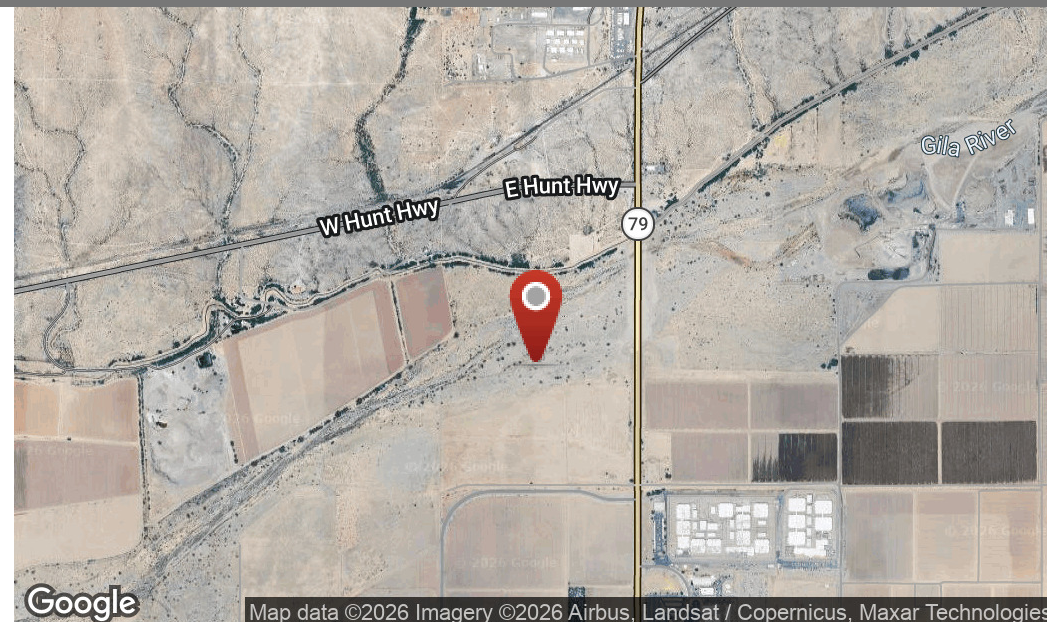


**AARON GUTIERREZ** | 602.396.8004 | [agutierrez@roiproperties.com](mailto:agutierrez@roiproperties.com)  
**REUBEN NACH** | 602.881.4724 | [rnach@roiproperties.com](mailto:rnach@roiproperties.com)

R.O.I. Properties  
 3333 E Camelback Rd., Ste 252  
 Phoenix, AZ 85018  
[www.roiproperties.com](http://www.roiproperties.com)



## FOR SALE



### OFFERING SUMMARY

Sale Price:	Undisclosed
Lot Size:	19.87 AC   865,537 SF
Zoning:	General Rural Zoning District (GR)
2024 Taxes:	\$945.20
Land Use Designation:	Highway Mixed Use/Open Space

### PROPERTY OVERVIEW

This ±20-acre parcel is located at the high-visibility corner of Highway 79 and Hunt Highway in Florence, Arizona. Per the 2022 Florence General Plan, the site is designated as a combination of Highway Mixed Use (HWMU) and Open Space (OS), supporting a wide variety of future development concepts. With regional access and surrounding growth from Queen Creek and Merrill Ranch, the property serves as a critical gateway site into Florence's primary commercial corridor.

### PROPERTY HIGHLIGHTS

- ±20-acre site at Highway 79 & Hunt Hwy
- 2022 General Plan: Highway Mixed Use + Open Space
- Gateway location to Florence from Queen Creek & San Tan Valley
- Near frontage along two major arterial corridors
- Flexible potential for commercial, civic, recreational, or mixed-use development

AARON GUTIERREZ

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REUBEN NACH

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rnach@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018  
T: 602.319.1326 | F: 602.794.6389

[www.roiproperties.com](http://www.roiproperties.com)



# AERIAL MAP: ±20 ACRES AT HIGHWAY 79 & HUNT HWY

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AARON GUTIERREZ

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602.881.4724  
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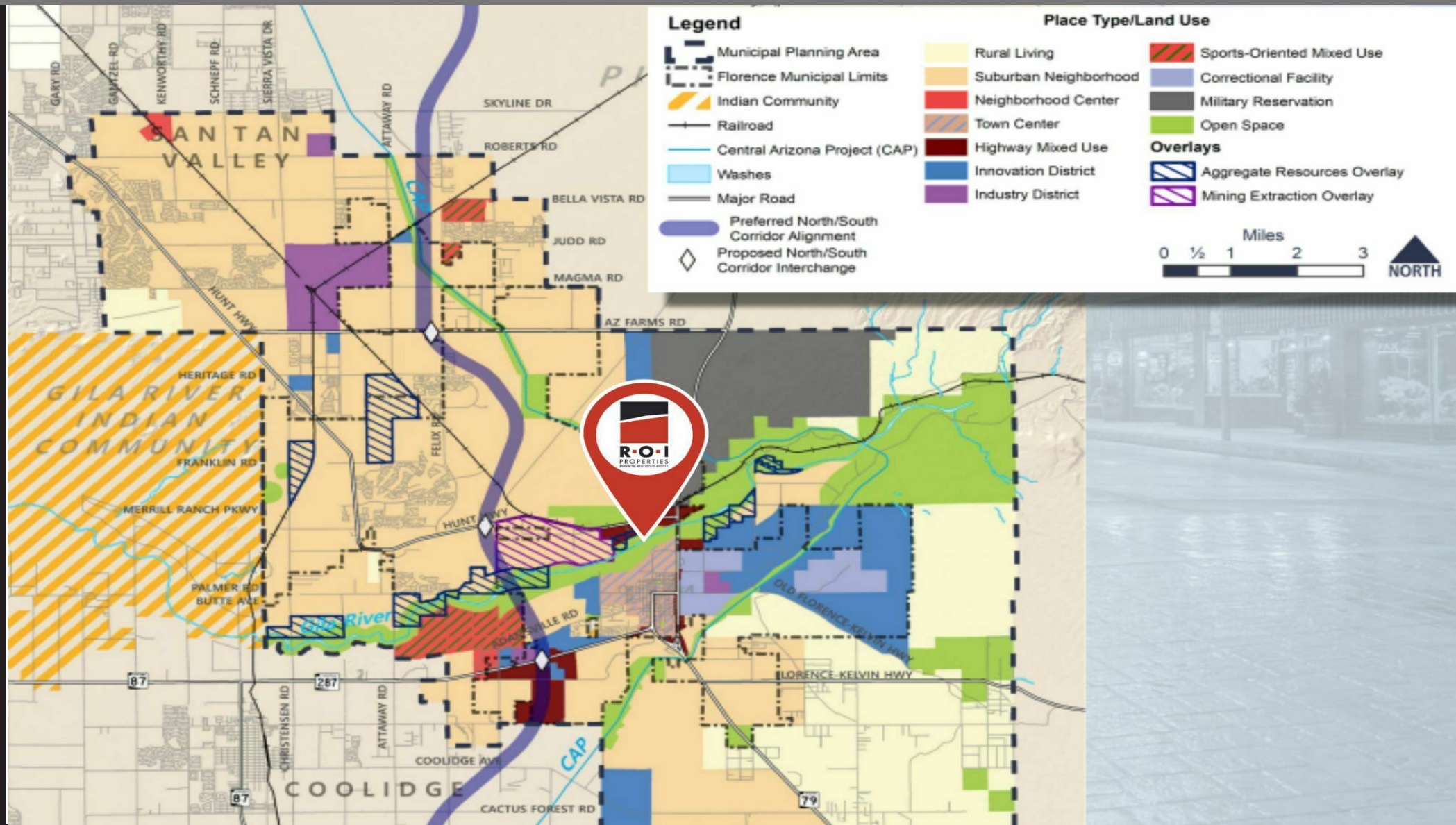
3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018  
T: 602.319.1326 | F: 602.794.6389

[www.roiproperties.com](http://www.roiproperties.com)



# TOWN OF FLORENCE - GENERAL PLAN 2022

## FOR SALE



AARON GUTIERREZ

602.396.8004  
agutierrez@roiproperties.com

REUBEN NACH

602.881.4724  
rnach@roiproperties.com

R.O.I. PROPERTIES

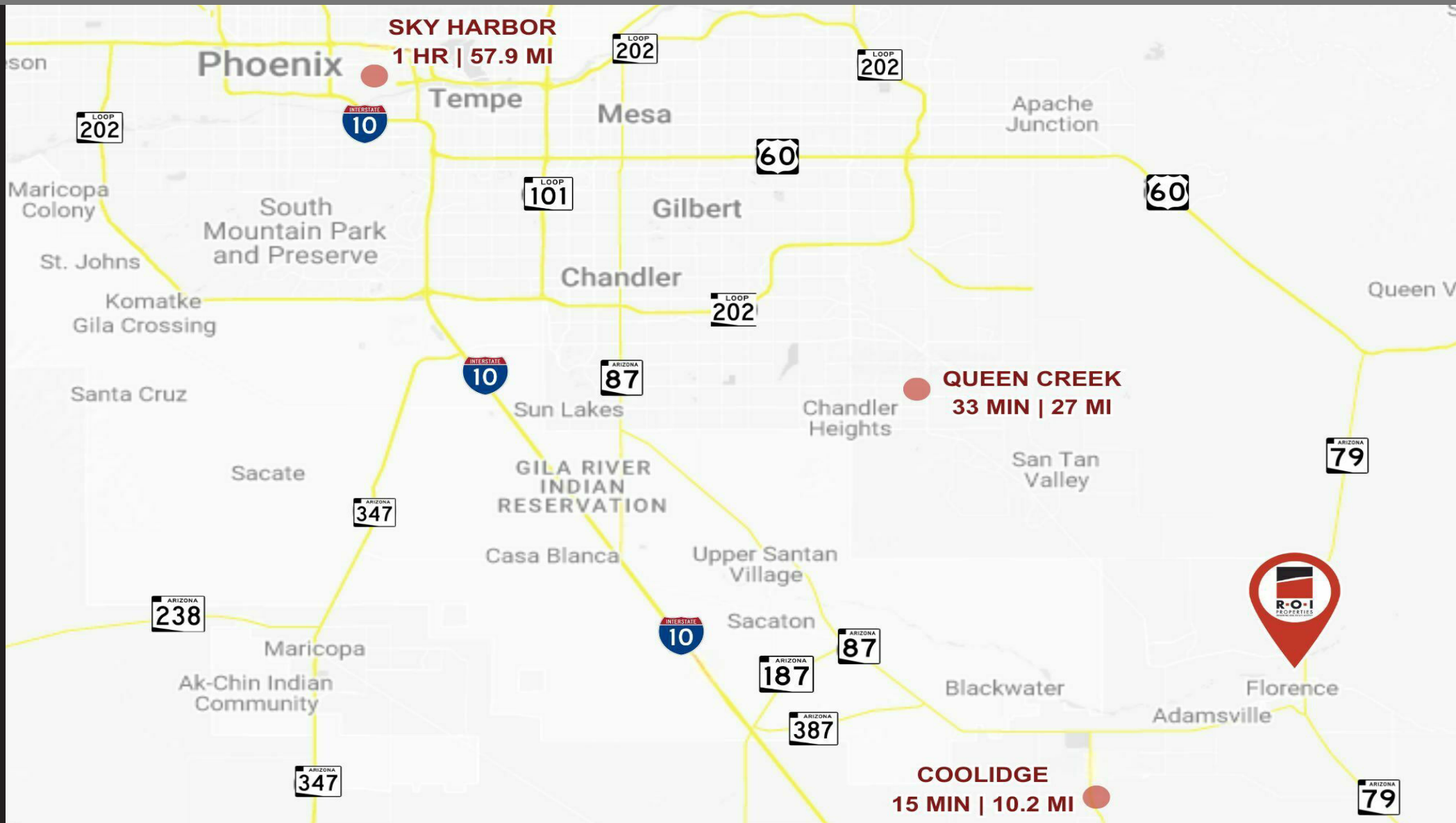
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T: 602.319.1326 | F: 602.794.6389

[www.roiproperties.com](http://www.roiproperties.com)



# LOCATION MAP

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AARON GUTIERREZ

602.396.8004  
agutierrez@roiproperties.com

REUBEN NACH

602.881.4724  
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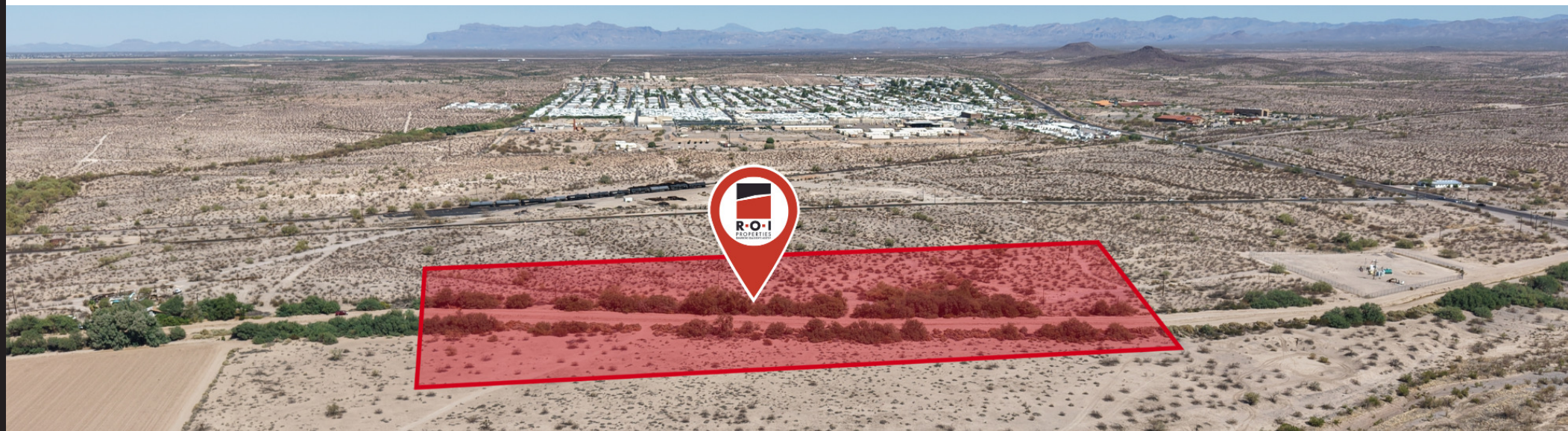
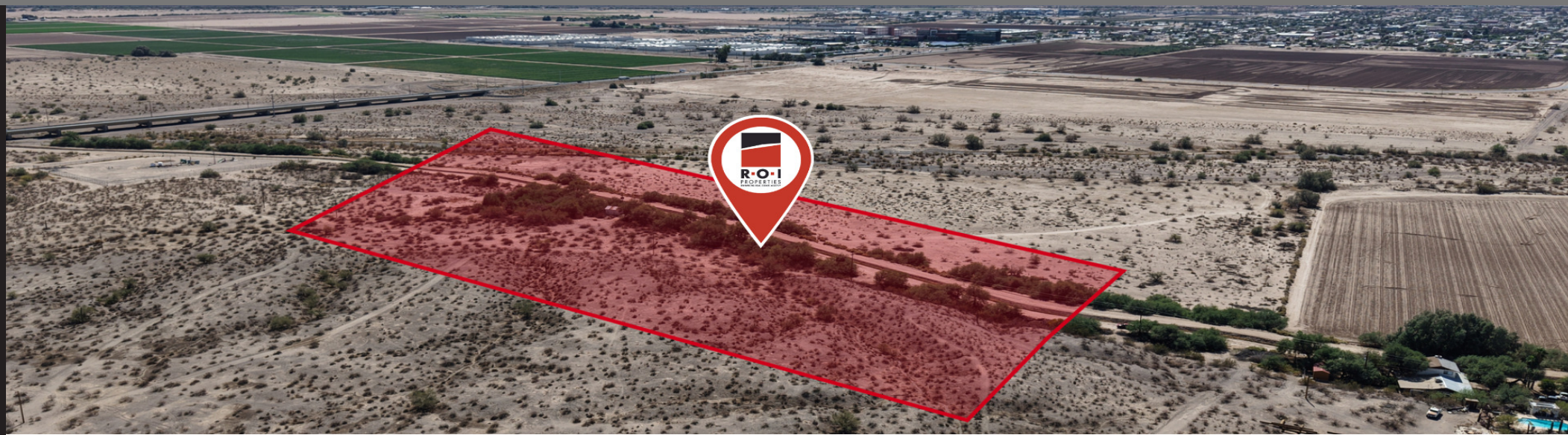
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APN: 200-33-019, FLORENCE, AZ 85132

# LAND SITE WITH HIGHWAY MIXED USE & OPEN SPACE DESIGNATION

## FOR SALE



AARON GUTIERREZ

602.396.8004  
agutierrez@roiproperties.com

REUBEN NACH

602.881.4724  
rnach@roiproperties.com

R.O.I. PROPERTIES

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# AREA OVERVIEW

## Florence

Florence, Arizona is a historic yet fast-growing community positioned between Phoenix and Tucson in the heart of Arizona’s Sun Corridor. With a population of roughly 25,000 and a median household income of \$76,000, Florence blends working professionals, families, and retirees—supported by active-adult communities like Sun City Anthem at Merrill Ranch. Its low crime rate ranks it among the safest cities in the state.

The Town is actively fostering economic growth, with a business-friendly climate, incentives such as Opportunity Zones, and revitalization efforts like “Territory Square,” a planned mixed-use extension of its historic downtown. Florence’s employment base is anchored by the Pinal County government, Arizona Department of Corrections, Florence Unified School District, and Florence Hospital at Anthem, with new retail and industrial projects on the rise.



Florence’s transportation infrastructure includes State Routes 79, 287, and Hunt Highway, connecting the town to metro Phoenix, Tucson, and I-10. Copper Basin Railway provides freight access, and Phoenix-area airports are within an hour’s drive—ideal for logistics and commuting.

Housing growth is surging, led by the 3,200-acre master-planned Anthem at Merrill Ranch, featuring both family and 55+ communities. Pulte Homes is now expanding eastward with over 3,100 additional homes, and El Dorado Holdings recently acquired 4,150 acres for 14,000 new residential lots and 900 acres of commercial development—reflecting high market confidence.

Florence’s strategic location, steady growth, and supportive development policies make it a compelling choice for investors, developers, and business owners alike. With expanding residential and commercial opportunities, strong regional access, and a safe, welcoming community, Florence is well-positioned for long-term success in the Arizona real estate market.

DEMOGRAPHICS			
POPULATION	1- Mile	3-Miles	5-Miles
Total Population	4,440	14,062	22,785
Average Age	41	43	43
HOUSEHOLDS & INCOME			
	1-Mile	3-Miles	5-Miles
Total Households	337	2,309	3,828
Average HH Income	\$62,682	\$72,909	\$85,199
Average House Value	\$287,329	\$261,882	\$290,621