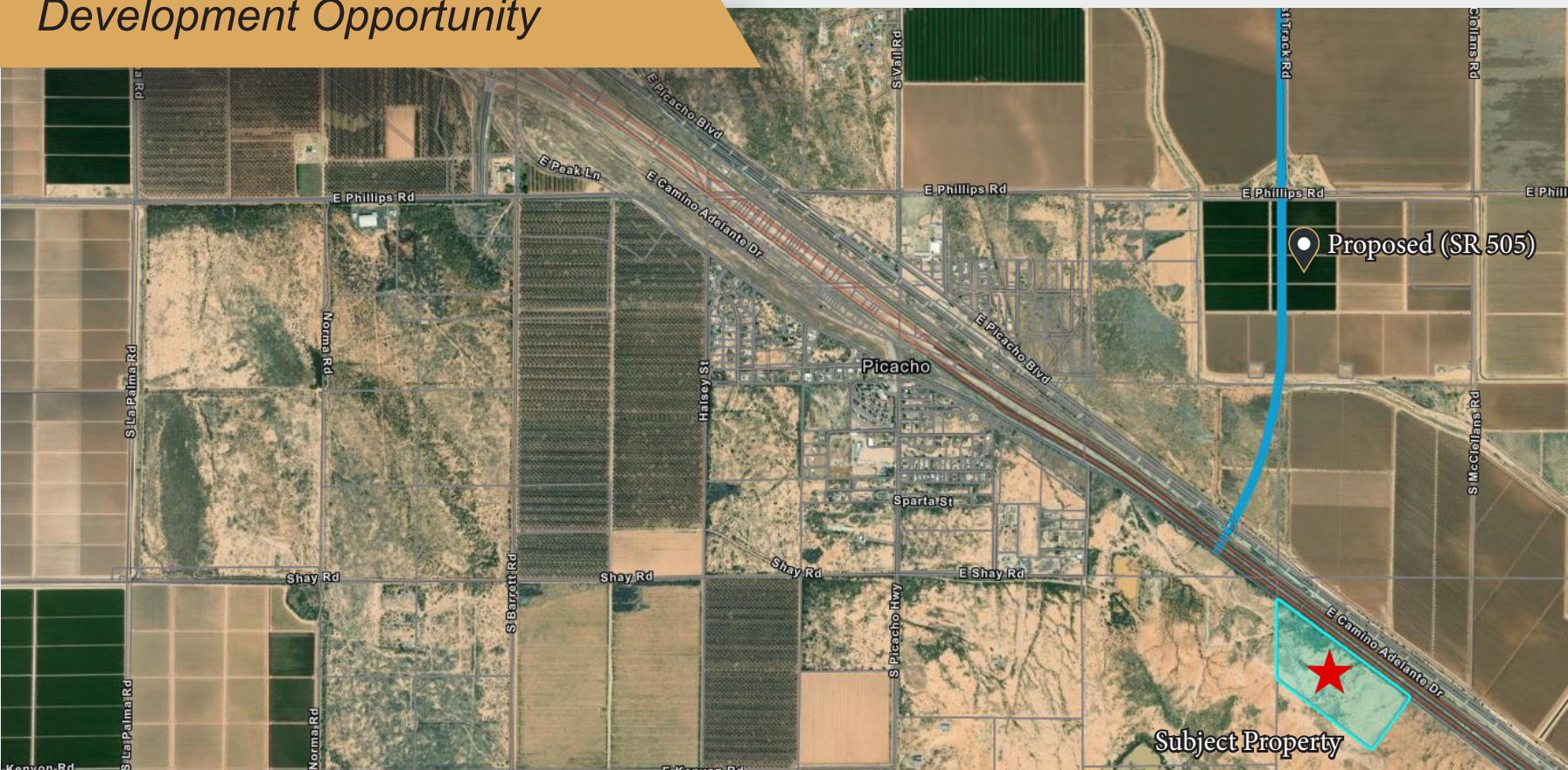


VACANT LAND INVESTMENT OPPORTUNITY

Sales Price:
\$1,399,000

Development Opportunity



Highlights

- *Interstate 10 Frontage: 65,000 VPD*
- *APN: 411-01-018E*
- *Zoning: Low Density Residential / General Commerical*
- *Lot Size(AC): 41.47 AC*
- *Lot Size(SF): 1,806,433 SF*



NATHAN PANCRAZI

Senior Advisor

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Population Trends (Eloy)	3 Miles	5 Miles	10 Miles
Annual Growth 2024-2029	5.9%	5.8%	5.7%
204 Population	5,854	26,354	97,898
Population Trends (Casa Grande)	3 Miles	5 Miles	10 Miles
Annual Growth 2024-2029	5.4%	5.4%	5.5%
2024 Population	22,176	56,371	99,273
Population Trends (Phoenix)			
Annual Growth 2024-2029	1.8%	(93,420 Per Annum)	
Total Population	5,190,000		
Population Trends (Tucson)			
Annual Growth 2024-2029	0.6%	(65,000 Per Annum)	
Total Population	1,080,149		