

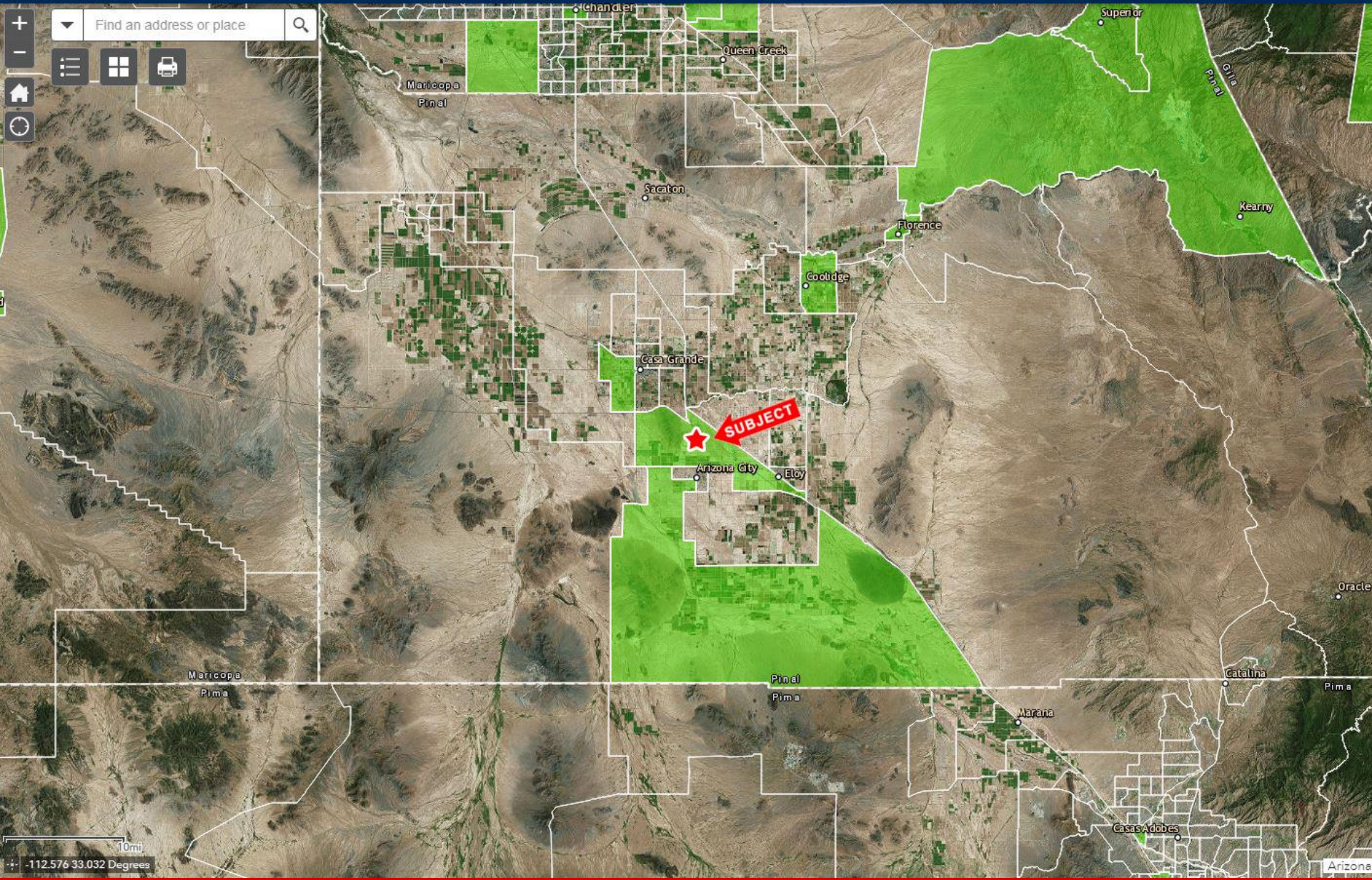
- ❑ **Location:** S of SWC of Sunland Gin Rd and I-10 Hwy, City of Eloy, AZ
- ❑ **APN:** 511-37-009A, 023, 023B
- ❑ **Zoning:** Zoned C-2, City of Eloy
- ❑ **Size:** +/- 65 Acres
- ❑ **Taxes:** \$11,264.60 (2019)
- ❑ **Price:** Submit Offer
- ❑ **Comments:** Property is located just south of I-10 along Sunland Gin Road. Property lies with the Opportunity Zone and is ready for development. Water is to the property line and Sewer is located just north of the property (see attached map).

EXCLUSIVELY LISTED

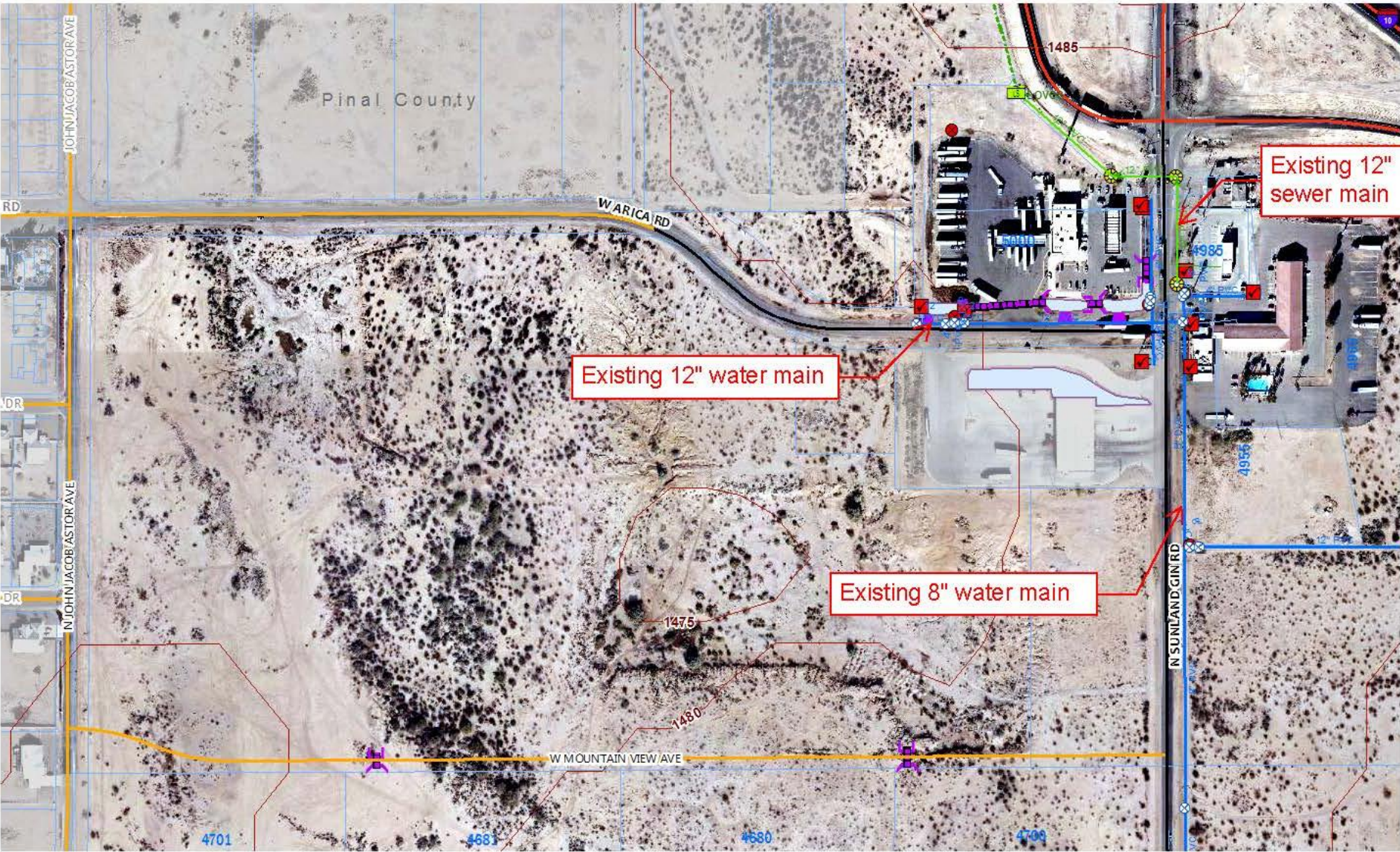




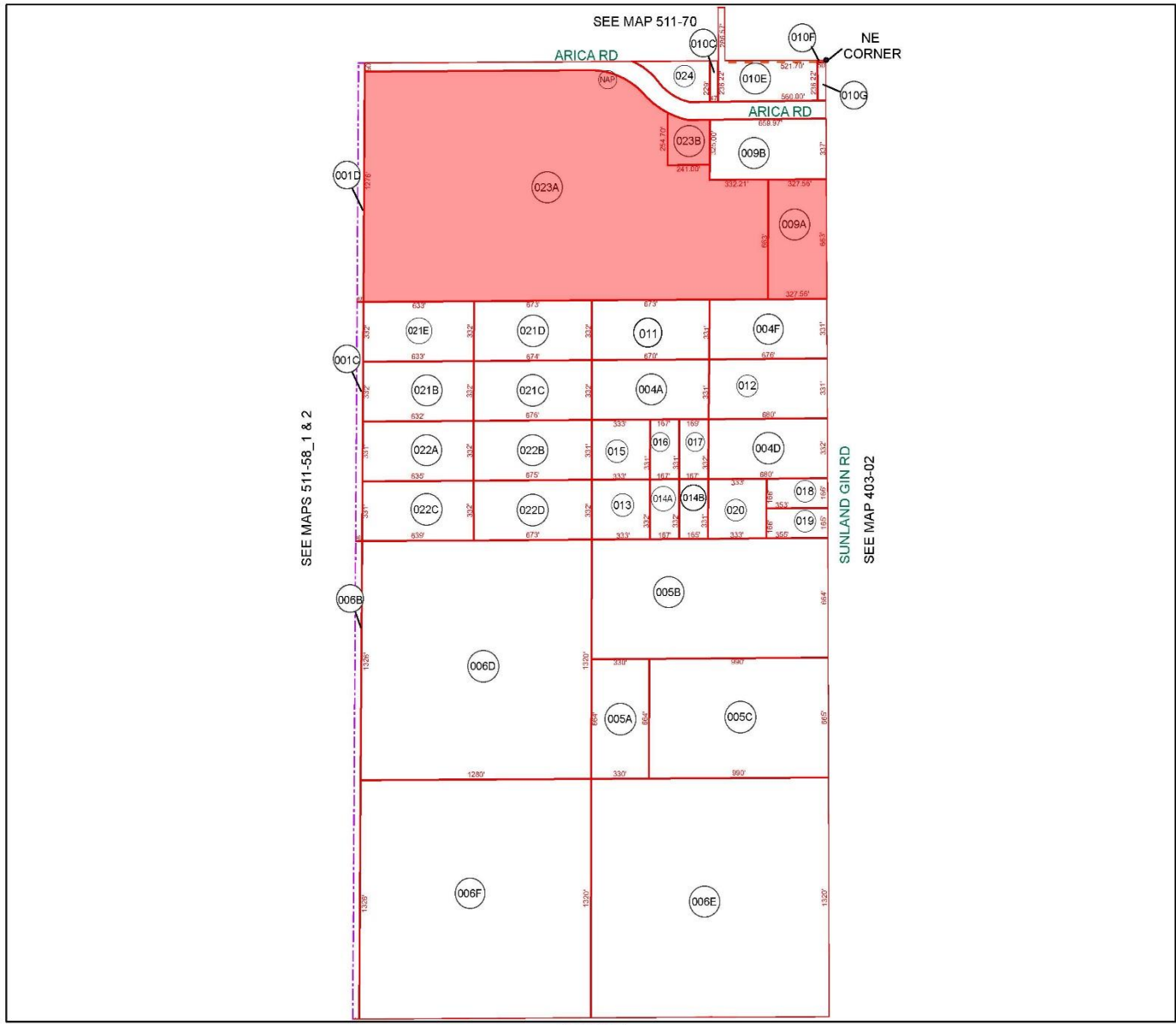
Green=Census tracts submitted to U.S. Treasury on 3/21/18 and designated (approved) on 4/9/18.



511-370-023A - Arica Rd and Sunland Gin



Use Category	Specific Use Type	Commercial And Mixed-Use Zoning Districts					Use Regulations
		C-1	C-2	MU	PF		
Use Category	Specific Use Type	Commercial And Mixed-Use Zoning Districts					Use Regulations
		C-1	C-2	MU	PF		
Residential	Assisted living center	NP	C	P	NP	21-3-1.5	
	Boarding/shelter care	NP	C	NP	NP		
	Caretaker's quarters	NP	C	C	NP	21-3-1.9	
	Dwelling, live/work	NP	NP	P	NP		
	Dwelling, multi-family	NP	NP	P	NP		
	Dwelling, single-family attached	NP	NP	P	NP		
	Nursing home	NP	C	P	NP	21-3-1.28	
	Vacation home rentals	NP	NP	P	NP		
Public and semi public	Arboretum or botanical garden	C	P	P	NP		
	Assembly hall/auditorium	C	P	P	P		
	Bus terminal	NP	C	C	NP		
	Campground	NP	NP	C	NP	21-3-1.8	
	Cemetery	C	C	C	C		
	Child care, center	C	C	P	NP	21-3-1.11	
	College or university	NP	P	P	P	21-3-1.13	
	Community playfields and parks	NP	C	P	NP		
	Community recreation center	P	P	P	P		
	Crematorium or funeral parlor	C	P	C	NP		
	Cultural facility	C	P	P	P		
	Fraternal or social club, nonprofit	C	P	P	NP		
	Government offices and civic buildings	P	P	P	P		
	Health care/medical facility or clinic	C	P	P	P		
	Hospitals	NP	P	P	P		
	Library	P	P	P	P		
	Museum, cultural facility	NP	P	P	P		
	Non-profit/non- governmental organization	C	C	C	C		
	Public safety facility	P	P	P	P		
	Religious assembly	P	P	P	NP	21-3-1.33	
	School, boarding	C	C	C	P	21-3-1.35	
	School, public or private, K - 8	C	C	C	P	21-3-1.35	
	School, public or private, 9 - 12	C	C	C	P	21-3-1.35	
	Social service facility	C	C	C	P		
	Solar generation facility	C	C	C	C	21-3-1.38	
	Utility facility and service yard, major	NP	C	C	P		
	Utility facility, minor	P	P	P	P		
	Wireless facility (including tower and supporting facilities)	C	C	C	C	21-4-4	
Commercial	Adult entertainment business	NP	NP	NP	NP	21-3-1.2	
	Alcoholic beverages, retail sale	C	P	P	NP		
	Animal, hospital/veterinarian	NP	C	NP	NP	21-3-1.4	
	Animal kennel/shelter	NP	C	NP	NP		
	Automobile rentals	NP	P	P	NP		
	Automobile repair	NP	C	NP	NP		
	Automobile sales and leasing	NP	P	NP	NP		
	Bar, lounge, or tavern	NP	P	P	NP		
	Business services	P	P	P	NP		
	Car wash	NP	C	NP	NP		
	Coffee shop/cafe	P	P	P	NP		
	Coffee shop/cafe with drive through	C	C	C	NP	21-3-1.18	
	Commercial entertainment, indoor	NP	C	C	NP		
	Commercial entertainment, outdoor	NP	C	C	NP		
	Convenience store	P	P	P	NP	21-3-1.15	
	Farmers market	C	P	P	NP		
	Feed store	C	P	P	NP		
	Financial institution (chartered; bank)	C	P	P	NP		
	Financial institution (chartered), with drive through	C	P	P	NP		
	Fitness and sports center	C	P	P	NP		
	General market	P	P	P	NP		
	General personal services	P	P	P	NP		
	General personal services with drive through	C	P	P	NP	21-3-1.18	
	General recreation, indoor	NP	P	P	NP		
	Hotel or motel	NP	P	P	NP		
	Instructional services or trade schools	NP	P	C	P		
	Medical marijuana dispensary	NP	C	NP	NP	21-3-1.25	
	Medical marijuana infusion	NP	C	NP	NP	21-3-1.26	
	Microbrewery, craft distillery or tasting room	NP	P	P	NP	21-3-1.27	
	Movie theater	NP	P	P	NP		
	Nightclub	NP	C	C	NP		
	Non-chartered financial institution (payday loan/check cashing)	NP	C	NP	NP		
	Nursery, commercial	NP	C	C	NP		
	Office, business or professional	P	P	P	NP		
	Outdoor/mobile vending	C	C	C	NP	21-3-1.31	
	Parking lots and parking structure	NP	P	P	P		
	Recreational marijuana establishments/dual licensee facilities	C	C	NP	NP	21-3-1.33	
	Restaurant	P	P	P	NP		
	Restaurant, with drive through	C	C	C	NP	21-3-1.18	
	Restaurant, with off track betting	NP	C	C	NP		
	Retail, general	P	P	P	NP		
	Retail, general with drive through	C	C	C	NP	21-3-1.18	
Retail, large format	NP	P	P	NP			
Retail, smoke shop	NP	C	C	NP			
Self-storage, indoor	NP	C	C	NP	21-3-1.36		
Service station	NP	P	P	NP	21-3-1.37		
Service station with car wash	NP	C	C	NP	21-3-1.37		
Tour services	NP	P	P	NP			
Truck stop	NP	C	NP	NP			
Industrial	Building materials sales, indoor retail	NP	C	C	NP		
	Building materials sales, outdoor or wholesale	NP	C	NP	NP		
	Heavy rental, outdoor	NP	C	NP	NP		



BOOK - MAP
511-37
E2 SEC. 24 T.07S. R.06E.

LOCATION MAPS
P.E.

TOWNSHIP
SEMA HWY

SECTION

8	5	4	3	2	1
7	6	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

SECTION

0 500
Feet

Revised: 12/26/2014
By: MBG

PINAL COUNTY
wide open opportunity

Pinel County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY PINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE PINAL COUNTY ASSESSOR'S OFFICE PURPOSES.

