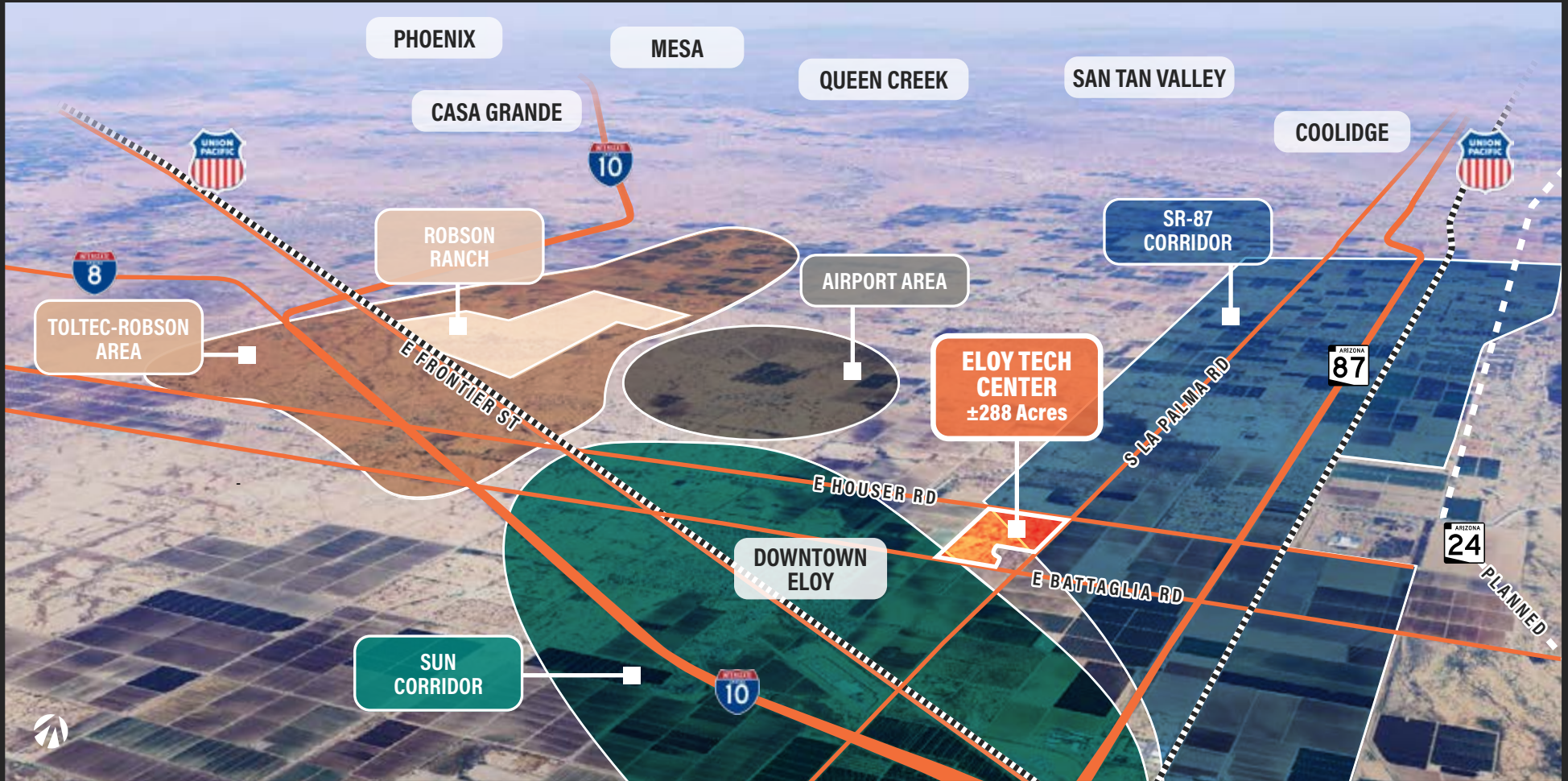


# Eloy Tech Center

E BATTAGLIA RD & S LA PALMA RD | ELOY | ARIZONA | 85131



## ±288.21 ACRES FOR SALE

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**CBRE**

# Property Overview



## MAJOR GROWTH CORRIDOR

Significant increase in manufacturing, trade, & services



## CENTRALLY LOCATED

Between Phoenix and Tucson Metro Areas



## IMMEDIATE ACCESS

To I-10, SR-87, and Downtown Eloy

## LOCATION

SWC E Houser Rd & S La Palma Rd  
Eloy, AZ 85131

## SIZE

±288.21 Acres

## PINAL COUNTY PARCELS

401-90-0080, -0060, -0050, -0040, -0030, -0020 & -0010

## ZONING

Majority R1-6, some R-2 and C-1<sup>[1]</sup>

## TYPOGRAPHY

Flat

## POWER

Substation is ±2 miles; 69kV lines along west and north side of property.

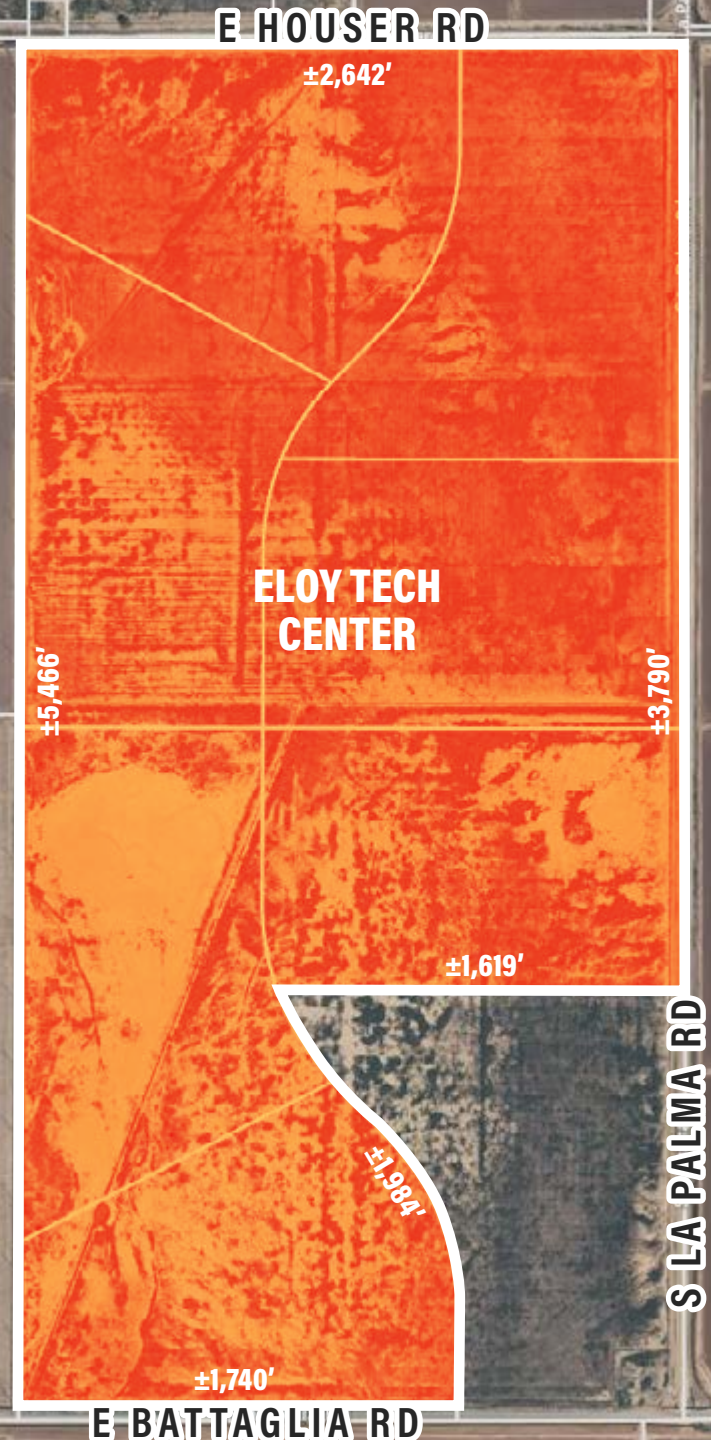
## WATER & SEWER

12" water line 1,714 feet from SE Corner of property. Sewer main is ±2,503 feet from property but at capacity. The City of Eloy is designing and budgeting an extension of existing lines at Eleven Mile Corner.

## GAS

Gas transmission line runs directly through property.

<sup>[1]</sup> Property can be rezoned to industrial



# Location & Neighbors



**DOWNTOWN PHOENIX**  
±64 miles | 60 min

**DOWNTOWN MESA**  
±59 miles | 76 min

**DOWNTOWN QUEEN CREEK**  
±41 miles | 64 min

**DOWNTOWN COOLIDGE**  
±15.5 miles | 20 min

**DOWNTOWN SAN TAN VALLEY**  
±37 miles | 53 min

**DOWNTOWN CASA GRANDE**  
±18.3 miles | 28 min

Lucid Motors  
Frito-Lay  
Hexcel Corp  
Abbott Nutrition  
Tractor Supply Co.

EFP Packaging  
Kuehne + Nagel  
Lucid Remanufacturing  
Package All

ROBSON RANCH

AIRPORT AREA

SR-87 CORRIDOR

**ELOY MUNICIPAL AIRPORT**  
±4.7 miles | 8 min

TOLTEC-ROBSON AREA

SUN CORRIDOR

**ELOY TECH CENTER**  
±288 Acres

Procter & Gamble (future)  
Nikola Corporation

**DOWNTOWN ARIZONA CITY**  
±9.3 miles | 17 min

Empire Cat  
Schuff Steel  
Owens Corning  
Otto Industries  
Stella Jones  
Townley Manufacturing  
Republic Plastics  
Euclid Chemical  
Ballard Truss

Gold Bond  
Bayer-Monsanto  
National Gypsum  
Olam Cotton  
Osterkamp  
Trucking

**DOWNTOWN ELOY**  
±1 mile | 3 min

**DOWNTOWN TUCSON**  
±52 miles | 50 min

Nearly equal distances from Phoenix and Tucson, Eloy is located at the heart of the Sun Corridor along I-10 and I-8 at the **vortex of manufacturing and major distribution firms**. These firms also benefit from the presence of the **Union Pacific Railroad**, which intersects in Eloy.

In 1902, Eloy began as a Southern Pacific Railroad switchyard, which connected Tucson to Casa Grande. Today, due to its strategic location and established infrastructure, Eloy is a **thriving, diverse economy that includes transportation services, and manufacturing and logistics hubs**.

# Retail Amenities

## RESTAURANTS Casual

- 1 Denny's
- 2 Filiberto's
- 3 Black Bear Diner
- 4 Godfather's Pizza

## RESTAURANTS Fast Food

- 1 Sbarro
- 2 Arby's
- 3 Subway
- 4 Carl's Jr.
- 5 Taco Bell
- 6 Burger King
- 7 Subway
- 8 McDonald's
- 9 Domino's Pizza
- 10 A&W Restaurant
- 11 Pizza Hut
- 12 Wendy's

## RESTAURANTS Coffee/Tea

- 1 Dunkin' Donuts

## GROCERY

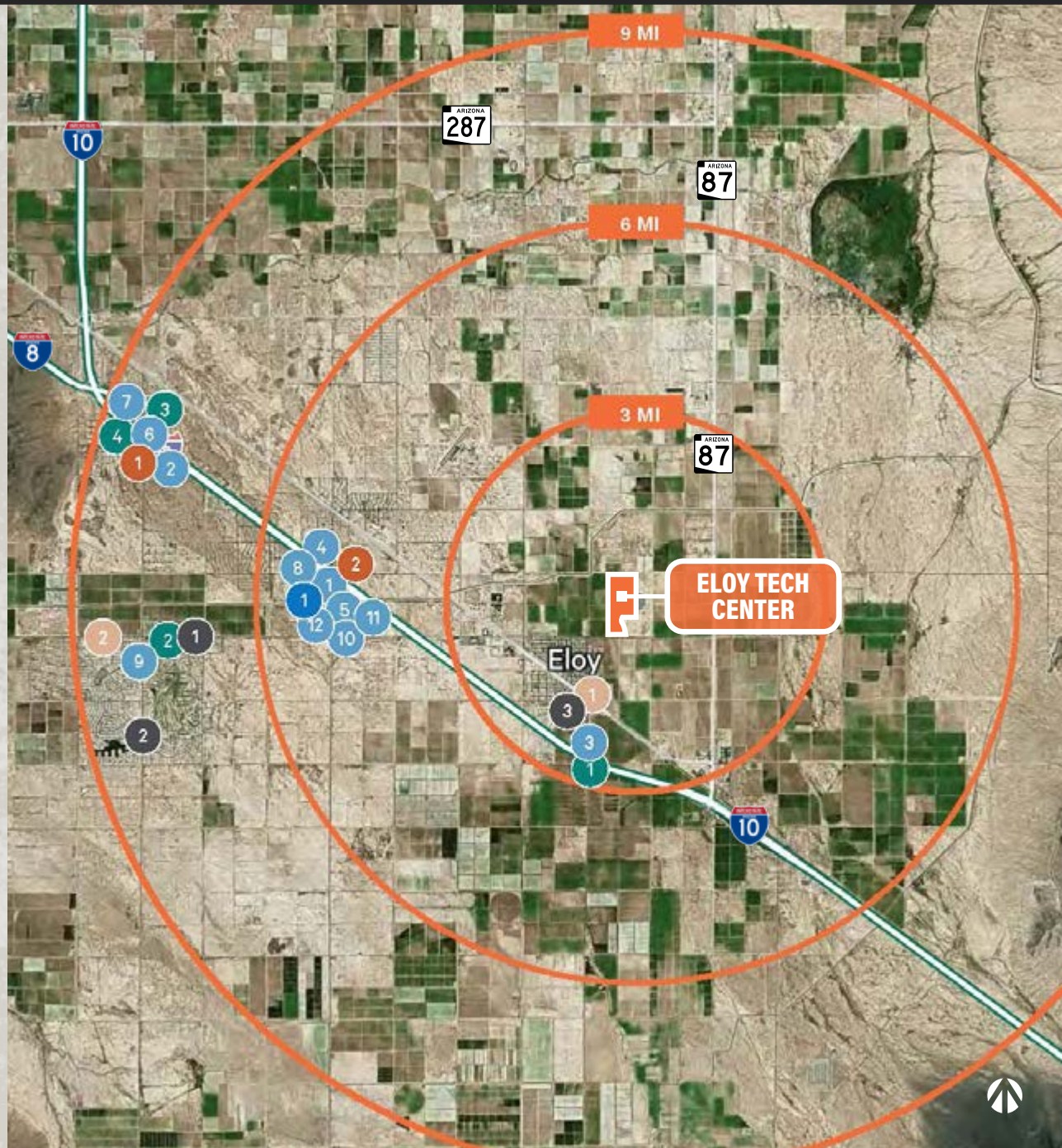
- 1 IGA (Independent Grocers Alliance)
- 2 IGA (Independent Grocers Alliance)

## HOME IMPROVEMENT

- 1 Ace Hardware
- 2 Graceland Portable Buildings
- 3 Do It Best

## HOTELS

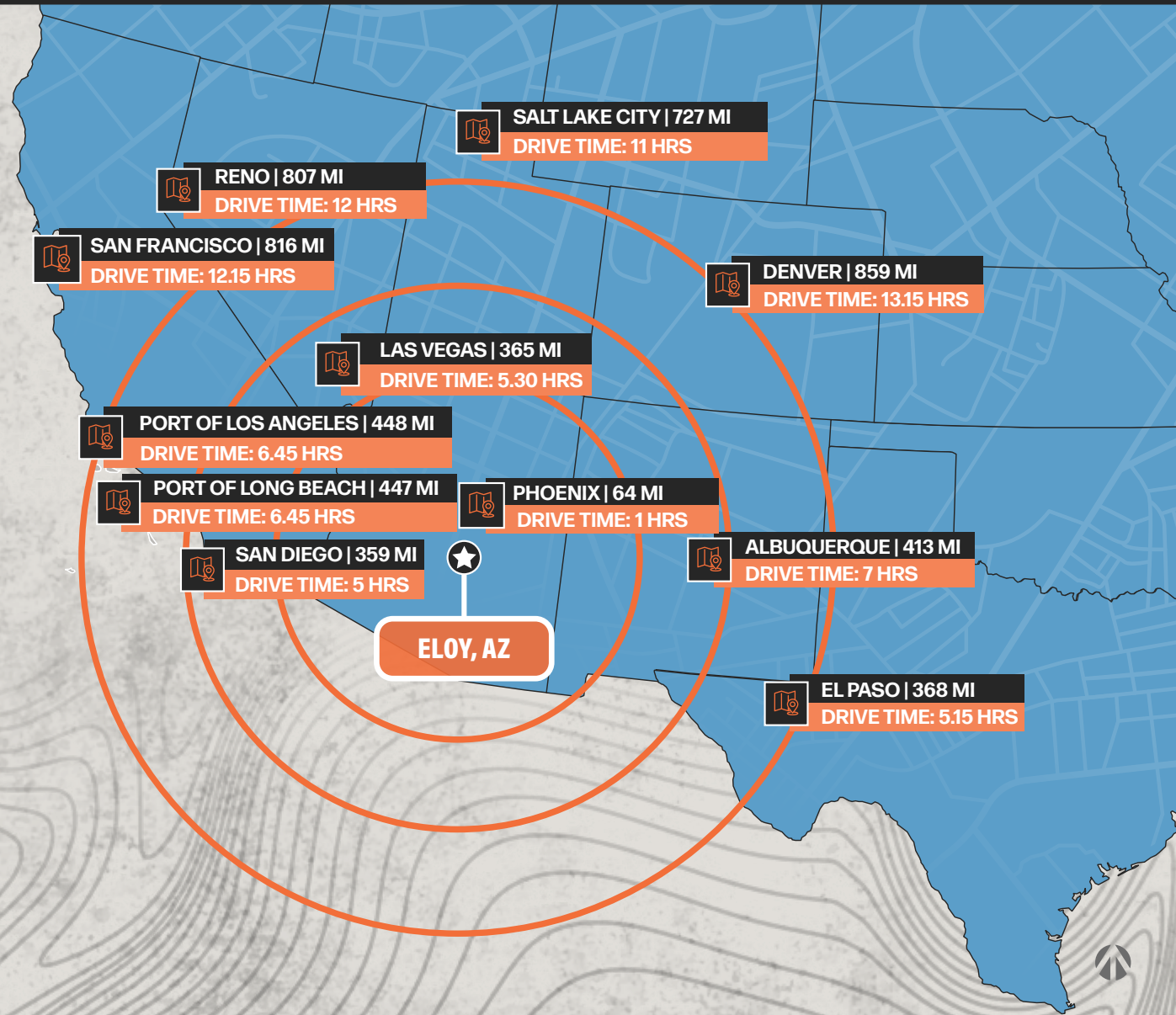
- 1 Motel 6
- 2 Americas Best Value Inn by Sonesta



# Geographic Connection

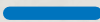

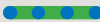


## DRIVE TIMES FROM ELOY, ARIZONA

I-10	3.2 miles   5 min
I-8	17 miles   18 min
SR 87	2.4 miles   4 min
Downtown Phoenix	64 miles   60 min
ASU Tempe	62 miles   56 min
Downtown Tucson	52 miles   50 min
Casa Grande	18.3 miles   28 min
Marana	31 miles   32 min
Robson Ranch	8 miles   12 min
Maricopa County Line	38 miles   40 min
Pima County Line	25 miles   25 min
Los Angeles	438 miles   6.3 hours
San Diego	359 miles   5 hours
Las Vegas	365 miles   5.3 hours


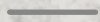
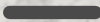


# APS Pinal Electrical Improvement Project

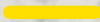
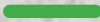
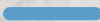

## PROJECT FEATURES

-  230/69kV Preferred Route
-  230/69kV Alternative Subroute A
-  230/69kV Alternative Subroute B
-  69kV Selected Route
-  Future Substation Area

## REFERENCE FEATURES




-  Existing Substation
-  Road
-  Interstate

## EXISTING TRANSMISSION LINES



-  69kV Transmission Line
-  115kV Transmission Line
-  230kV Transmission Line
-  500kV Transmission Line

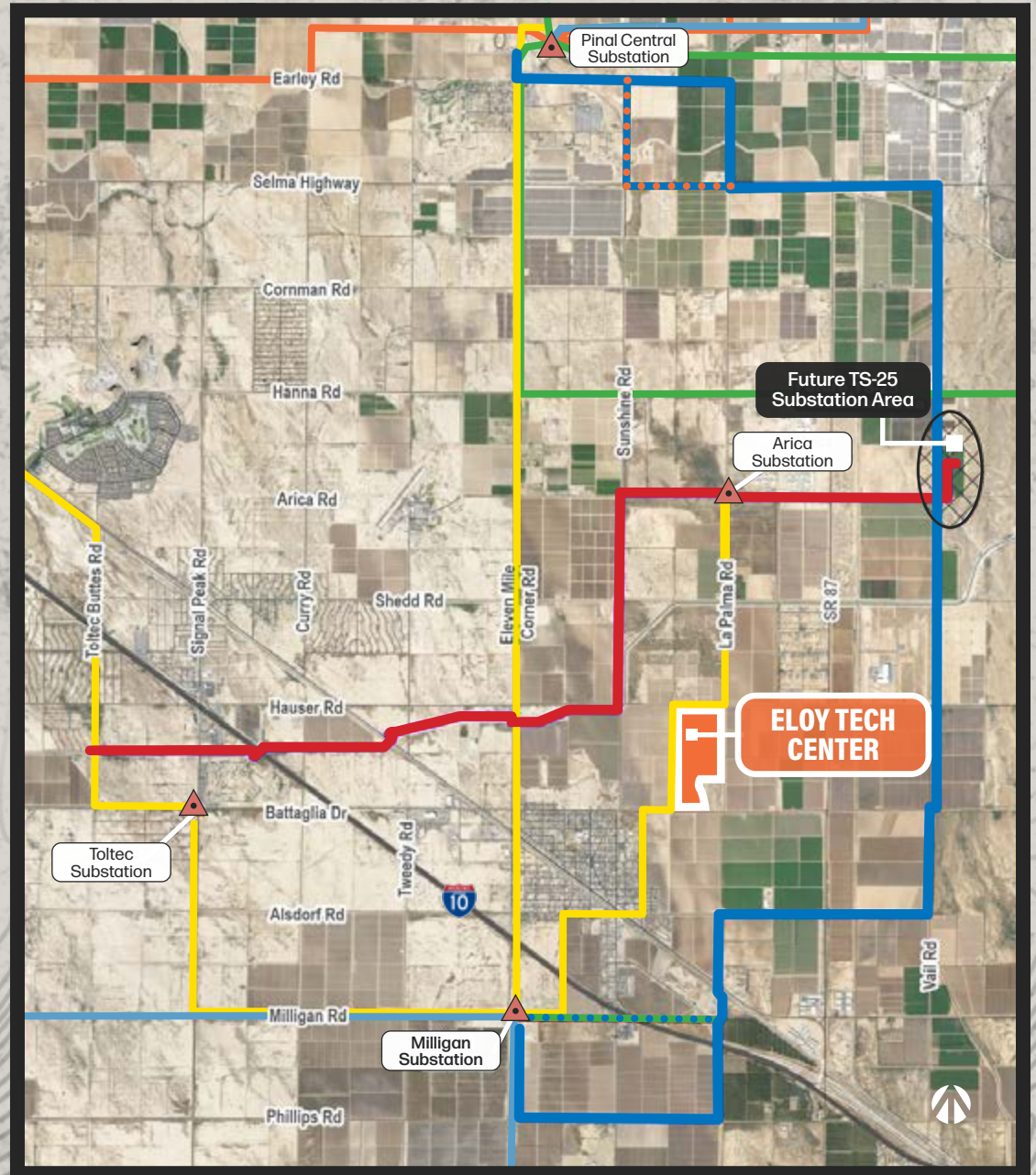
## TIMELINE

### 69kV Power Lines

-  2026 Q1 - Q4  
Rebuild existing Toltec-Arizona line along railroad and Toltec Buttes Road
-  2026 Q3 - 2027 Q2  
Build new line from Arica Substation to Toltec Buttes Road
-  2027 Q2  
Project energized and complete

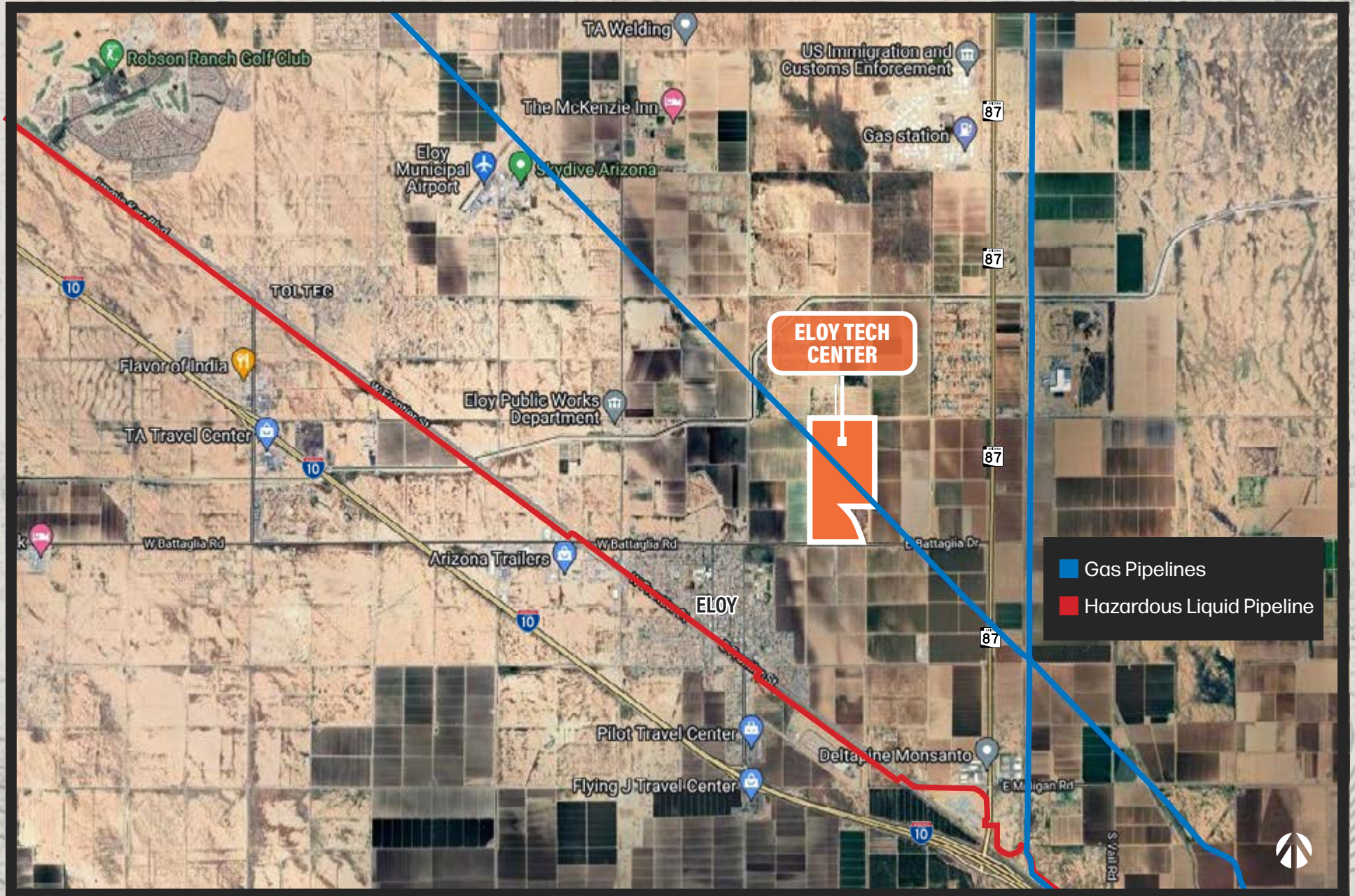
### 230kV Power Lines

-  2026 Q1 - 2027 Q4  
Project construction
-  2027 Q4  
Project energized and complete





# Current Gas Pipelines



# Future Western Gateway Pipeline

The **Western Gateway Pipeline** will connect Midwest and Gulf Coast refinery supply to Phoenix, Arizona and California markets with connectivity to Las Vegas, Nevada via Kinder Morgan's CALNEV pipeline. The **Western Gateway Pipeline** will consist of a new-build pipeline from Borger, Texas to Phoenix, Arizona, combined with **Kinder Morgan's** existing SFPP, L.P. pipeline from Colton, California to Phoenix, Arizona, which will be reversed to enable east to west product flows into California. The **Western Gateway Pipeline** will be fed from Midwest and Gulf Coast supplies connected to Borger, Texas. **The Gold Pipeline**, operated by **Phillips 66**, which currently flows from Borger to St. Louis, will be reversed to enable refined products from Midwest and Gulf Coast refineries to flow toward Borger and supply the **Western Gateway Pipeline**. **THE PROJECT IS TARGETING AN IN-SERVICE DATE OF MID-2029.**



# Eloy Growth Areas

## TOLTEC-ROBSON

Located at the intersection of I-10 and I-8, this growth area borders the City of Casa Grande and includes Eloy's first upscale Master Planned Community, **Robson Ranch**, as well as other proposed retailer establishments catering to interstate travelers. The area includes a mixture of low- to high-density residential with commercial and industrial designated parcels, but is predominantly residentially designated. The commercial and industrial designated land is mainly located along I-10 and Frontier Street, and within planned communities.

## AIRPORT

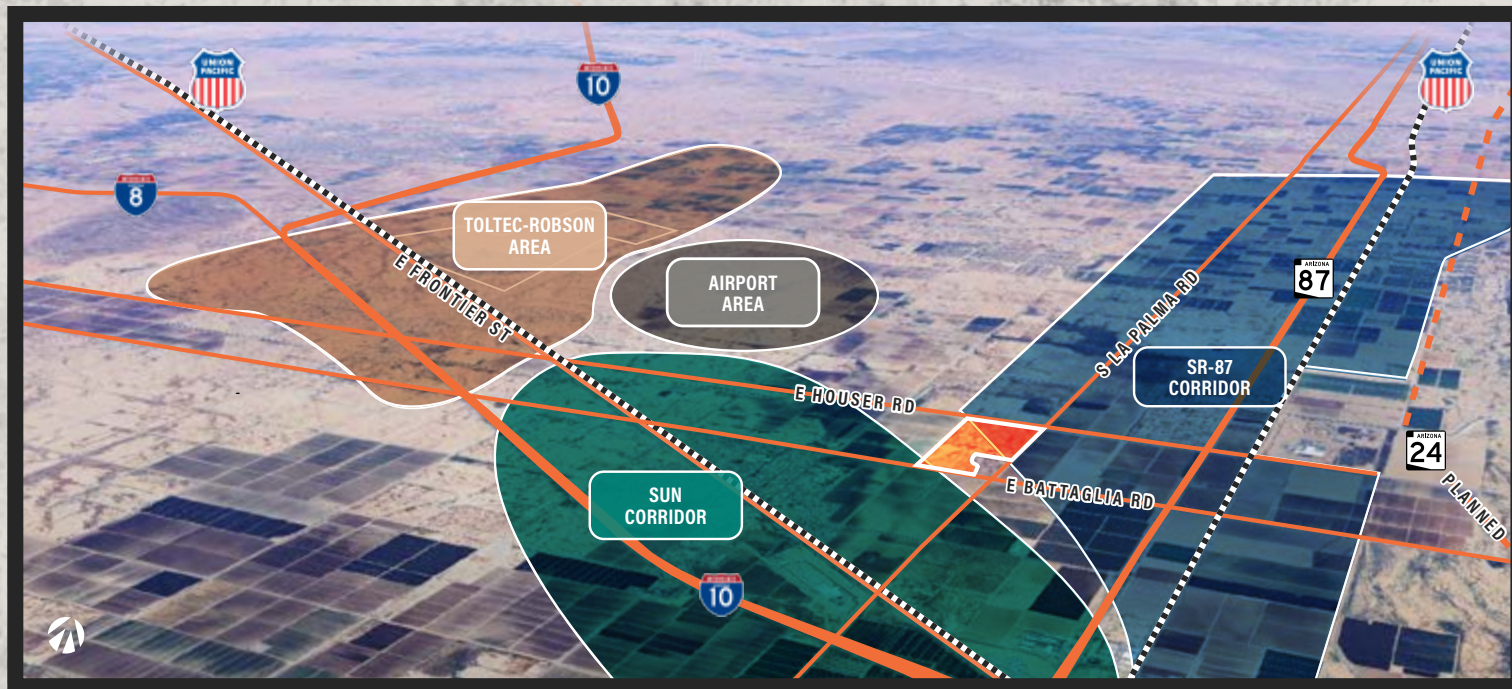
This area includes the **Eloy Municipal Airport**, owned and operated by the City of Eloy, situated on ±90 acres, and located approximately three miles northwest of the City's central business core. The Airport is accessed via Tumbleweed Road, which terminates at the Airport entrance. Lear Drive extends along the south side of Airport property and provides access to the T-hanger facilities. It is home to **SkyDive Arizona** which has grown to twelve airplanes, each with a capacity of twenty-three skydivers at a time.

## SUN CORRIDOR

This growth area includes industrial, commercial and residential properties with access to I-10 and the **Union Pacific Railroad**. It is a prime location for development with access to interstate transportation corridors, which also includes SR-84. It envelops the entire downtown area and will incorporate or focus on redevelopment, infill, and rehabilitation of existing structures. Additionally it includes an industrial core between I-10 and Frontier Street and much of the general industrial designated land along I-10 and within the downtown areas.

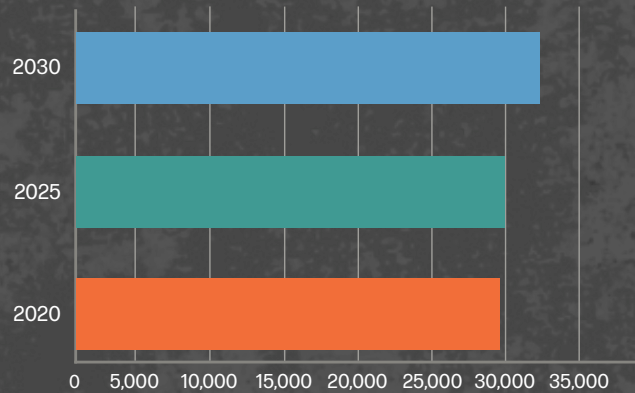
## SR-87 CORRIDOR

A major employment corridor with access to I-10, SR-87, and Union Pacific Railroad, this area has the potential for upscale **"Resort Style"** living given its proximity to the Newman Mountain range to the east. This area is focused around the highway corridor with general industrial/light industrial and commercial uses with some residential (mostly higher density residential uses). Future access is planned to the North/South Corridor -- a transportation route through Pinal County that would connect US-60 in Apache Junction and I-10 between Eloy and Picacho.

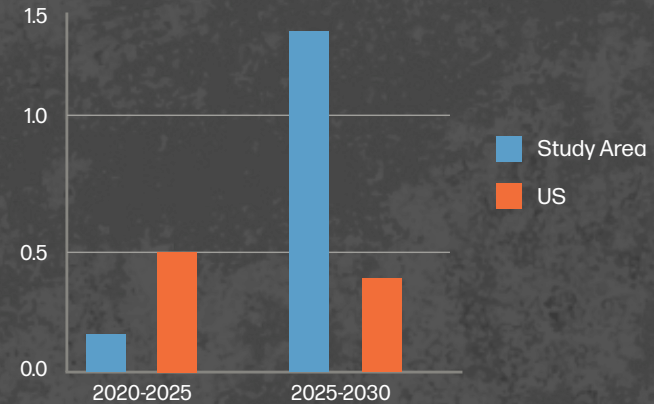


# Area Demographics

## POPULATION BY YEAR



## % COMPOUND ANNUAL POPULATION GROWTH



## EMPLOYMENT

**3,809** EMPLOYEES

**373** BUSINESSES

**4.4%** UNEMPLOYMENT RATE

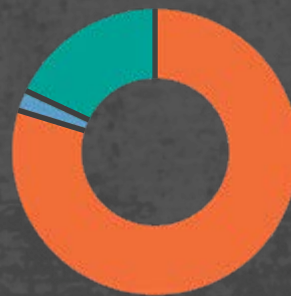
## INCOME | HOME OWNERSHIP

**\$60,608** MEDIAN HOUSEHOLD INCOME

**\$24,023** PER CAPITA INCOME

**76.3%** OWNER-OCCUPIED UNITS

## EDUCATION



3.8% | MASTER'S/PROFESSIONAL/DOCTORATE

10.0% | BACHELOR'S

86.3% | OTHER



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