

**±5.72 ACRES FOR SALE**

**\$1,000,000 (APPROXIMATELY \$4.00 PSF)**

**41014 HIGHWAY 60, MORRISTOWN, ARIZONA 85342  
ON US 60 AND GATES/ROCKAWAY HILLS DRIVE**



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*Unlocking The Value of Real Estate*

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**14350 North 87th Street**  
**Suite 180**  
**Scottsdale, AZ 85260**

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## SUMMARY

<b>Address:</b>	<b>41014 Highway 60, Morristown, Arizona 85342 On US 60 and Gates/Rockaway Hills Drive</b>
<b>Parcel Size:</b>	<b>±249,061 Square Feet, ±5.72 Acres</b>
<b>APN:</b>	<b>503-22-001A</b>
<b>Price</b>	<b>\$1,000,000 (Approximately \$4.00 per Square Foot)</b>
<b>Zoning:</b>	<b>RU-43 and C-S</b>
<b>Highlights:</b>	<b>±445 Feet of Frontage on Highway 60 ±0.8 Miles to SR 74 ±5 Miles to BNSF Intermodal Facility (\$3.2 Billion Investment, 25,000 Jobs) Construction on BNSF to Begin in 2025 Across From Morristown Post Office Good Site for RV Storage - Plans Are Available</b>

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**PARCEL MAP**



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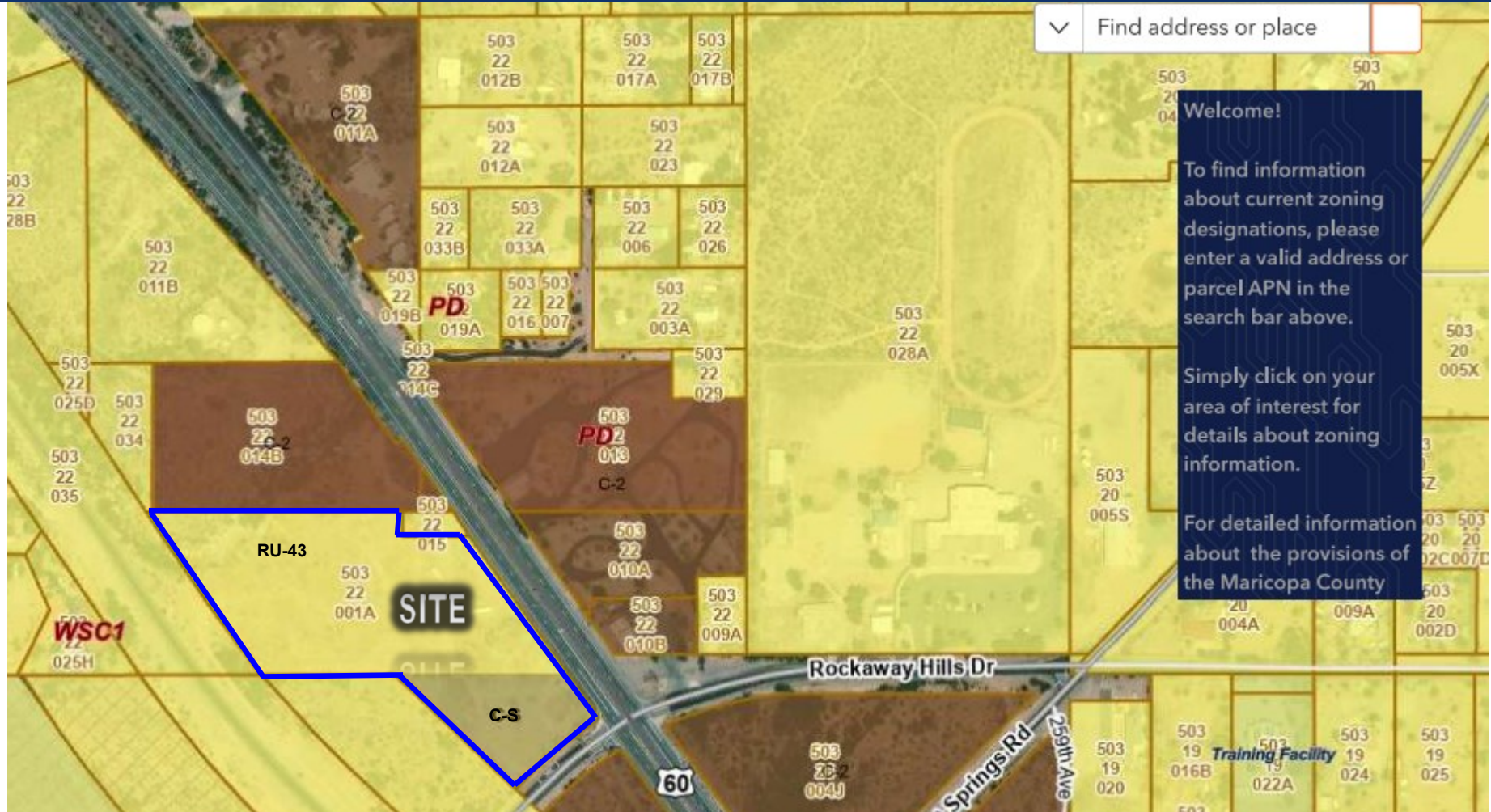
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## ZONING MAP



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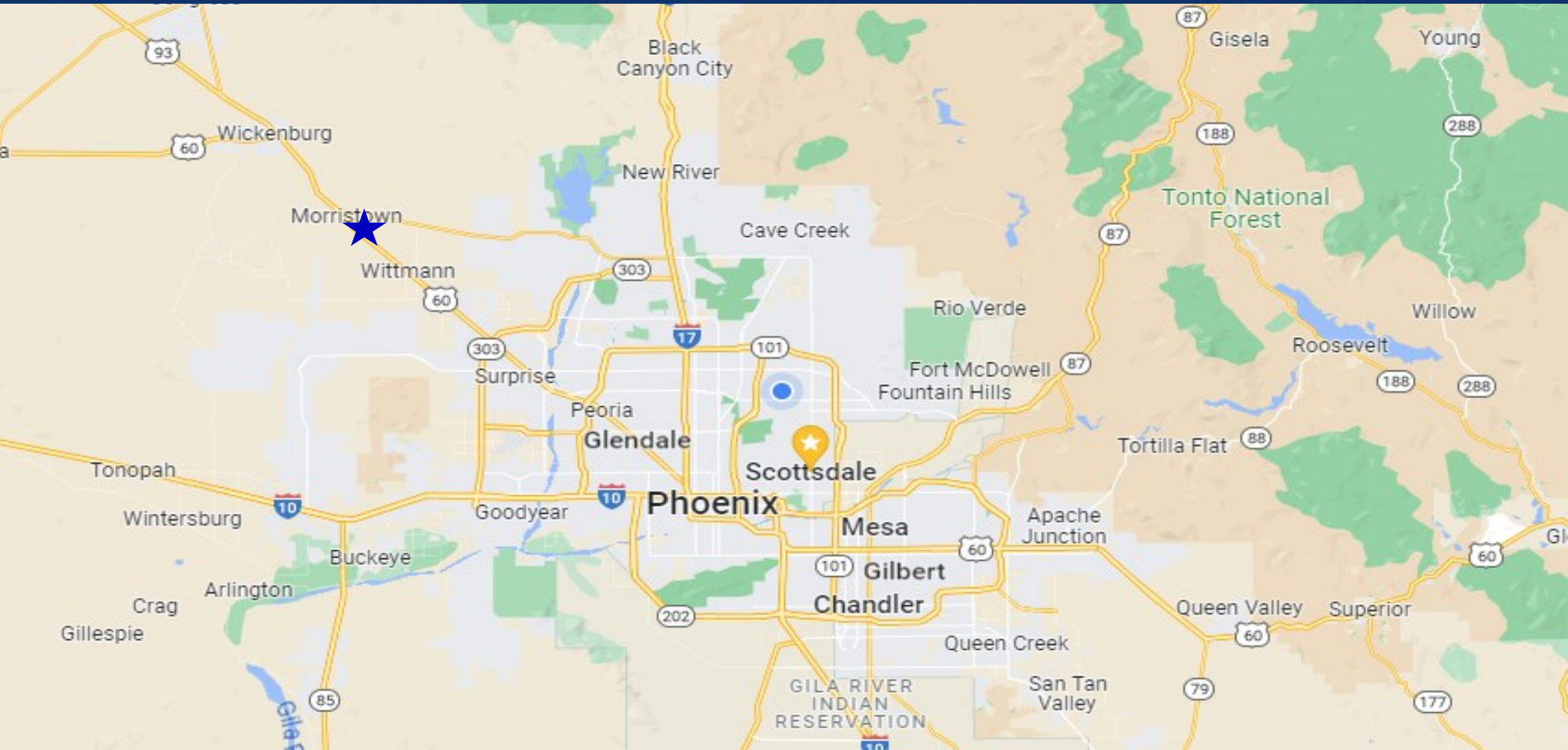
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## REGIONAL MAP



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