

EDGEWATER

ELOY, PINAL COUNTY, ARIZONA



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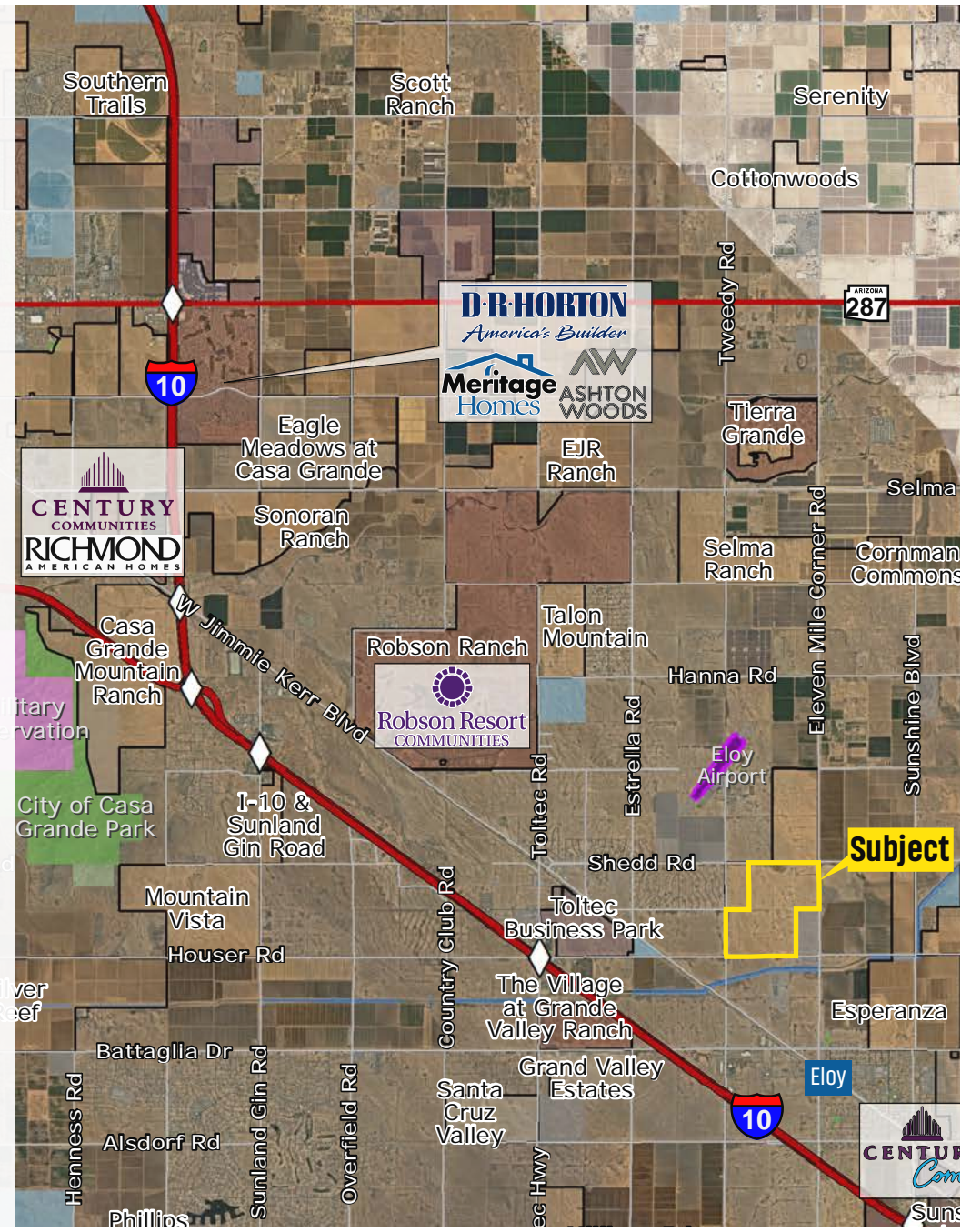
 Land Advisors[®]
ORGANIZATION

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. The information contained within is subject to change without notice. AZPL68599

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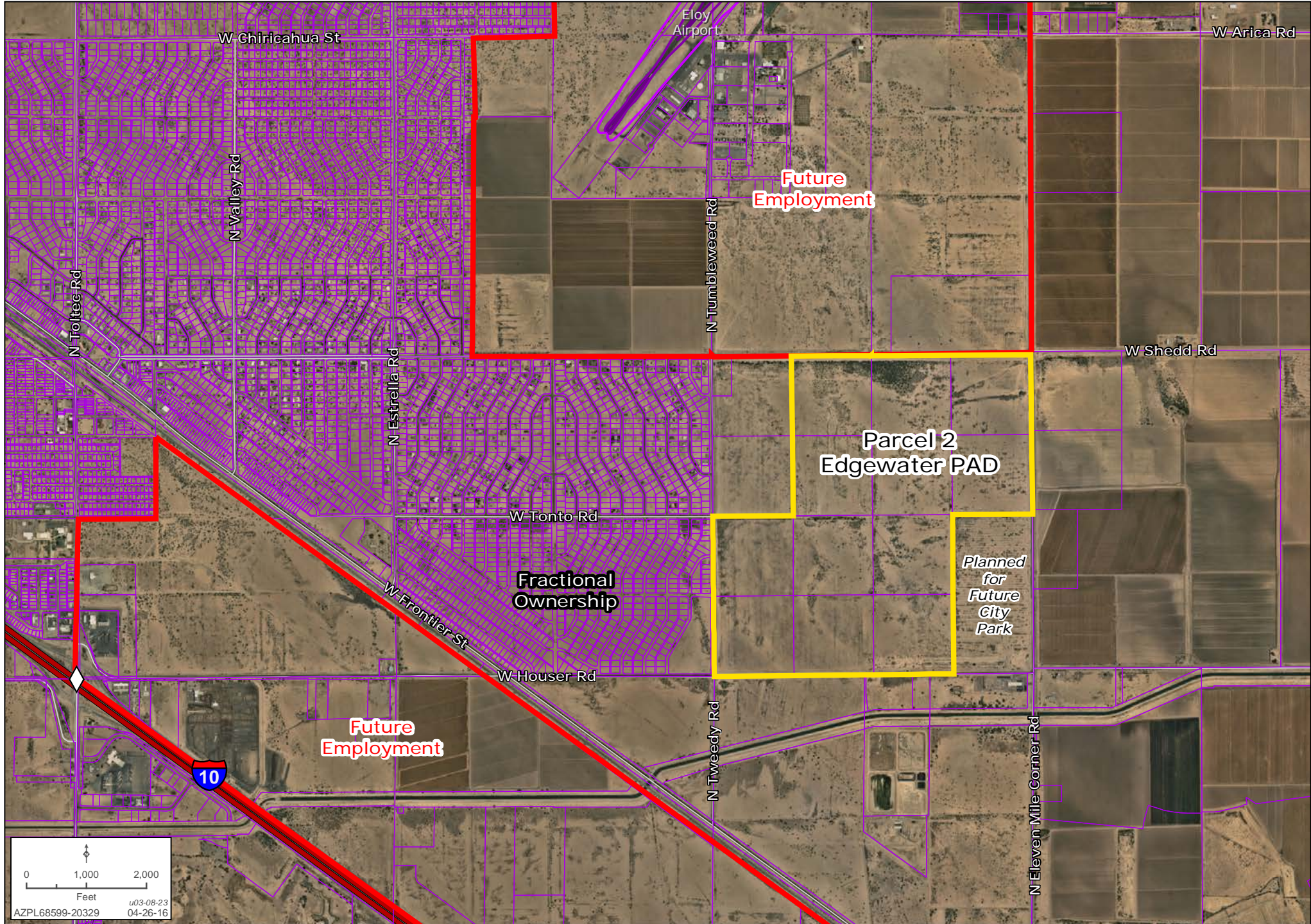
EXECUTIVE SUMMARY

LOCATION	Property is located W-NWC of Eleven Mile Corner Road & Houser Road in Eloy, Pinal County, Arizona
SIZE	±484.61 acres - previously approved for approximately 2300/du Owner will sell all or part and will entertain a phased takedown.
PRICE	Submit - Seller to allow time for entitlements
ZONING PAD	Planned Area Development Click here to view the PAD (Parcel 2)
TAXES	\$16,297.58 (2020)
UTILITIES	Power – Arizona Public Safety (APS) Water – City of Eloy (ADWR designated provider) Sewer – City of Eloy Gas – Southwest Gas Company
SCHOOLS	Eloy Unified School District
PRELIMINARY PLAT	Click here to view previously approved Preliminary Plat.
DOCUMENTS	Click here to view Development Agreement Click here to view PAD Approval Notice
ELOY IMPACT FEES	\$6,465
COMMENTS	Nikola Corporation announced the development of a million-square-foot plant within ±1.5 miles of the Property and will create approximately 1,800 to 2,000 jobs. Click here to view Nikola Press Release Click here to view Eloy Economic Development Overview



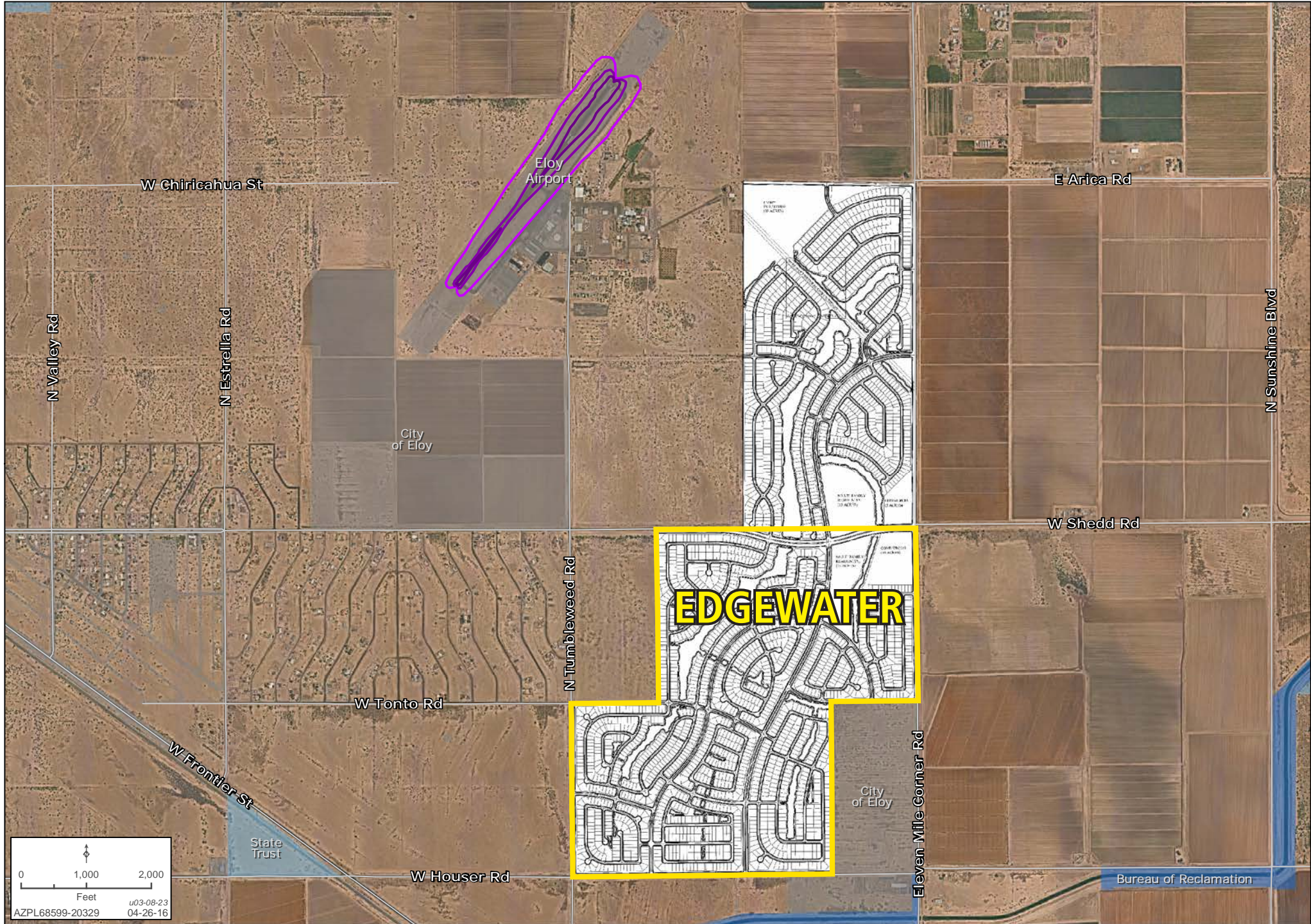
DETAIL MAP

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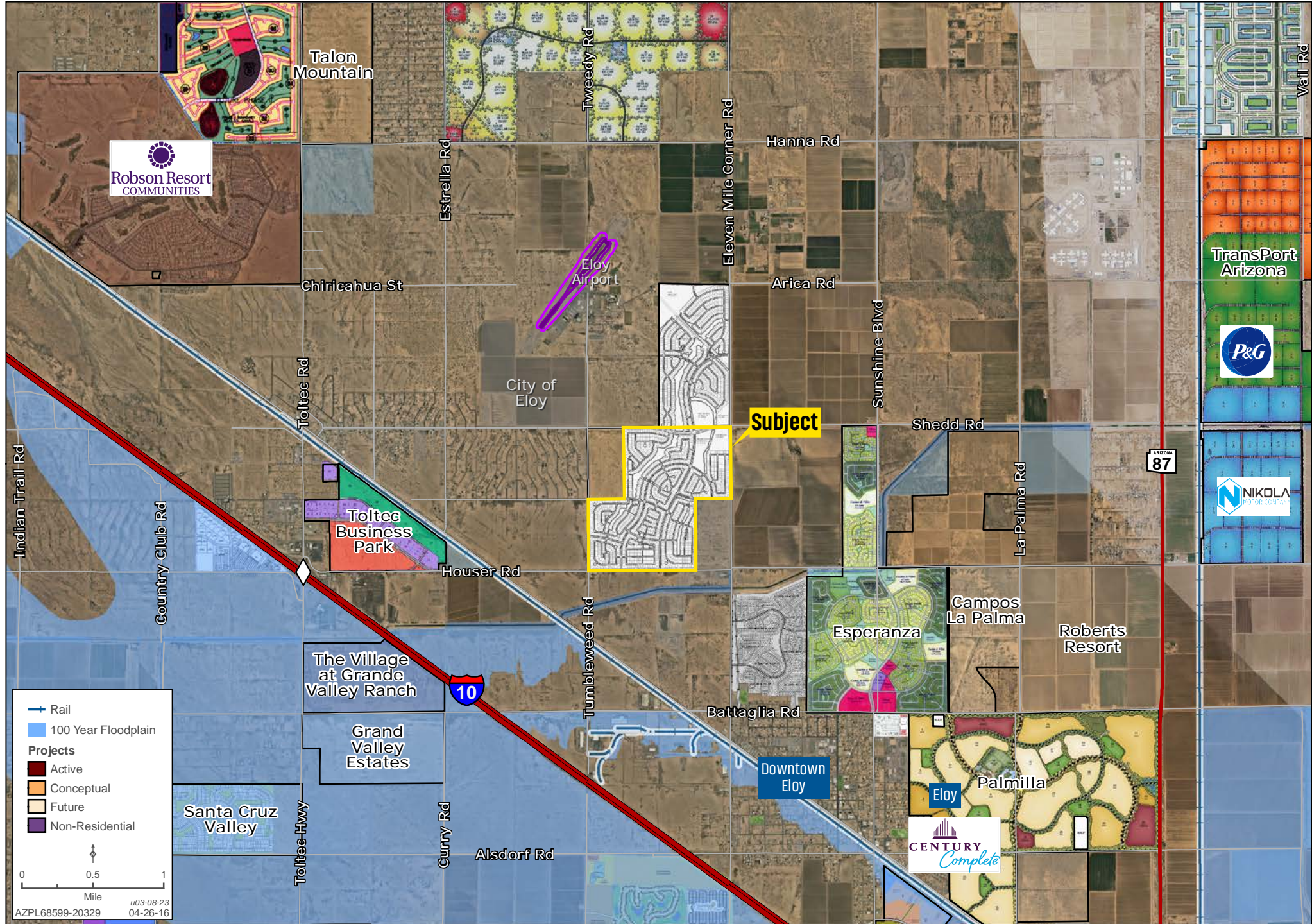
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AREA MAP

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DEVELOPMENT MAP

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