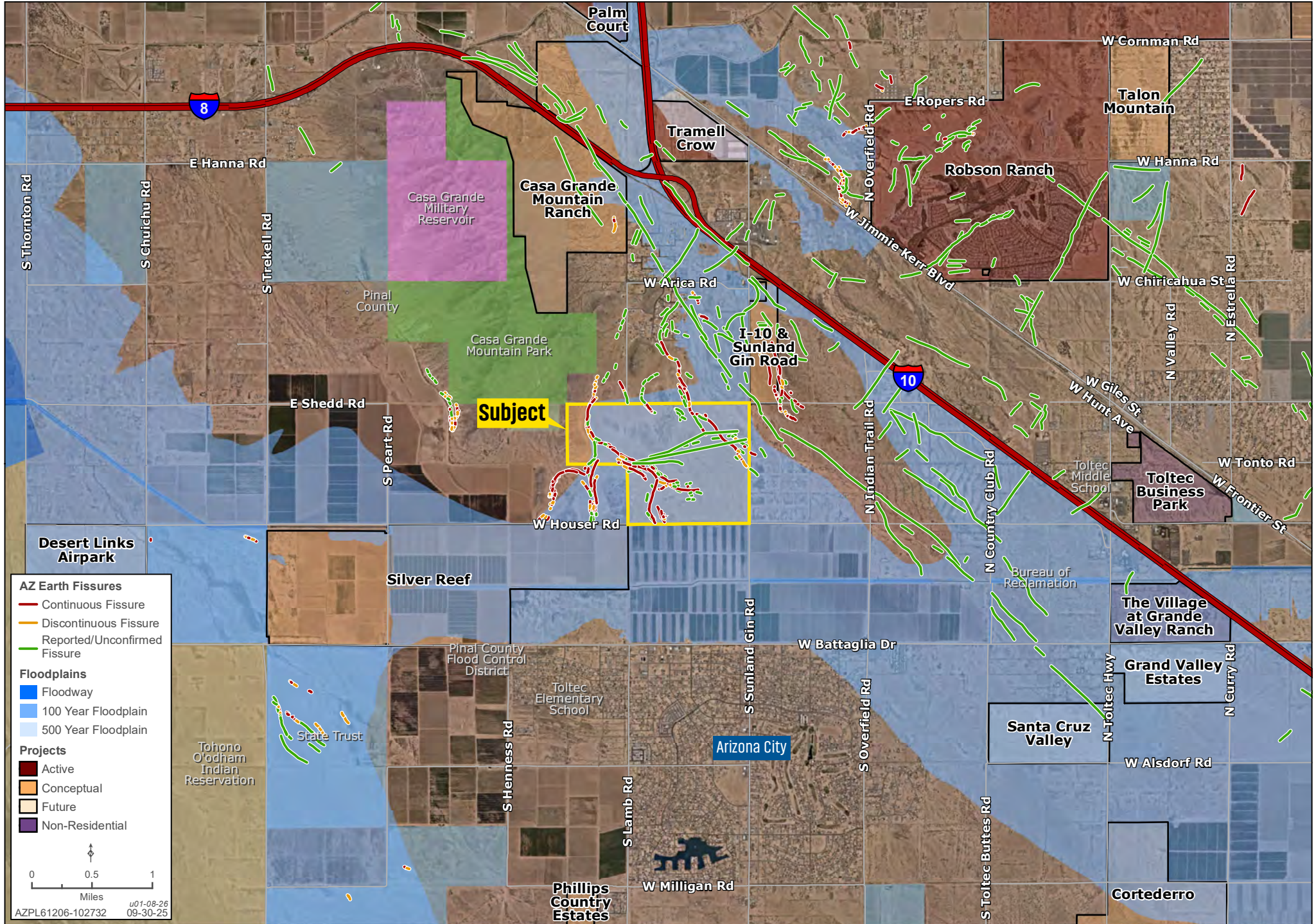
AREA

Ben Heglie | Ryan Semro | 480.483.8100 | Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com



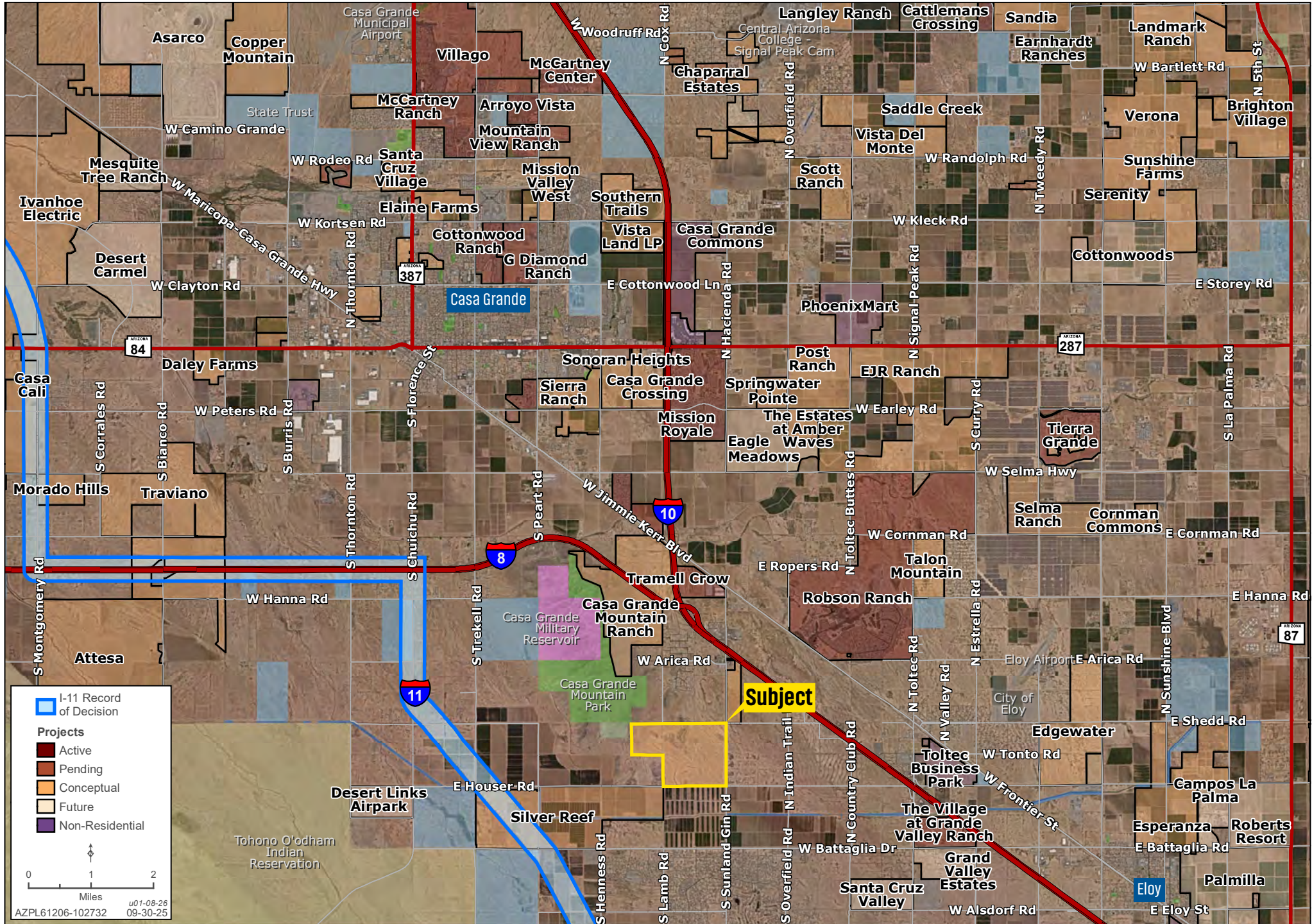
AREA

Ben Heglie | Ryan Semro | 480.483.8100 | Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com



DEVELOPMENT

Ben Heglie | Ryan Semro | 480.483.8100 | Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com



REGIONAL

Ben Heglie | Ryan Semro | 480.483.8100 | Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com





4900 N. Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 | LandAdvisors.com

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. AZPL61206 - 01.27.2026.