



- **Location:** Cactus Rd & Agua Fria River
- **Size:** +/- 40 Acres
- **Zoning:** Employment / Industry
- **Price:** \$2,000,000 (\$60,000/acre)
- **Comments:**
 - ✓ Some off-sites required for Access.
 - ✓ Potential uses:
 - ✓ RV & Boat storage. Fully approved by City of El Mirage.
 - ✓ Plant nursery (incl. marijuana cultivation)
 - ✓ Sports Fields
 - ✓ Parking Lot
 - ✓ Livestock / Stable
 - ✓ Wireless Facilities
 - ✓ Animal Shelter
 - ✓ Warehouse / Manufacturing

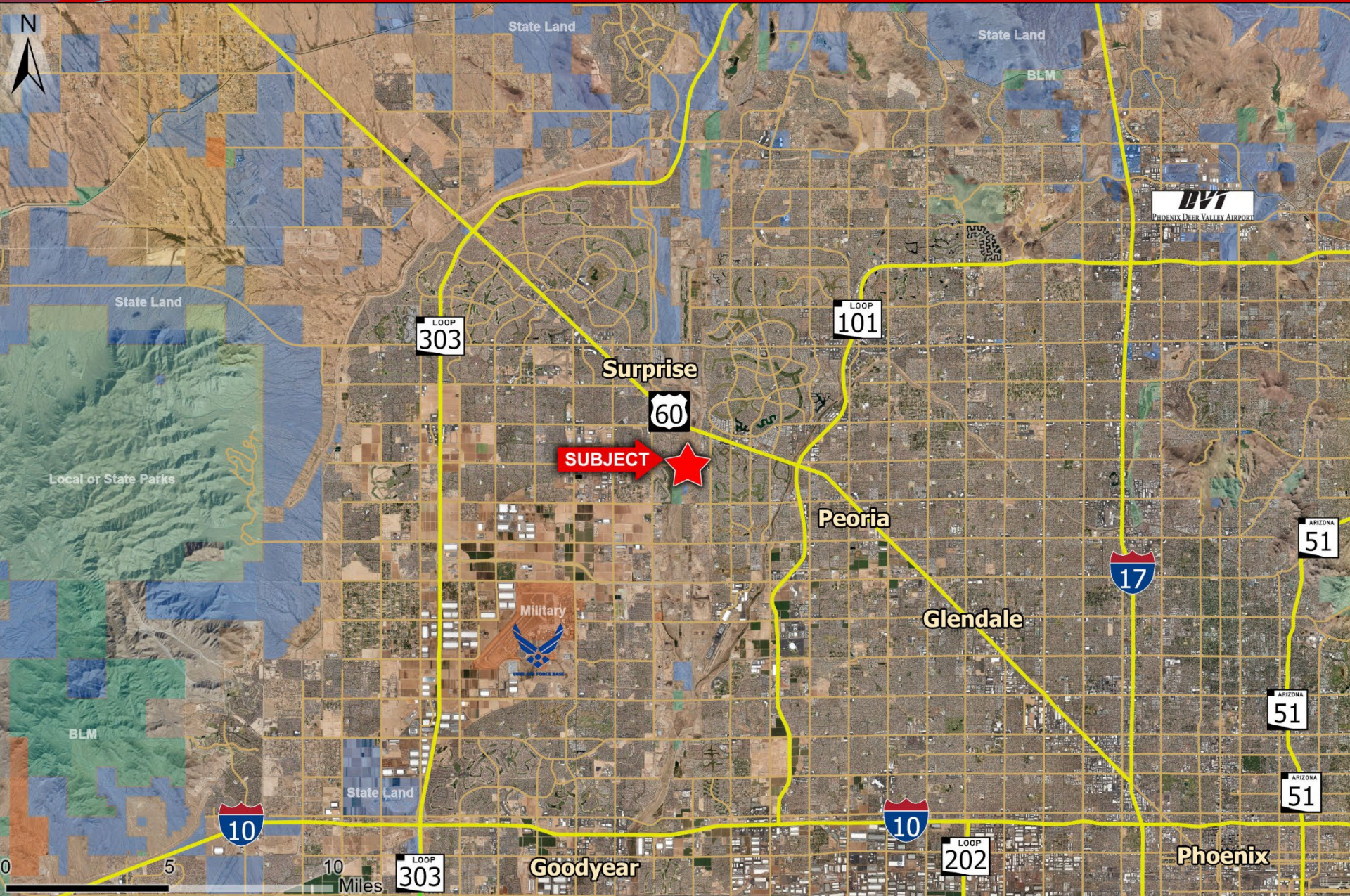
Great Investment Opportunity | Exclusively Available

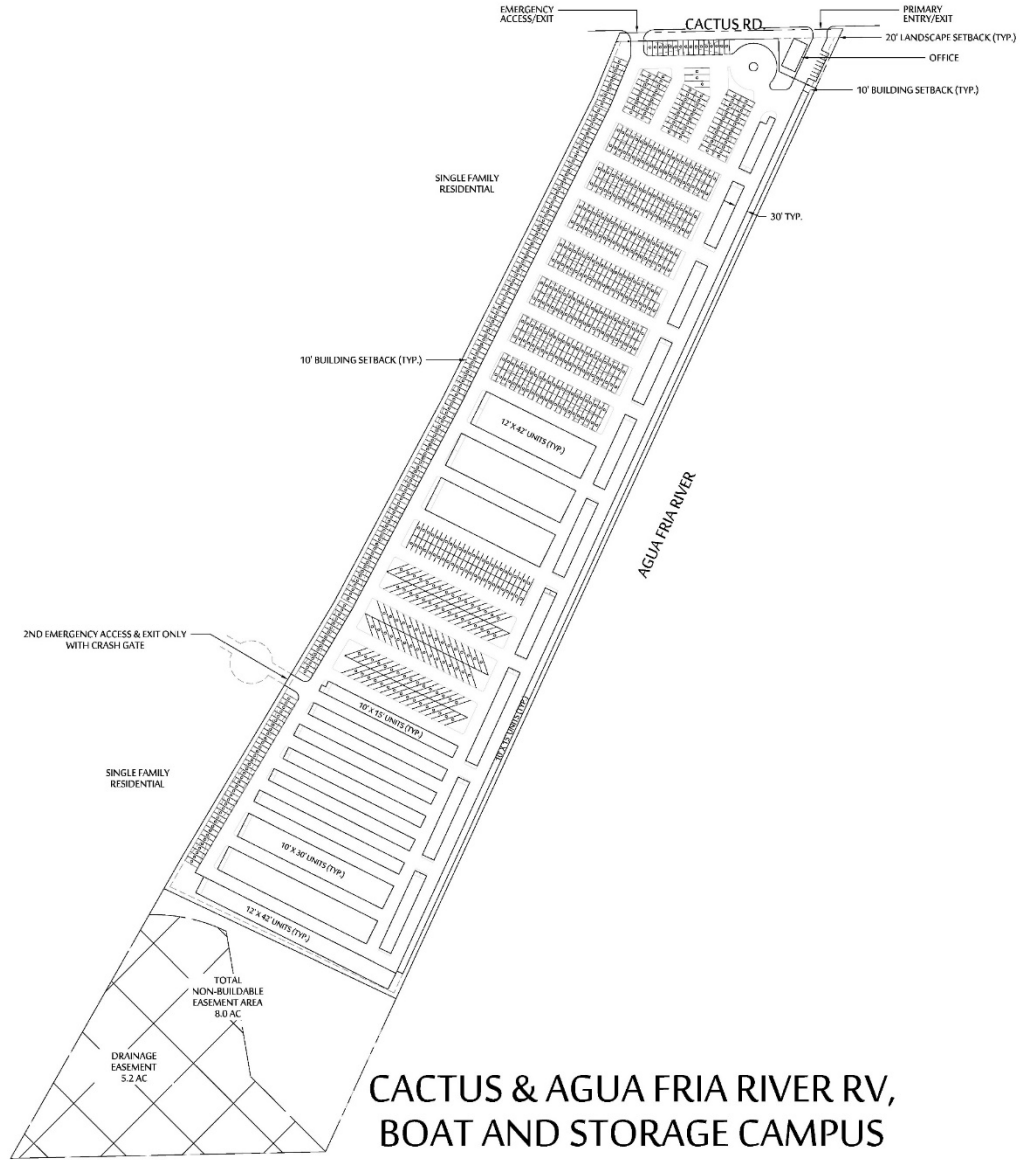
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

BOB GARLAND
Direct: 602-385-1540
Cell: 602-421-6300
bgarland@insightland.com







SITE DATA

APN: 501-45-369

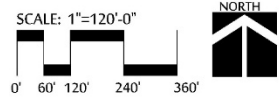
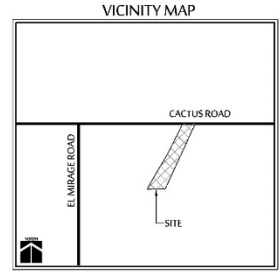
SITE AREA: 35.91 ACRES (GROSS)
 EASEMENT AREA: 5.20 ACRES (GROSS)
 TOTAL NON-BUILDABLE EASEMENT AREA: 8.0 AC

RV/BOAT PARKING TOTAL: 907 SPACES

- SURFACE: 717 (12' X 35' TYP.)
- COVERED: 568
- UNCOVERED: 149
- ENCLOSED: 190 (12' X 42' TYP.)

STORAGE UNIT TOTAL: 1177 UNITS

- 10' X 15': 1020
- 10' X 30': 157



**CACTUS & AGUA FRIA RIVER RV,
BOAT AND STORAGE CAMPUS**

CONCEPT PLAN

EAST OF SEC OF CACTUS ROAD & MAIN STREET - EL MIRAGE, AZ

MARCH 29, 2022

