



## LAND FOR SALE

### **8.22 Acres of Light Industrial Land located in an Opportunity zone in Eloy, Arizona**

West of the Northwest corner of Battaglia Drive and Tweedy Road  
Kitty-corner to the Owens Corning facility

**Sale Price: \$1,432,253 (\$4.00/SF)**

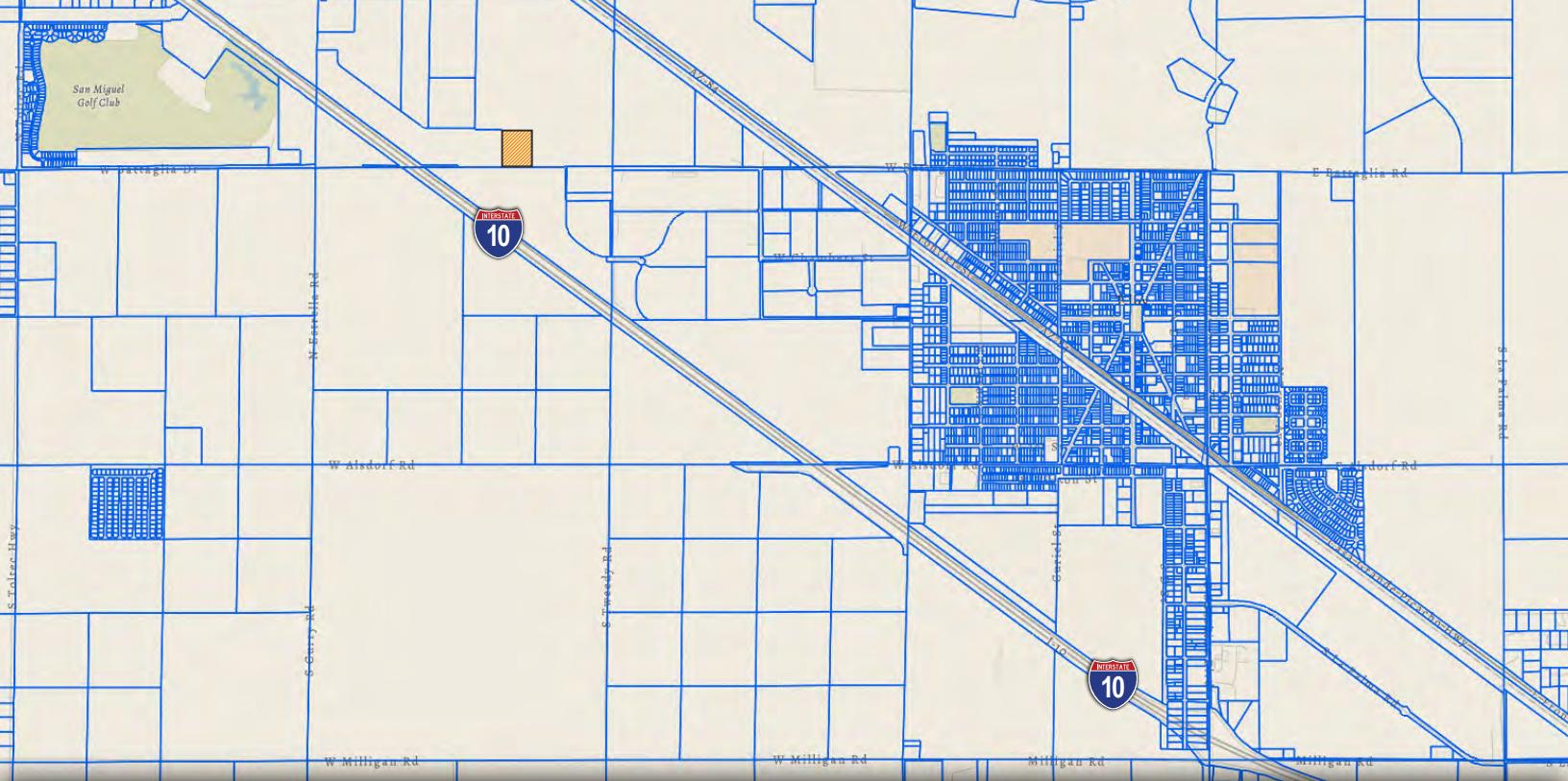
Zoned: Light Industrial - City of Eloy APN: 404-23-003S

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## Land For Sale - Eloy, Arizona

Position your business for success with 8.22 acres of Light Industrial land located in an Opportunity Zone in Eloy, Arizona, ideally situated west of the northwest corner of Battaglia Drive and Tweedy Road. With Light Industrial zoning (City of Eloy) and easy access to Interstate 10 via Toltec Road (2.5 miles), the property offers excellent connectivity to major markets—just 25 minutes (18 miles) from Casa Grande and approximately 50 minutes to both Greater Phoenix and Tucson. Priced at \$1,432,253 (\$4.00/SF), this 8.22-acre parcel (APN: 404-23-003S) is perfectly positioned for industrial users and investors seeking growth in one of Arizona's most strategic corridors.

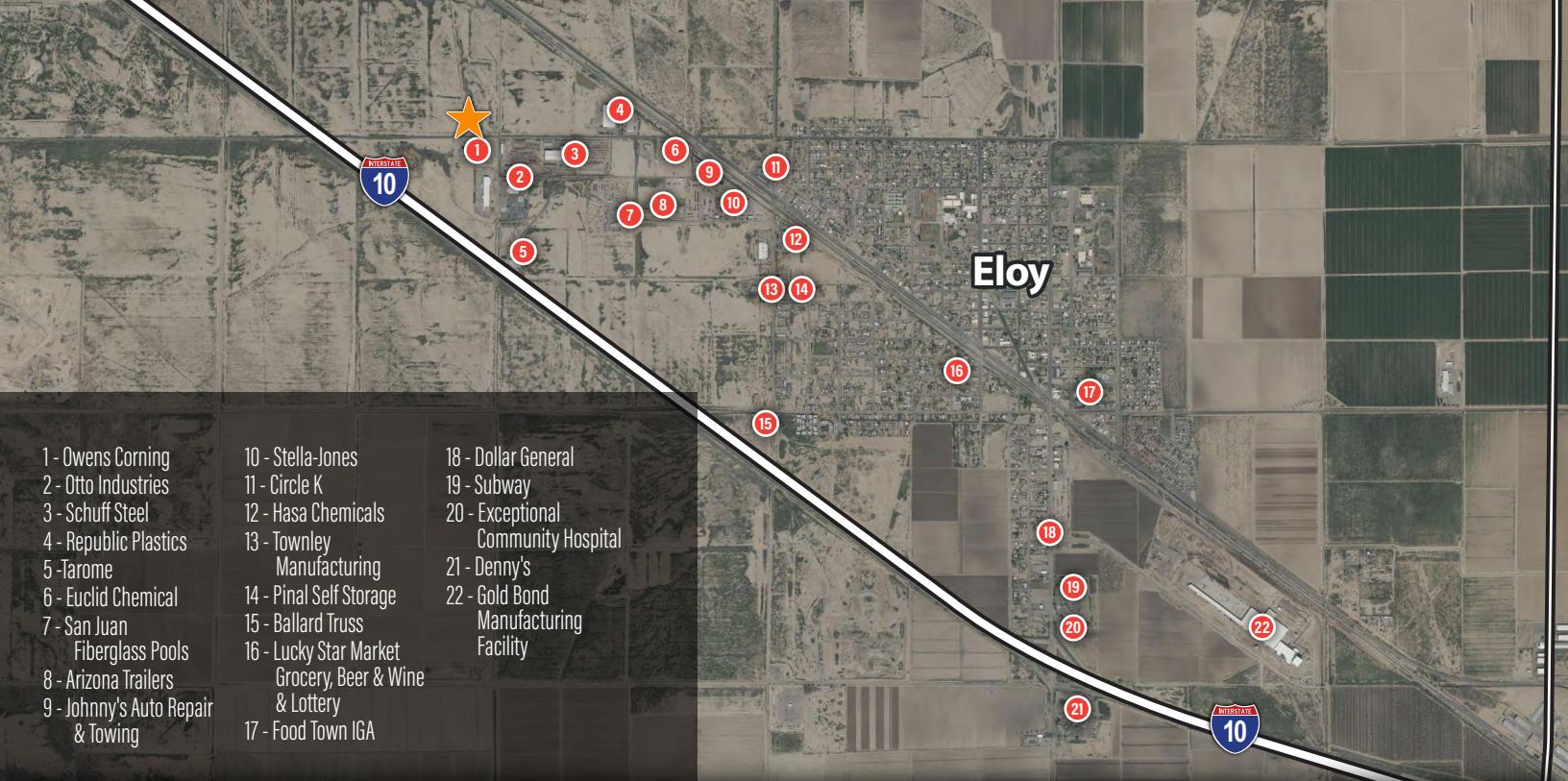
This property is located within a designated Opportunity Zone, offering investors powerful capital gains tax advantages. This unique tax incentive is underpinned by the property's immediate proximity to the Owens Corning facility, located kitty corner to the Property and the large-scale Eloy fabrication plant for Schuff Steel, consistently ranked as the #1 Steel Erector in the U.S. This concentration of heavy industry, which also includes Republic Plastics, validates Eloy as one of Arizona's most promising areas for long-term economic development and capital appreciation.

### Property Highlights:

- Power: APS
- Water/Sewer: City of Eloy
- Access to Interstate 10 via Toltec Road; +/- 2.5 miles
- +/- 25 minutes (+/- 18 miles) from the City of Casa Grande
- Approximately 50 minutes to Greater Phoenix area and 50 minutes to Tucson

### Opportunity zone land

- Capital gains tax incentives for investing in opportunity zone
- Temporary deferral for capital gains reinvested
- Step-up in basis to 15%
- Permanent exclusion from taxable income of capital gains



## City of Eloy, Arizona - A Growing Economic Hub

### Pinal County Population: 439,128

Eloy's economy, once rooted in agriculture and cotton farming, has evolved into a diverse and expanding marketplace. Strategically located along the I-10 and I-8 corridors with access to the Union Pacific rail line, Eloy has become a prime location for manufacturing, logistics, and transportation. The city is also home to Skydive Arizona, one of the world's largest skydiving centers, attracting global visitors and military training operations. With ongoing infrastructure improvements, industrial expansion, and renewable energy projects, Eloy is rapidly emerging as a key player in Arizona's economic growth.





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Davis Commercial AZ is committed to helping our clients realize their commercial real estate vision. Our dedication to clients is the center of everything we do. With more than 70 years of accumulated experience, Davis Commercial personalizes each transaction. We are experts in the varied Phoenix Metropolitan commercial real estate market. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Initial and repeat clients of Davis Commercial gain from our undivided support, attention, and effort.

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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