

FOR SALE | LAND

± 300 ACRES

TOLTEC RD. & W. BATTAGLIA RD.
ELOY | AZ | 85131

TOLTEC RD

W BATTAGLIA RD



FOR MORE INFORMATION, CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

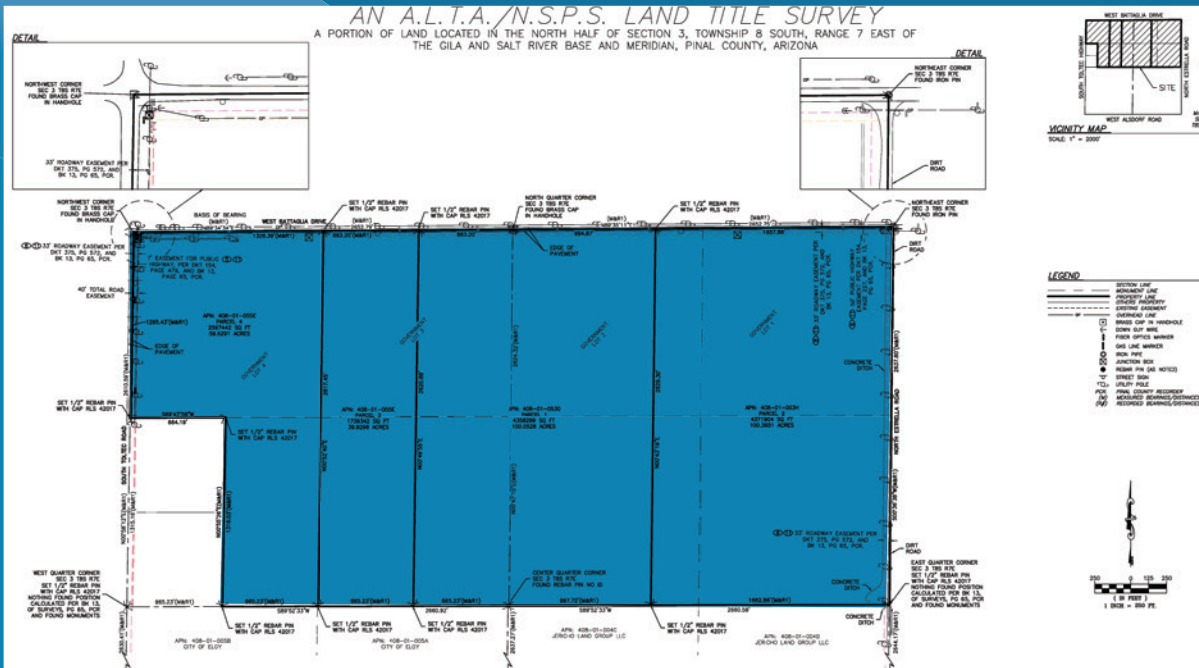
DAUM COMMERCIAL REAL ESTATE SERVICES | 1702 E HIGHLAND AVE # 120, | PHOENIX, AZ

 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

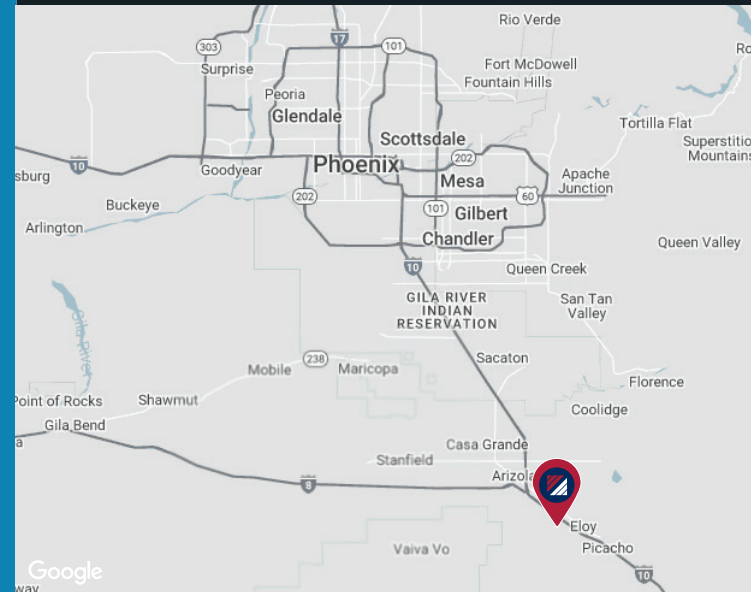
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PROPERTY SUMMARY	
ADDRESS:	TOLTEC RD & W BATTAGLIA RD Eloy AZ
LAND AREA:	300 Acres Gross
PROXIMITY:	I-10 Freeway
ZONING:	C-1, R-2, R1-6
APN #:	408-01-0530 408-01-003H 408-01-055E



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Phoenix

(Within a 1-hour drive /65 miles)

1.66 M

TOTAL POPULATION

822,717

EMPLOYED POPULATION

2.75 %

EMPLOYMENT BY INDUSTRY SECTOR
TOTAL GROWTH Y-T-Y

In 2020, Phoenix, AZ had a population of 1.66M people with a median age of 33.9 and a median household income of \$60,914. Between 2019 and 2020 the population of Phoenix, AZ grew from 1.63M to 1.66M, a 1.56% increase and its median household income grew from \$57,459 to \$60,914, a 6.01% increase.

Pinal County



PRO-BUSINESS ENVIRONMENT

LOWER BUSINESS COSTS

RELIABLE UTILITIES

EXCELLENT TRANSPORTATION SYSTEM

GROWING SKILLED WORKFORCE

PLENTIFUL RESOURCES

KEY INDUSTRIES



MANUFACTURING



REGIONAL TRADE



FOOD & BEVERAGE



TOURISM



AGRICULTURE



DISTRIBUTION

DOMESTIC TRADE GROWTH

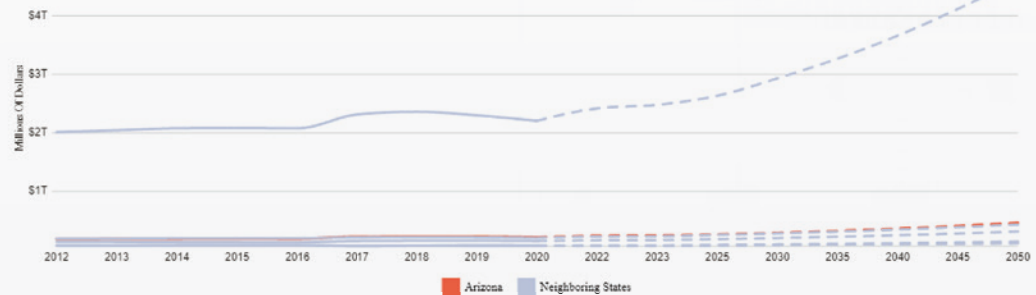
\$217B

2020 VALUE IN AZ

\$464 B

PROJECTED 2050 VALUE IN AZ

114% GROWTH



SOURCE: [HTTPS://DATAUSA.IO/PROFILE/GEO/PHOENIX-AZ/ECONOMY](https://datausa.io/profile/geo/phoenix-az/economy)

In 2020, total outbound Arizona trade was \$217B. This is expected to increase 114% to \$464B by 2050. The following chart shows how the domestic outbound Arizona trade is projected to change in comparison to its neighboring states. Data from the Department of Transportation Federal Highway Administration Freight Analysis Framework Domestic Flows.

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REGIONAL ACCESSIBILITY

- The Property is located where many of Arizona's major transportation corridors converge, making the area one of the most sought after locations for commerce and distribution in Arizona and the Southwest.
- One-hour population range: +2,100,000
- One-day population range: +30,000,000
- Two-day population range: +83,000,000

Phoenix	59 Miles	56 Minutes
Tuscon	54 Miles	50 Minutes
San Diego	353 Miles	5 Hours
Las Vegas	360 Miles	5 Hours 40 Min.
Inland Empire	387 Miles	6 Hours
El Paso	373 Miles	5.5 Hours
Denver	880 Miles	13 Hours



STATE OF ARIZONA

#1 MOST FAVORABLE REGULATORY CLIMATE
—AREA DEVELOPMENT

#2 WORKFORCE MARKET
—CNBC AMERICA'S TOP STATES FOR BUSINESS

#5 OVERALL GROWTH PROSPECTS
—FORBES

#8 BUSINESS FRIENDLINESS
—CNBC

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