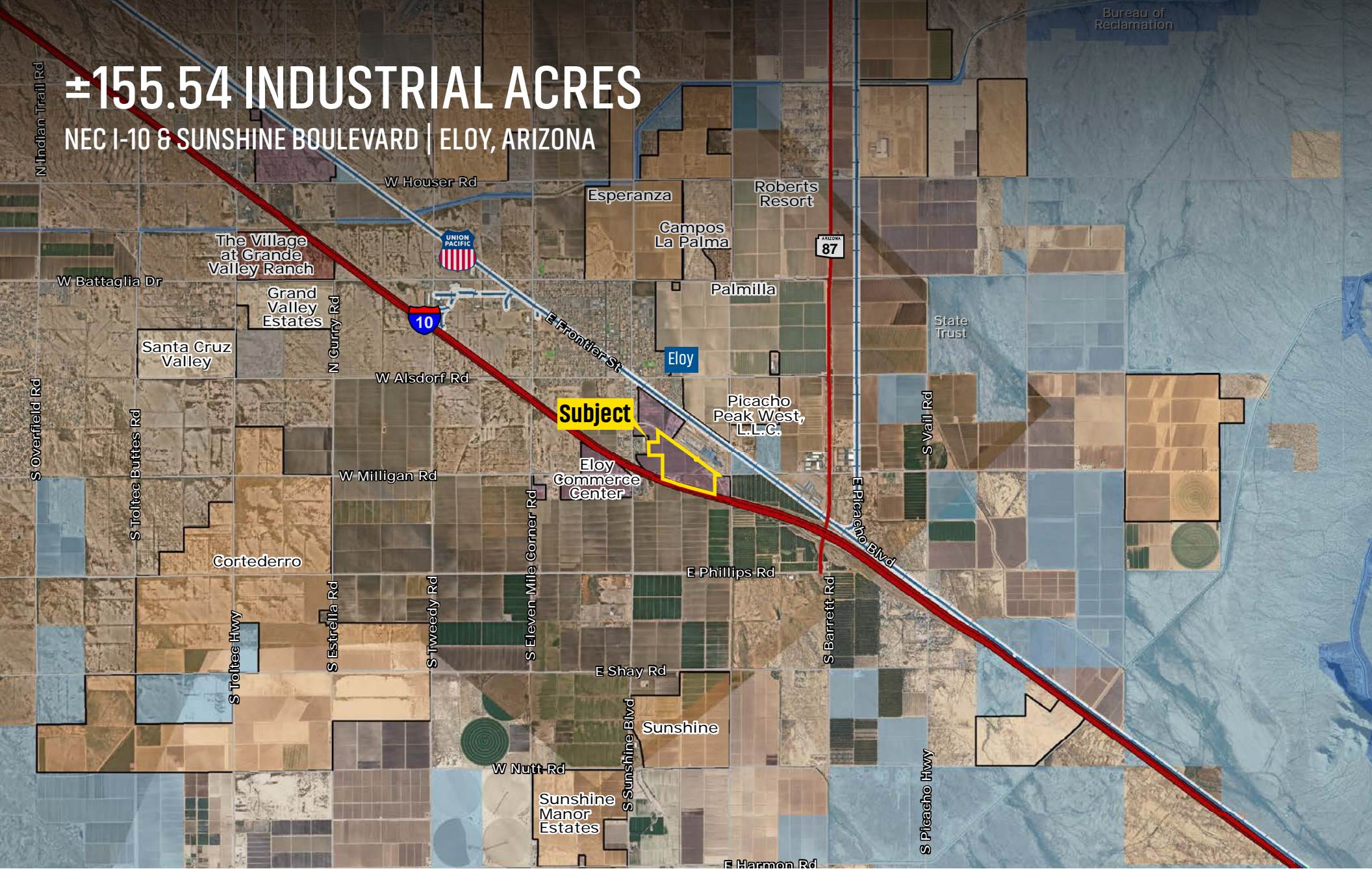


±155.54 INDUSTRIAL ACRES

NEC I-10 & SUNSHINE BOULEVARD | ELOY, ARIZONA



CONTACT FOR MORE INFORMATION

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520.251.0348

Trey Davis
tdavis@landadvisors.com
602.363.3901

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ORGANIZATION

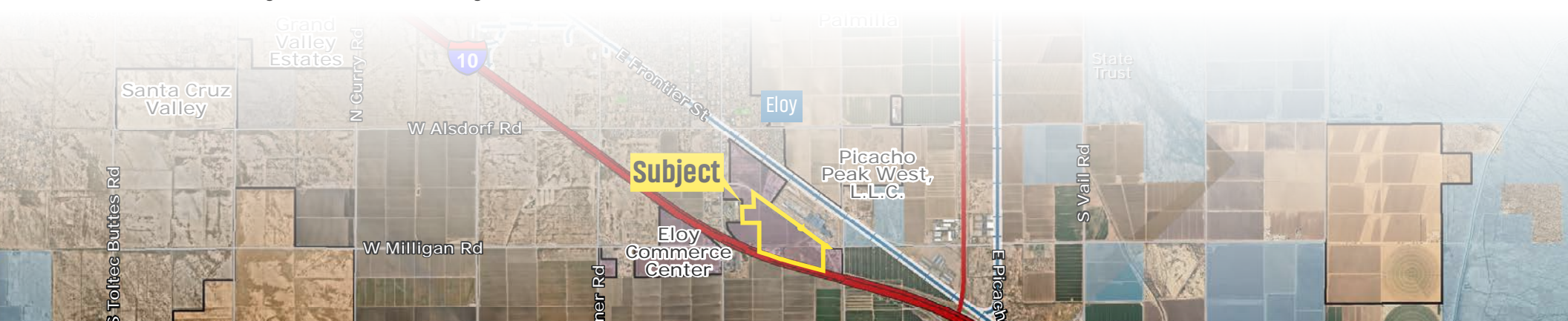
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EXECUTIVE SUMMARY



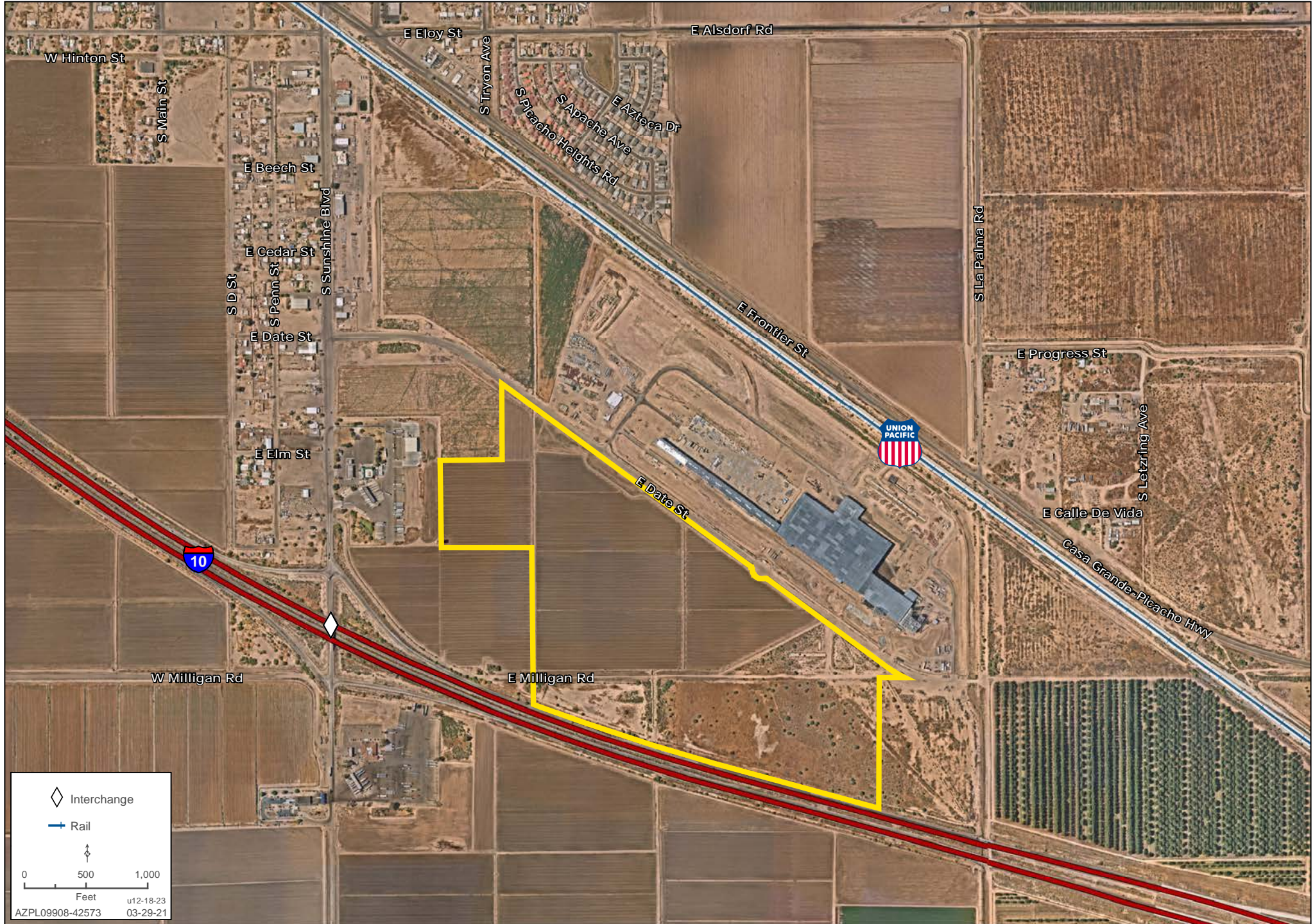
LOCATION	The Property is located at the northeast corner of I-10 & Sunshine Boulevard in Eloy, Arizona.
SIZE	±155.54 Acres
PRICE	Submit
PARCELS	411-10-0160, 411-10-017B (por), 411-10-017F (por), 411-10-0180, 411-10-0190, 411-10-020D, 411-10-021D, 411-17-006B (por), 411-17-0070
ZONING	I-1 (Light Industrial), City of Eloy
UTILITIES	Power - Electrical District #4 Water - City of Eloy Sewer - City of Eloy Gas - Southwest Gas Irrigation - Central Arizona Irrigation District

LOCALITY	Interstate 8 : ±10 Miles 15 Minutes Casa Grande: ±21.7 Miles 30 Minutes Tucson: ±50 Miles 54 Minutes Phoenix: ±64 Miles 1 Hour
WATER & SOILS	Click here to view Groundwater Rights Click here to view Soil Report
COMMENTS	Located in the Arizona Commerce Authority Opportunity Zone. Click here for more information.
DUE DILIGENCE	Click here to view the Due Diligence Portal.



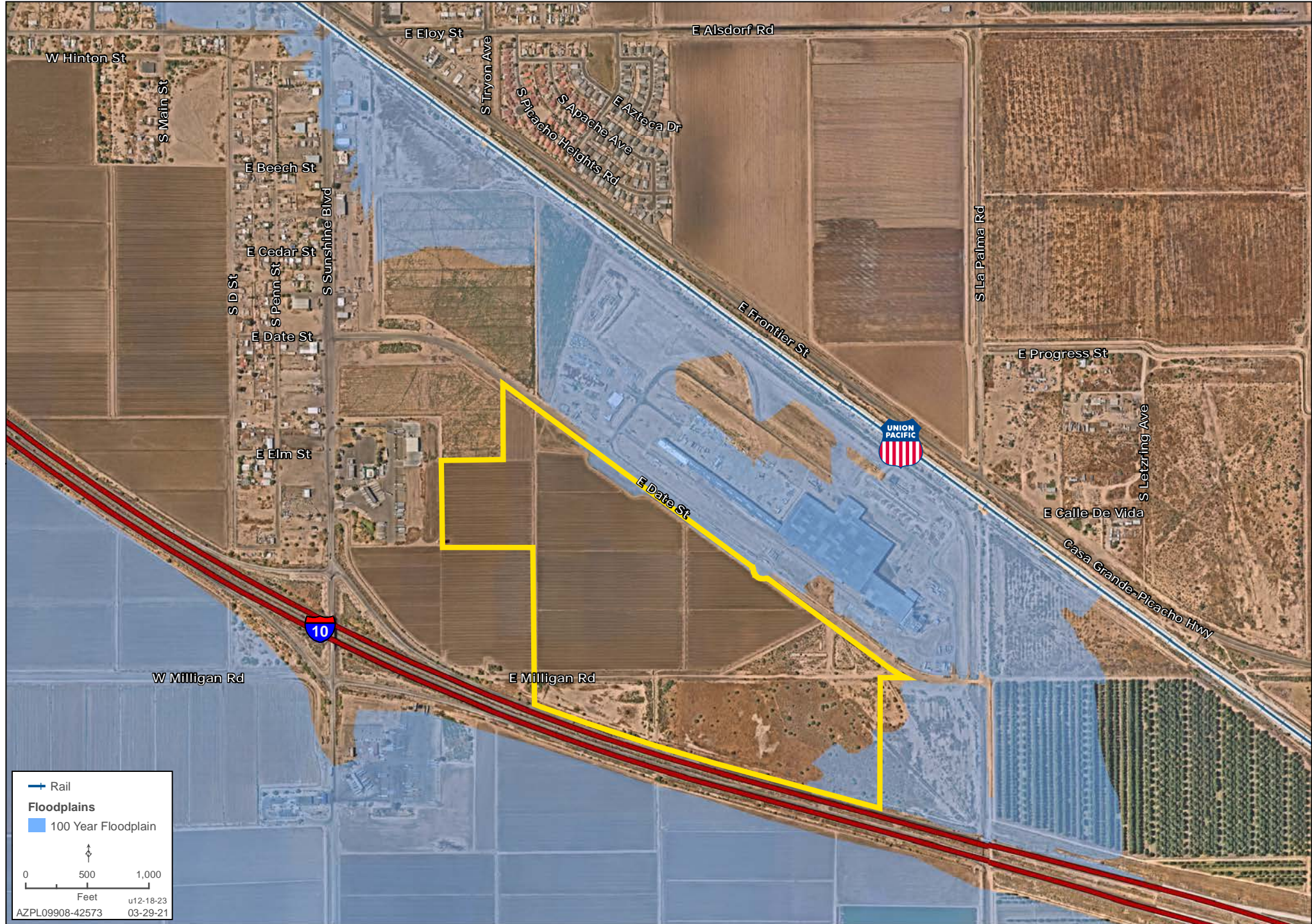
DETAIL MAP

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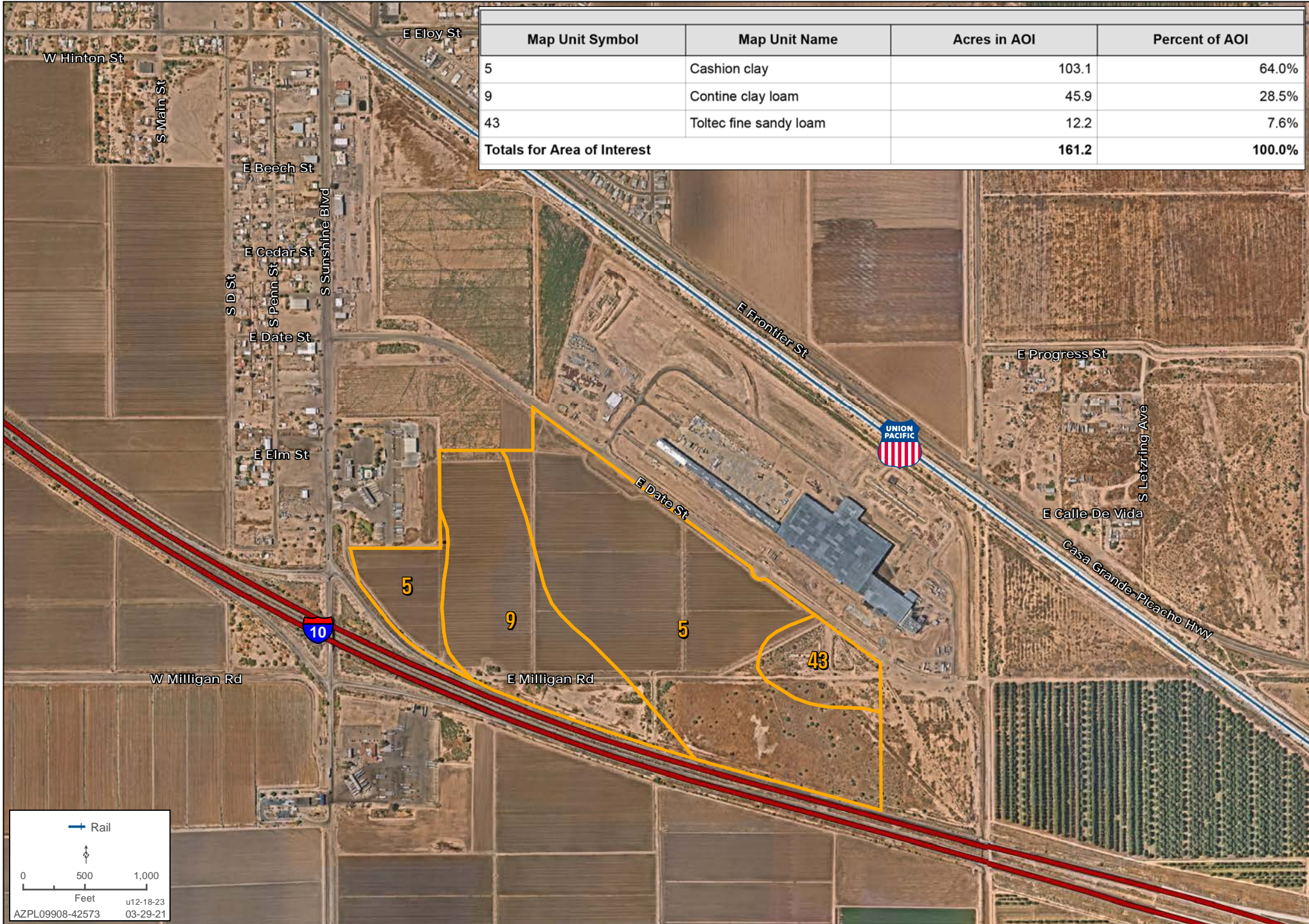
FLOODPLAIN MAP

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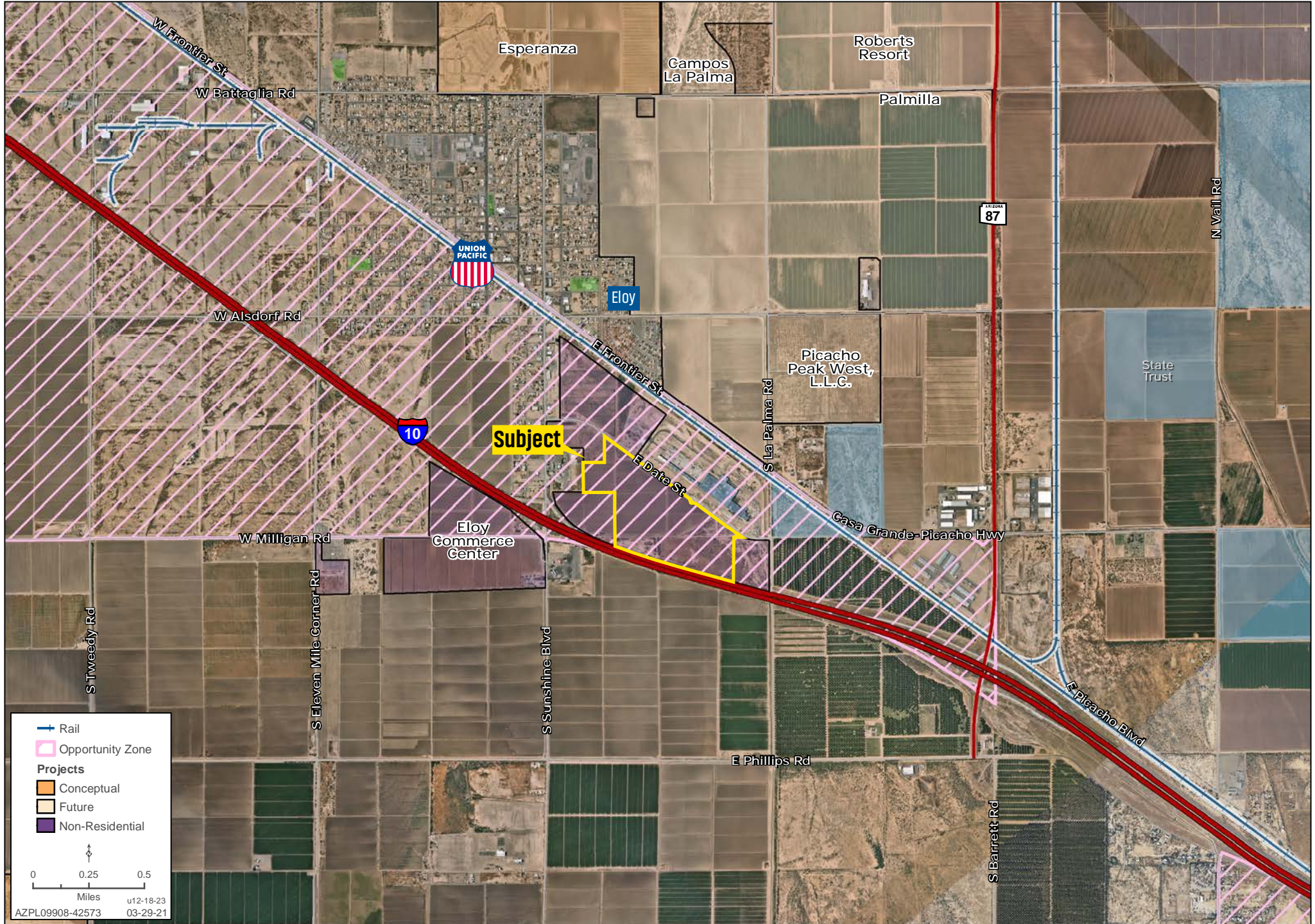
SOIL MAP

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OPPORTUNITY ZONE MAP

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EMPLOYMENT MAP

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PINAL COUNTY HIGHLIGHTS | [CLICK THE LINKS BELOW FOR MORE INFORMATION](#)



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[Casa Grande](#)

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[2023](#)

[Market
Insights](#)

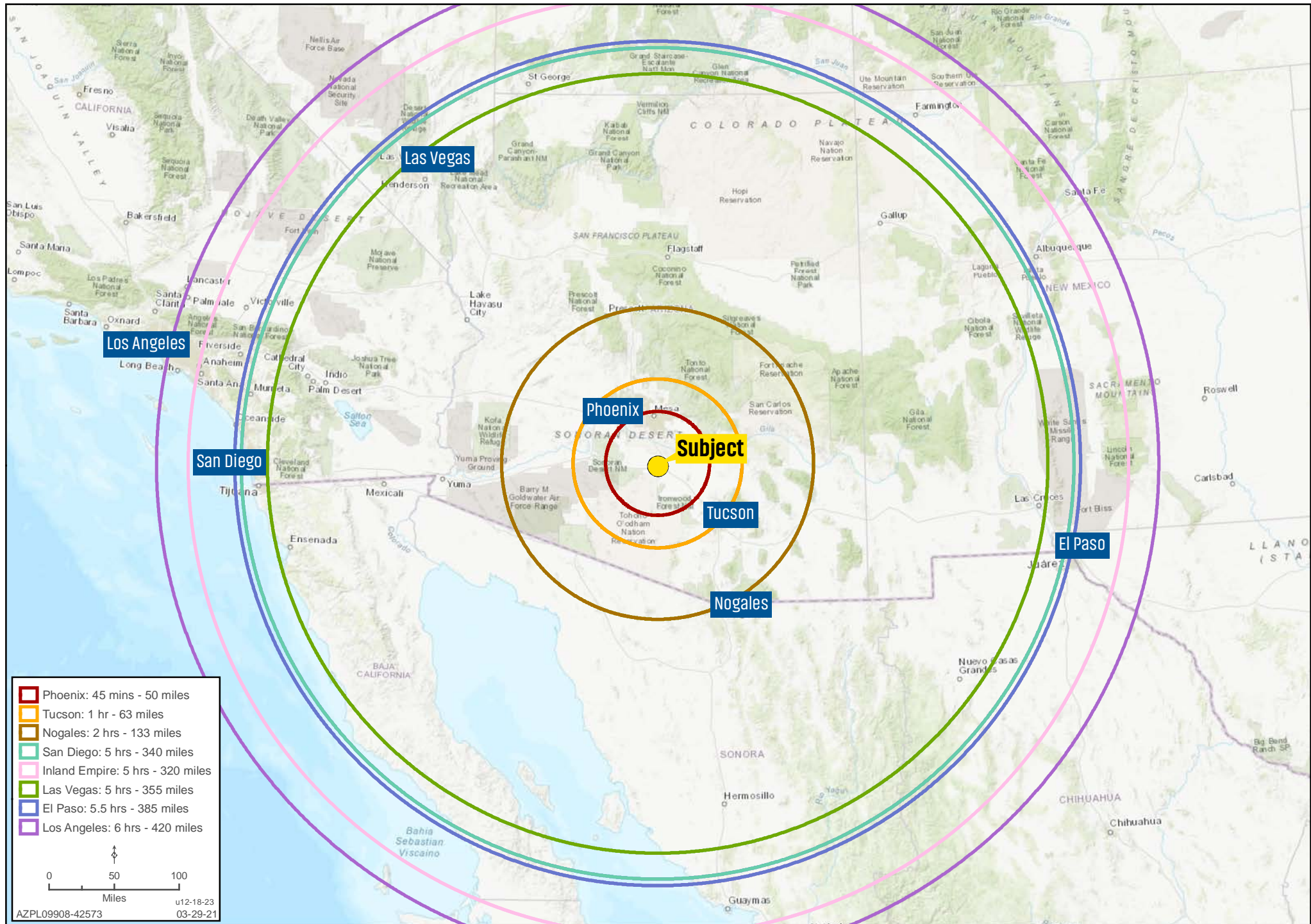


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REGIONAL ACCESSIBILITY MAP

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PINAL

MARKET INSIGHTS • 3Q23

PINAL



4.5%

Pinal County Unemployment Rate



5,107

Annual New Home Permits



5,712

Annual New Home Closings

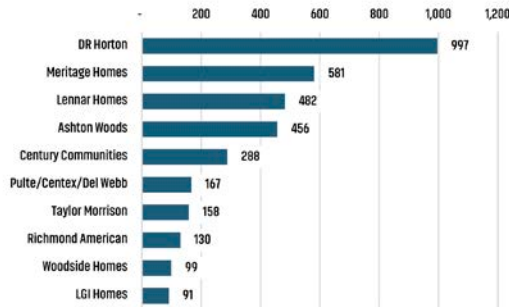


\$384,998

Median New Home Price

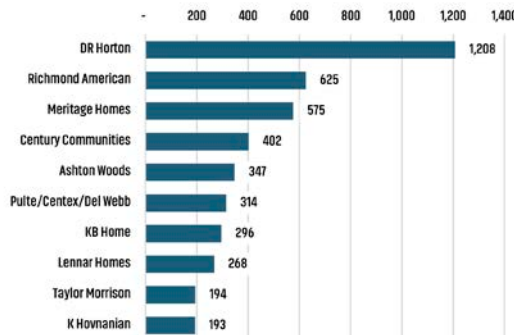
PINAL COUNTY HOUSING TRENDS¹

12 Month Homebuilder Ranking by Permits



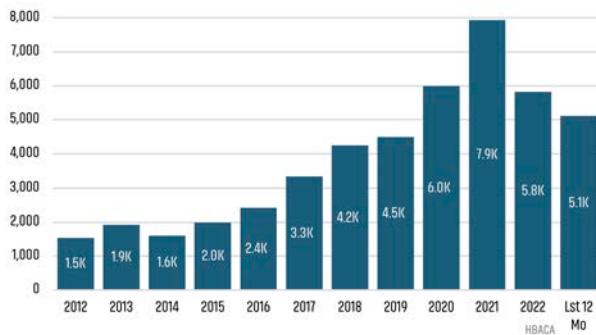
RL Brown

12 Month Homebuilder Ranking by Closings



RL Brown

Single Family Permits



HBACA

ANNUALIZED NEW HOME PERMITS



Sep 2022

6,473

Sep 2023

5,107

-21.1%

ANNUALIZED NEW HOME CLOSINGS

-4.3%

Sep 2022

5,971

Sep 2023

5,712



MEDIAN NEW HOME PRICE



Sep 2022

\$397,900

Sep 2023

\$384,998

-3.2%

Pinal County Land Transactions Annual Volume



Land Advisors Organization

MLS RESALE STATISTICS²

ANNUALIZED SF CLOSED SALES

Sep 2022

10,911

-23.3%

Sep 2023

8,365

AVG DAYS ON MARKET

Sep 2022

47 Days

▲ 8 Days

Sep 2023

55 Days

MEDIAN SALE PRICE

Sep 2022

\$375,000

-2.6%

Sep 2023

\$365,385

MONTHS OF INVENTORY

Sep 2022

3.6 Mo

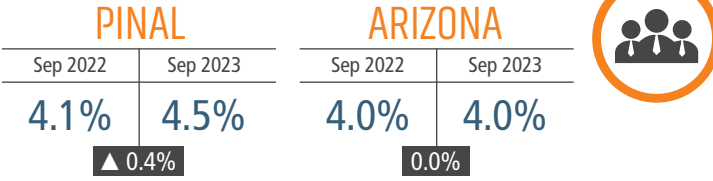
▼ 1.6 Mo

Sep 2023

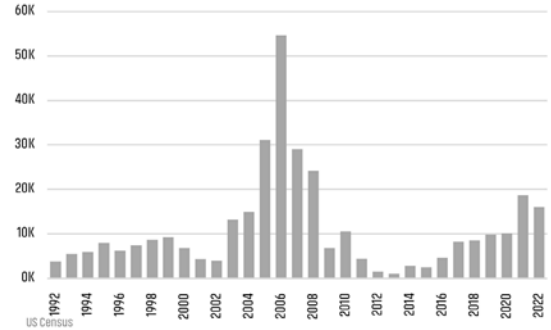
2.0 Mo

ECONOMIC TRENDS³

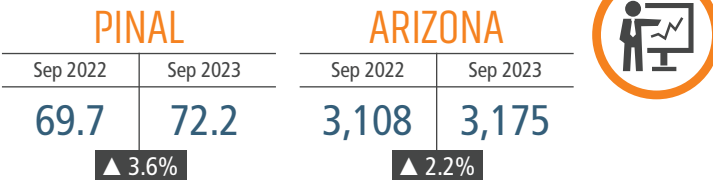
UNEMPLOYMENT RATE



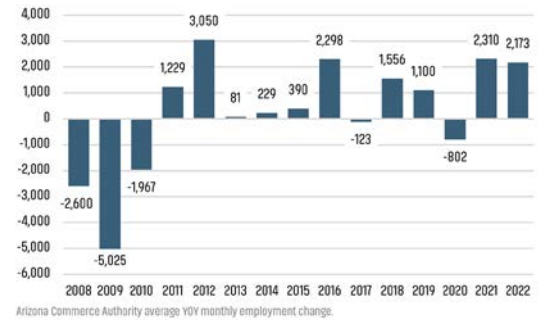
Population Growth & Total Population



TOTAL NONFARM EMPLOYMENT (in thousands)



Change In Employment

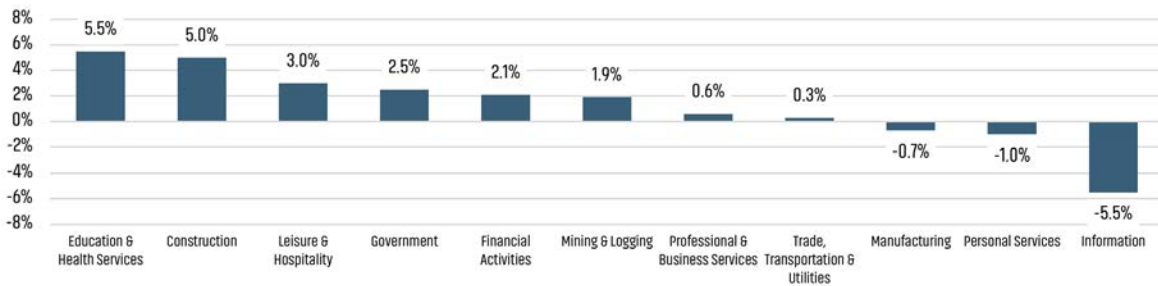


EMPLOYMENT CHANGE

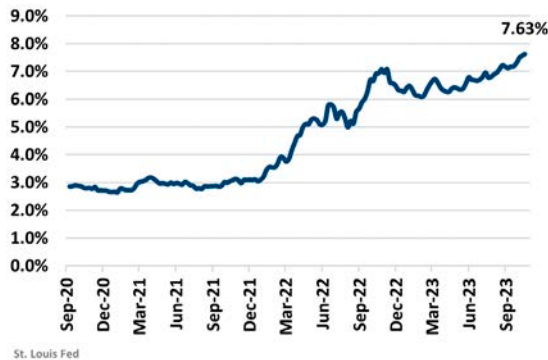


Large employment changes are due to last year's pandemic job recovery.

YOY Change in Employment By Sector



30 Year Fixed Mortgage Rate



US Inflation Rate



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