

Hard Corner Land Parcel

Travel Center Dr near I-10, Tucson, AZ 85741

FOR SALE

41014 N Highway 60



REALTYONEGROUP
COMMERCIAL



PROPERTY OVERVIEW

Incredible opportunity to own a proposed RV Storage Park right off Highway 60 just outside the Phoenix Metro market. Three parcels combined for a total of 5.90 acres. Surveys and site plan have been completed. Property has been cleared and is shovel ready. Ideal location with large seasonal visitor population within minutes from the site. Situated between Phoenix & Wickenburg, which has seen tremendous growth over the last several years. Site is also in close proximity to Lake Pleasant which is used as a major water sports recreation center for the Phoenix metro area. Beautiful, dry and sunny Arizona offers some of the Southwest's most dramatic scenery and has long been a snowbird destination for thousands each year, many of whom have purchased winter homes here or travel by RV each winter. Winter residents are big business in Arizona, contributing millions to the state's economy. Many of those who travel by RV are looking for long term storage options.



LOCATION

NWC of Gates Road and US-60



LAND SIZE

249,061 SF / ±5.72 AC



ZONING

R-43



SALE PRICE

Call for Pricing



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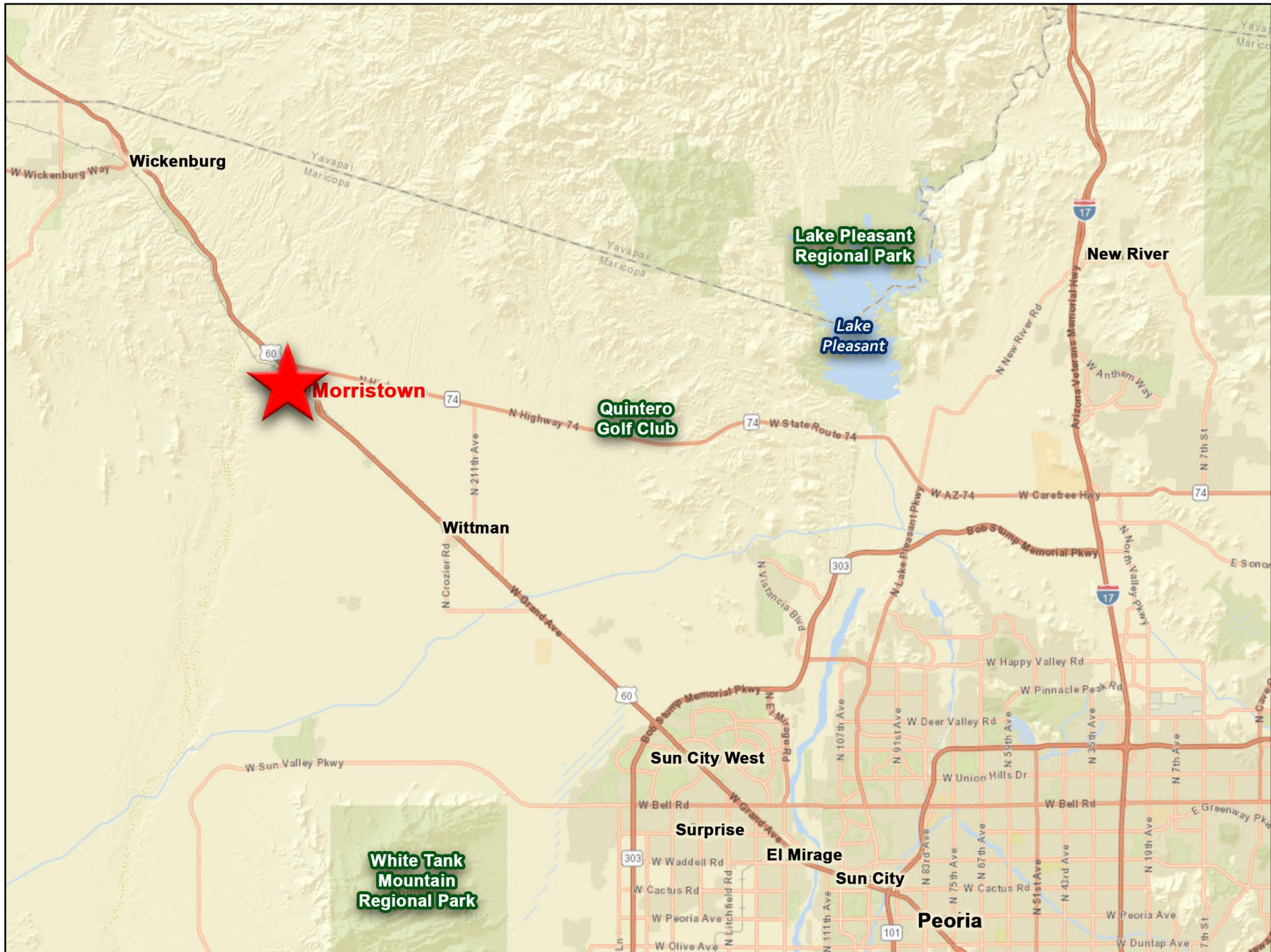


41014
N Hwy 60
MORRISTOWN

Geoff Adams, CCIM, Realtor
Director & Associate Broker
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RealtyOneGroupCommercial.com

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, in-dependent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.







TRAFFIC COUNTS



Highway 60 / W Grand Avenue:
15,928 VPD

Source: ADOT 2021

2023 DEMOGRAPHICS



POPULATION

5 mile: 1,345
10 Mile: 8,555
15 Mile: 34,091



DAYTIME POP.

5 mile: 1.148
10 Mile: 7.537
15 Mile: 27.640



HOUSEHOLDS

5 mile: 615
10 Mile: 3.554
15 Mile: 14.355



AVG HH INCOME

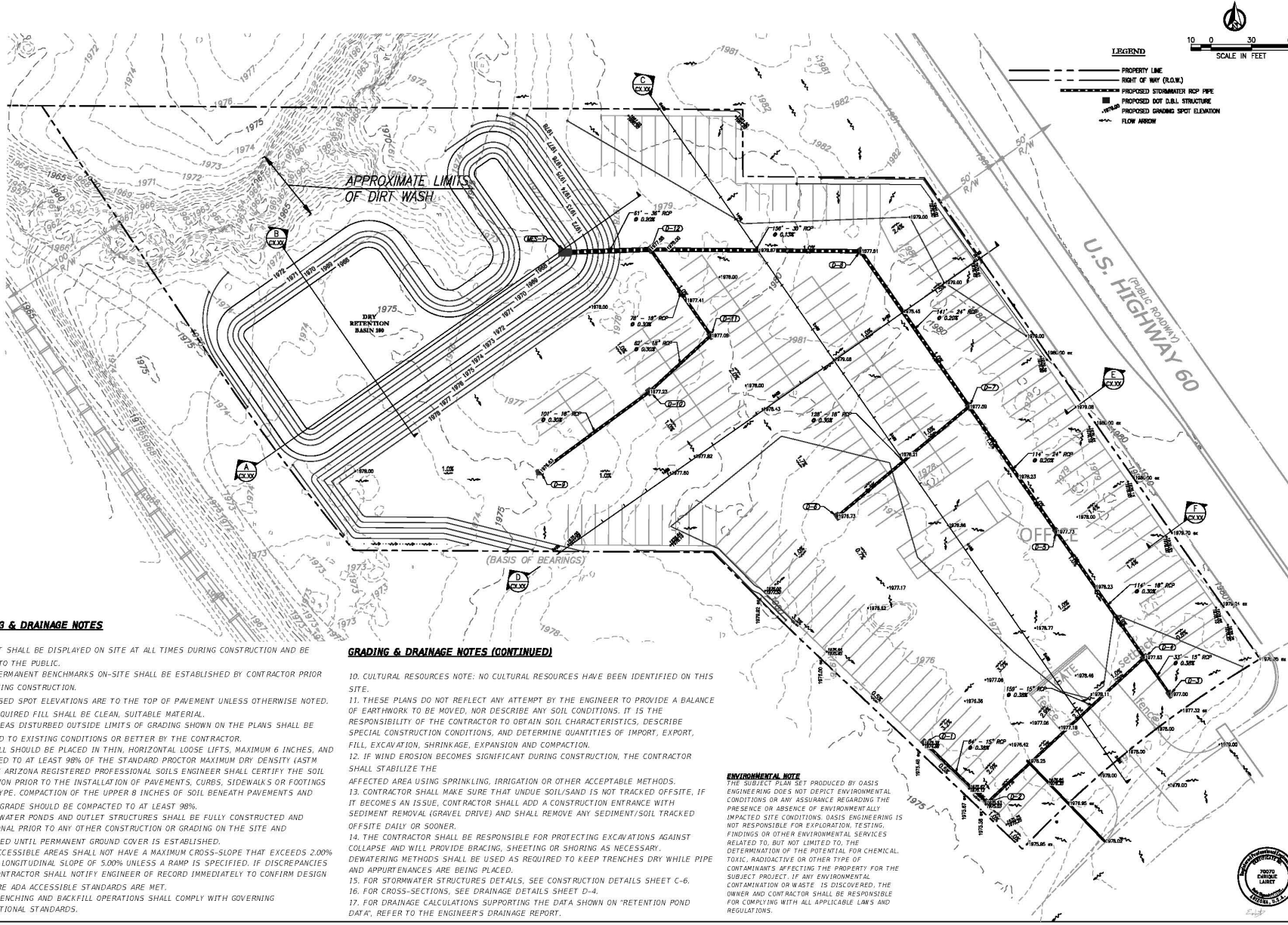
5 mile: \$83,317
10 Mile: \$95,133
15 Mile: \$109,905



AVG HOME VALUE

5 mile: \$392,245
10 Mile: \$458,471
15 Mile: \$444,040

Shovel Ready Plans For Strategically Located RV Storage Park



GRADING & DRAINAGE NOTES

1. PERMIT SHALL BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND BE VISIBLE TO THE PUBLIC.
2. TWO PERMANENT BENCHMARKS ON-SITE SHALL BE ESTABLISHED BY CONTRACTOR PRIOR TO STARTING CONSTRUCTION.
3. PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL REQUIRED FILL SHALL BE CLEAN, SUITABLE MATERIAL.
5. ALL AREAS DISTURBED OUTSIDE LIMITS OF GRADING SHOWN ON THE PLANS SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER BY THE CONTRACTOR.
6. ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS, MAXIMUM 6 INCHES, AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698). AN ARIZONA REGISTERED PROFESSIONAL SOILS ENGINEER SHALL CERTIFY THE SOIL COMPACTED PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE. COMPACTION OF THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 98%.
7. STORMWATER PONDS AND OUTLET STRUCTURES SHALL BE FULLY CONSTRUCTED AND OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. ADA ACCESSIBLE AREAS SHALL NOT HAVE A MAXIMUM CROSS-SLOPE THAT EXCEEDS 2.00% AND MAX LONGITUDINAL SLOPE OF 5.00% UNLESS A RAMP IS SPECIFIED. IF DISCREPANCIES OCCUR CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IMMEDIATELY TO CONFIRM DESIGN TO ENSURE ADA ACCESSIBLE STANDARDS ARE MET.
9. ALL TRECHING AND BACKFILL OPERATIONS SHALL COMPLY WITH GOVERNING JURISDICTIONAL STANDARDS.

GRADING & DRAINAGE NOTES (CONTINUED)

10. CULTURAL RESOURCES NOTE: NO CULTURAL RESOURCES HAVE BEEN IDENTIFIED ON THIS SITE.
11. THESE PLANS DO NOT REFLECT ANY ATTEMPT BY THE ENGINEER TO PROVIDE A BALANCE OF EARTHWORK TO BE MOVED, NOR DESCRIBE ANY SOIL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN SOIL CHARACTERISTICS, DESCRIBE SPECIAL CONSTRUCTION CONDITIONS, AND DETERMINE QUANTITIES OF IMPORT, EXPORT, FILL, EXCAVATION, SHRINKAGE, EXPANSION AND COMPACTION.
12. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
13. CONTRACTOR SHALL MAKE SURE THAT UNDEE SOIL/SAND IS NOT TRACKED OFFSITE, IF IT BECOMES AN ISSUE, CONTRACTOR SHALL ADD A CONSTRUCTION ENTRANCE WITH SEDIMENT REMOVAL (GRAVEL DRIVE) AND SHALL REMOVE ANY SEDIMENT/SOIL TRACKED OFFSITE DAILY OR SOONER.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
15. FOR STORMWATER STRUCTURES DETAILS, SEE CONSTRUCTION DETAILS SHEET C-6.
16. FOR CROSS-SECTIONS, SEE DRAINAGE DETAILS SHEET D-4.
17. FOR DRAINAGE CALCULATIONS SUPPORTING THE DATA SHOWN ON 'RETENTION POND DATA', REFER TO THE ENGINEER'S DRAINAGE REPORT.

ENVIRONMENTAL NOTE

THE SUBJECT PLAN SET PRODUCED BY OASIS ENGINEERING DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR AN ASSURANCE REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. OASIS ENGINEERING IS NOT RESPONSIBLE FOR EXPLORATION, TESTING, FINDINGS OR OTHER ENVIRONMENTAL SERVICES RELATED TO, BUT NOT LIMITED TO, THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY FOR THE SUBJECT PROJECT. IF ANY ENVIRONMENTAL CONTAMINATION OR WASTE IS DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

LEGEND

- PROPERTY LINE
- - - RIGHT OF WAY (R.O.W.)
- PROPOSED STORMWATER RCP PIPE
- PROPOSED BOX D.I.B. STRUCTURE
- PROPOSED GRADING SPOT ELEVATION
- FLOW ARROW

10 0 30 60
SCALE IN FEET

NOTES

RELEASED FOR CONSTRUCTION

MARICOPA COUNTY, ARIZONA
A.P.N.: 503-22-001A

DRAINAGE PLAN AND NOTES

Oasis Engineering
3702 W Spruce St., #1033
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2020
OASIS ENGINEERING
ARIZONA, USA

SHEET D-3
BY: E.A.
DATE: 10/11/2022

MORRISTOWN OVERVIEW

Morristown is an unincorporated community and census-designated place (CDP) in Maricopa County, Arizona. It is 43 miles northwest of Phoenix, at the junction of State Route 74 and U.S. Route 60.

Morristown is home to the Morristown Elementary School District.

The Morristown Store, formerly the Morristown Hotel, is listed on the National Register of Historic Places.

Much of Morristown is within the municipal planning area of Surprise, and Surprise intends to eventually annex the area.[citation needed] The portion of Morristown south of US 60, however, exists in a small area between the planning areas of Surprise, Buckeye and Wickenburg, where neither city has yet expressed a planned interest in expanding. The community is named after Morristown, New Jersey.

Morristown is also known for being the birthplace of famed Internet celebrity cat, Grumpy Cat.



Source: Wikipedia

THINGS TO DO IN MORRISTOWN:

Visit Lake Pleasant Regional Park

- One of the most scenic water recreation areas in the "Valley of the Sun," this northwest Valley park is a recreationist's dream. This 23,362 acre park offers many activities, such as camping, boating, fishing, swimming, hiking, picnicking, and wildlife viewing.

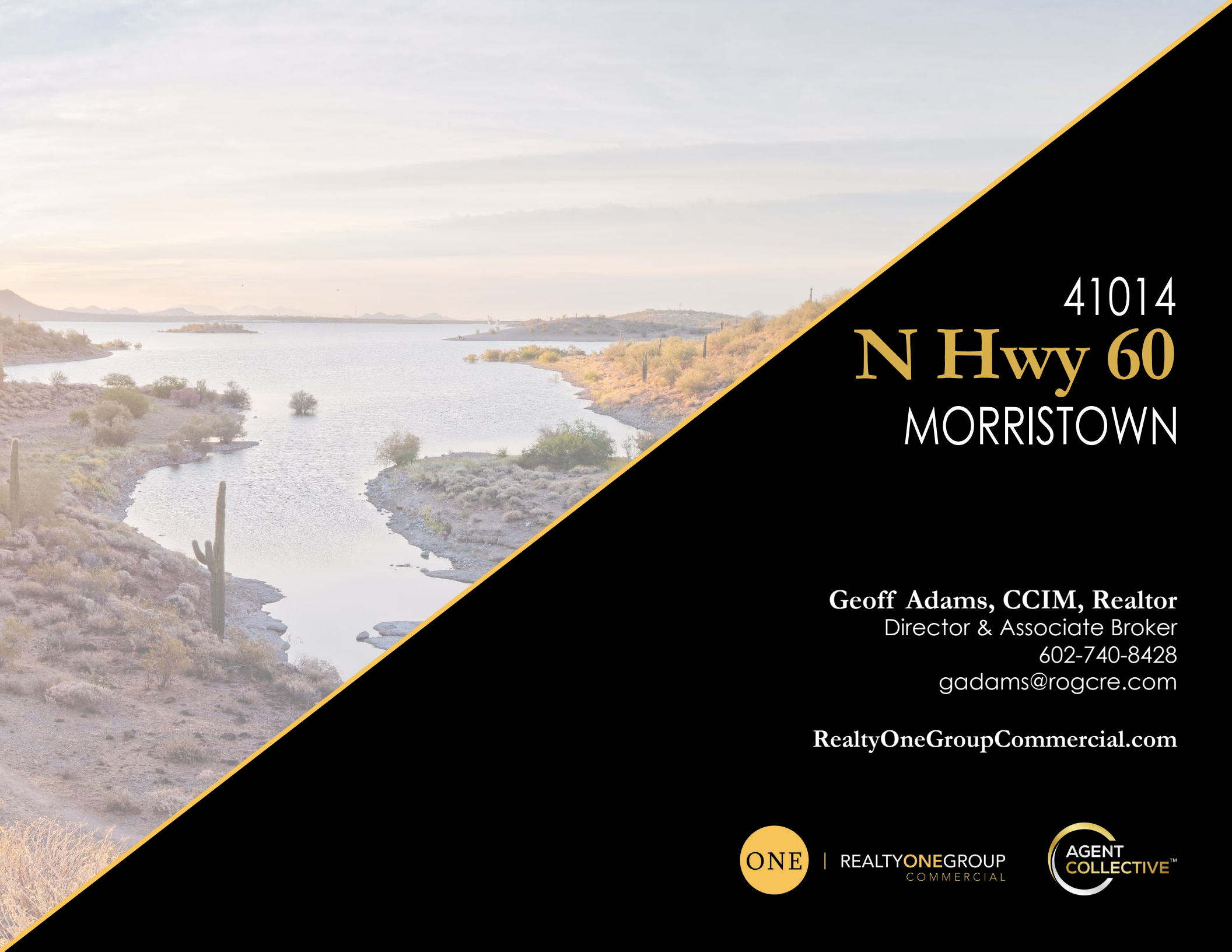
Arizona Sailing Adventures - Private Charters

- Sailboat tours on Lake Pleasant near Phoenix AZ. Up to 4 people custom designed to fit the groups preferences. Food and soft drinks provided. Clients may bring alcoholic beverages to enjoy on their cruise. Relaxing by sailing in the desert.

Arizona Horse Carriage & Wagon

- Take an historical ride on the overland route, travel by full size wagon or coach on the same trail used up to 1912. Learn about history of the stage line in Arizona the tour is near same route used to travel to Castle Hot Springs Resort in the Arizona Territory. Experience a ride and Relive history, traveling by wagon just as it was in the Arizona Territory in the 1900's. Hop a Board for a ride thru the Sonoran Desert and enjoy the scenery being pulled by horses. The tour is 2 miles in length Learning about history can take place outside of the shushed halls of a traditional museum. Instead of gazing at dusty artifacts behind glass, immerse yourself in a different era by heading to some of the best living-history in the country.

Source: Trip Advisor



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