

# ±122.03 ACRES FOR SALE

## SEC CURRY ROAD & HOUSER ROAD, ELOY, ARIZONA



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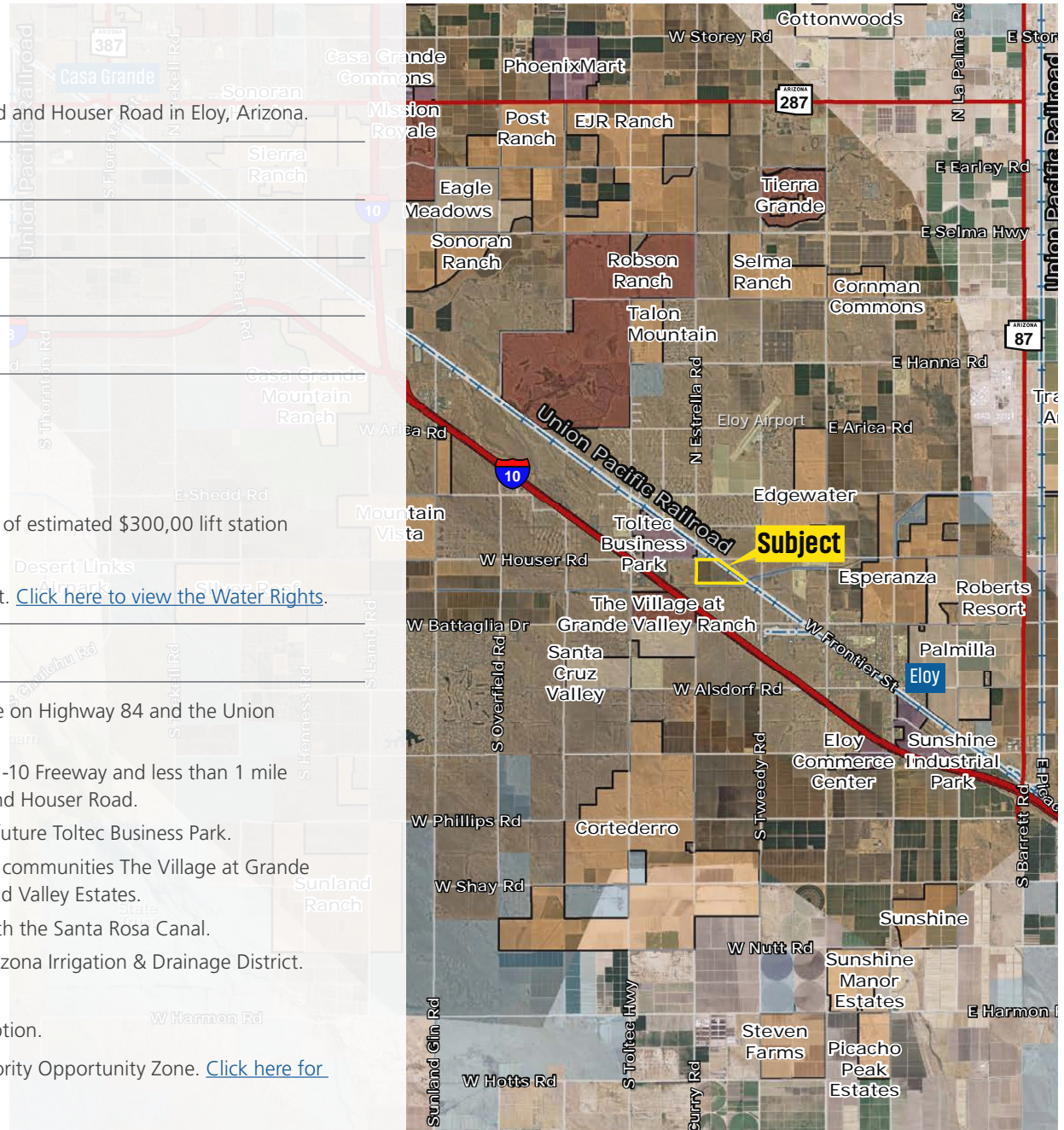
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# EXECUTIVE SUMMARY

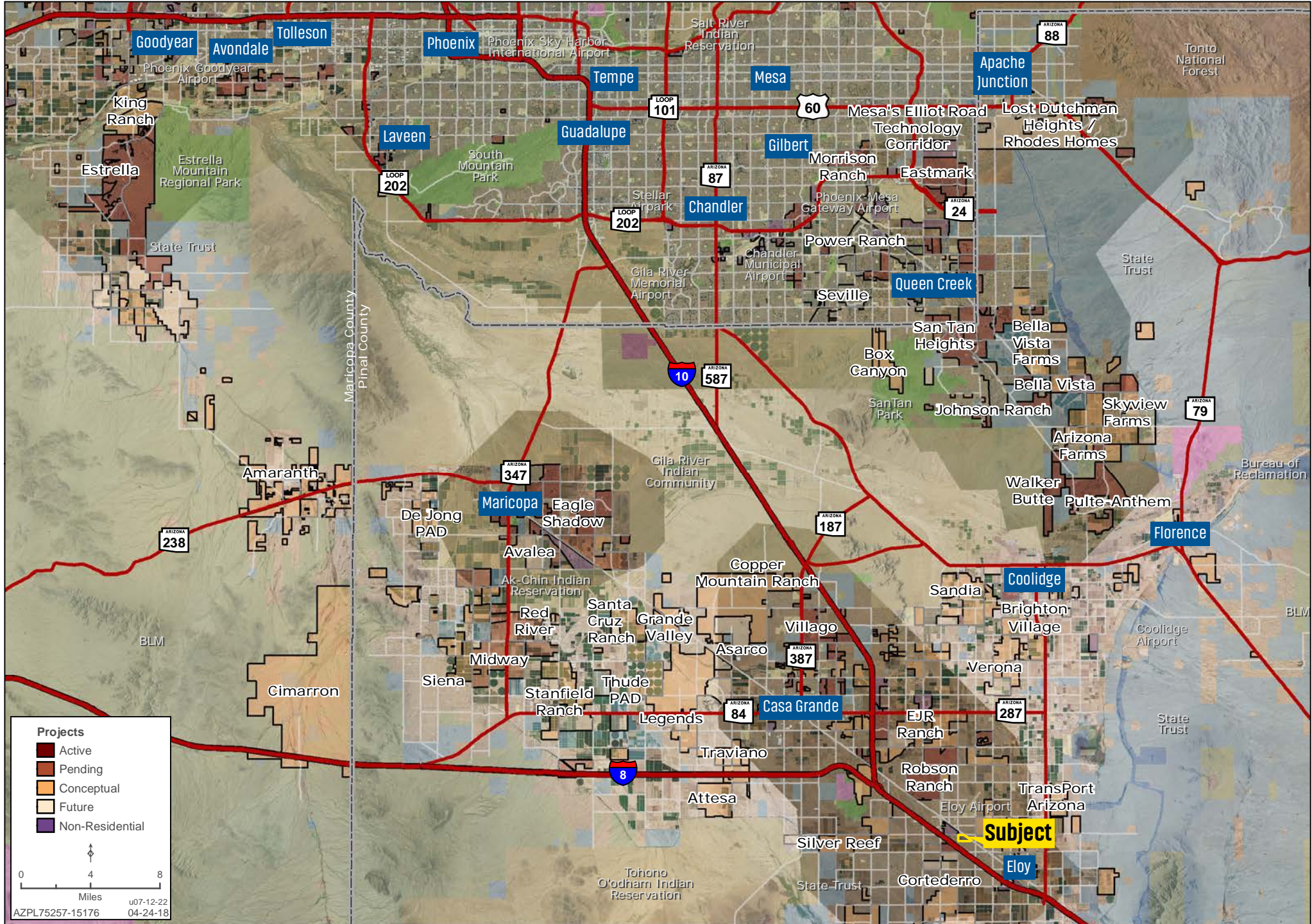
<b>LOCATION</b>	Property is located at the SEC of Curry Road and Houser Road in Eloy, Arizona.
<b>SIZE</b>	±122.03 Acres
<b>PRICE</b>	Submit
<b>PARCEL</b>	404-23-002C
<b>ZONING</b>	I-2, City of Eloy
<b>UTILITIES</b>	Power - Arizona Public Service Gas - Southwest Gas Water - City of Eloy Sewer - City of Eloy - Subject to installation of estimated \$300,00 lift station (paid for Seller at time of sale) Irrigation - Central Arizona Irrigation District. <a href="#">Click here to view the Water Rights.</a>
<b>TAXES</b>	\$5,524.76 (2023)
<b>COMMENTS</b>	<ul style="list-style-type: none"> <li>Property has more than 1/2 mile frontage on Highway 84 and the Union Pacific Railroad.</li> <li>Property is less than 1/2 mile east of the I-10 Freeway and less than 1 mile from a full freeway interchange at I-10 and Houser Road.</li> <li>Property is located just southeast of the future Toltec Business Park.</li> <li>Across I-10 there are the master-planned communities The Village at Grande Valley Ranch with a golf course and Grand Valley Estates.</li> <li>Southern portion of property lines up with the Santa Rosa Canal.</li> <li>Grandfathered water rights in Central Arizona Irrigation &amp; Drainage District.</li> <li>Property currently being farmed.</li> <li>Low property taxes because of ag-exemption.</li> <li>Included in the Arizona Commerce Authority Opportunity Zone. <a href="#">Click here for more information.</a></li> </ul>





# REGIONAL MAP

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# EMPLOYMENT MAP

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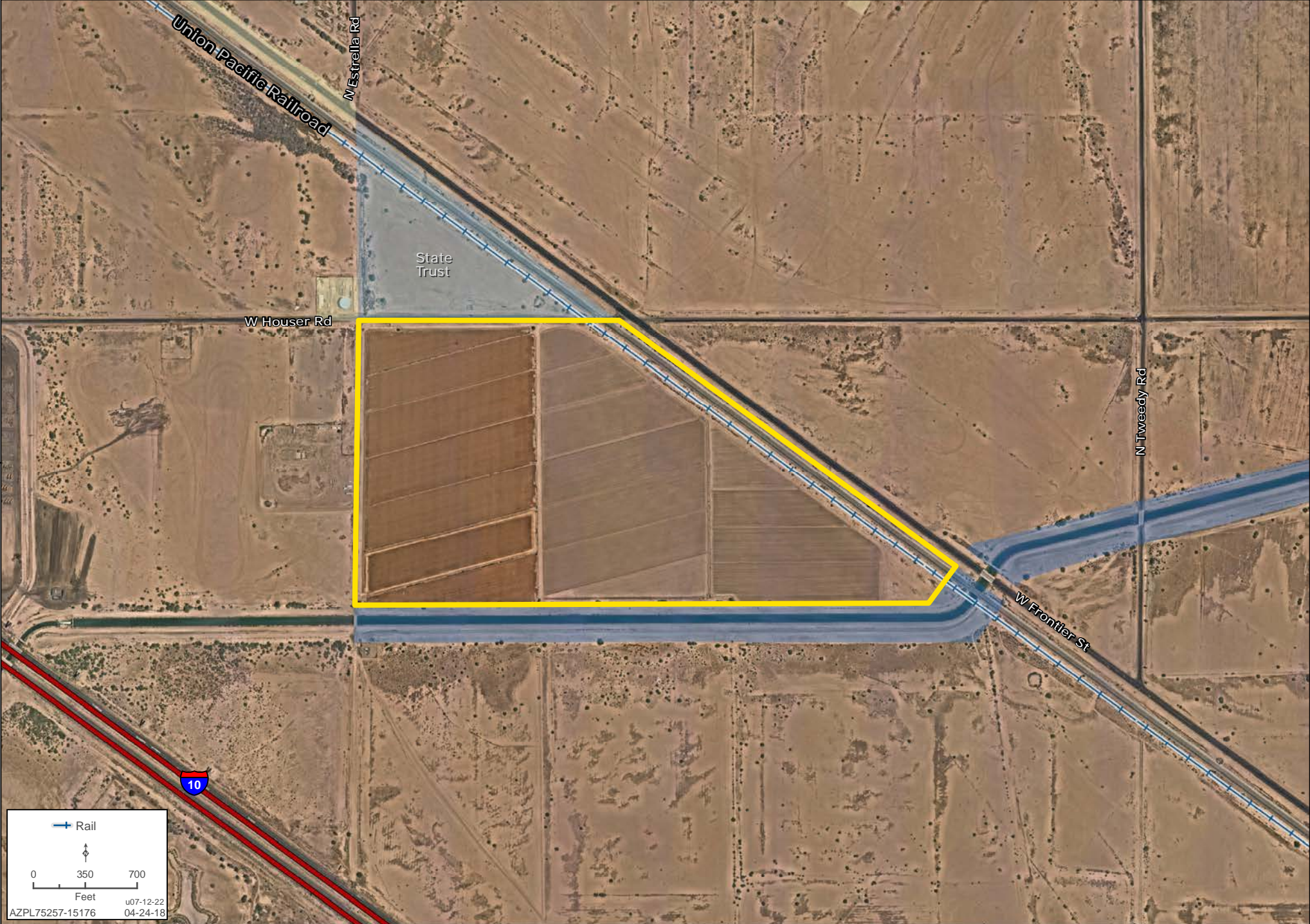






# DETAIL MAP

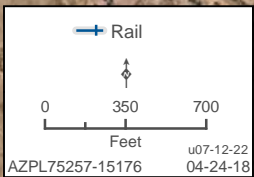
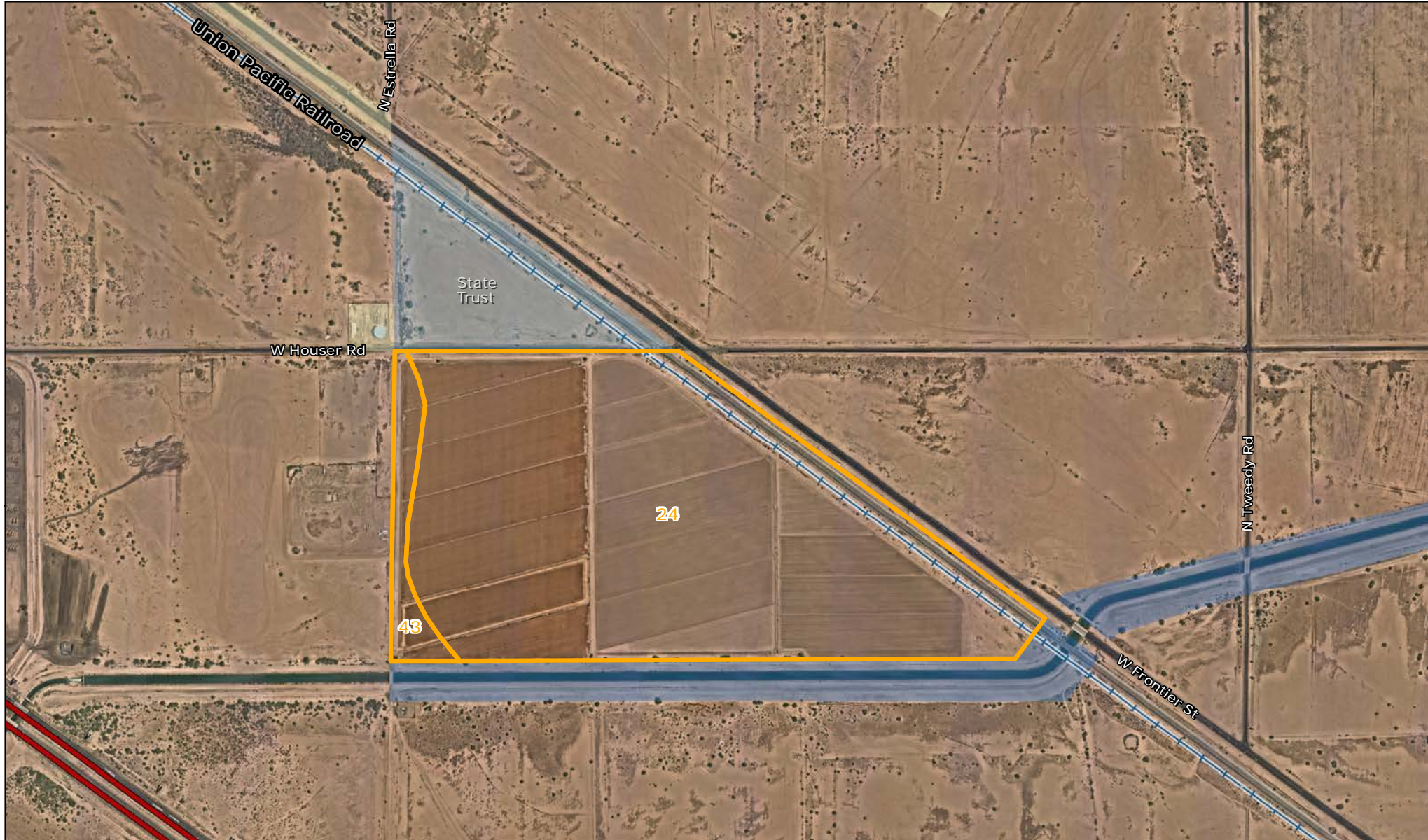
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# SOIL MAP

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
24	Glenbar clay loam, 0 to 2 percent slopes	126.9	94.7%
43	Toltec fine sandy loam	7.2	5.3%
<b>Totals for Area of Interest</b>		<b>134.1</b>	<b>100.0%</b>