

## SEC FRONTIER ST & BATTAGLIA DR

ELOY, ARIZONA 85131

\$200,000 Per Acre

1,000 Feet of Frontage of Frontier Street

Property Adjacent to 3 Streets for Easy Ingress/Egress

Great Visibility and Exposure

Adjacent to Brand New Circle K

Ability to Subdivide into Smaller Parcels

Seller Financing Available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	37.5	35.1	34.2
POPULATION:	21,170	190,090	482,866
AVERAGE HH INCOME:	\$92,988	\$79,808	\$85,693

TRAFFIC COUNTS	VPD
CASA GRANDE PICACHO HWY:	5,426
W BATTAGLIA RD:	2,498

LAND SIZE (AC)	11.13 AC
LAND SIZE (SF)	484,990 SF
PRIMARY USE	Commercial
ZONING	C-2, City of Eloy
APN	408-02-0280

### Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com





**Matt Harper, CCIM**

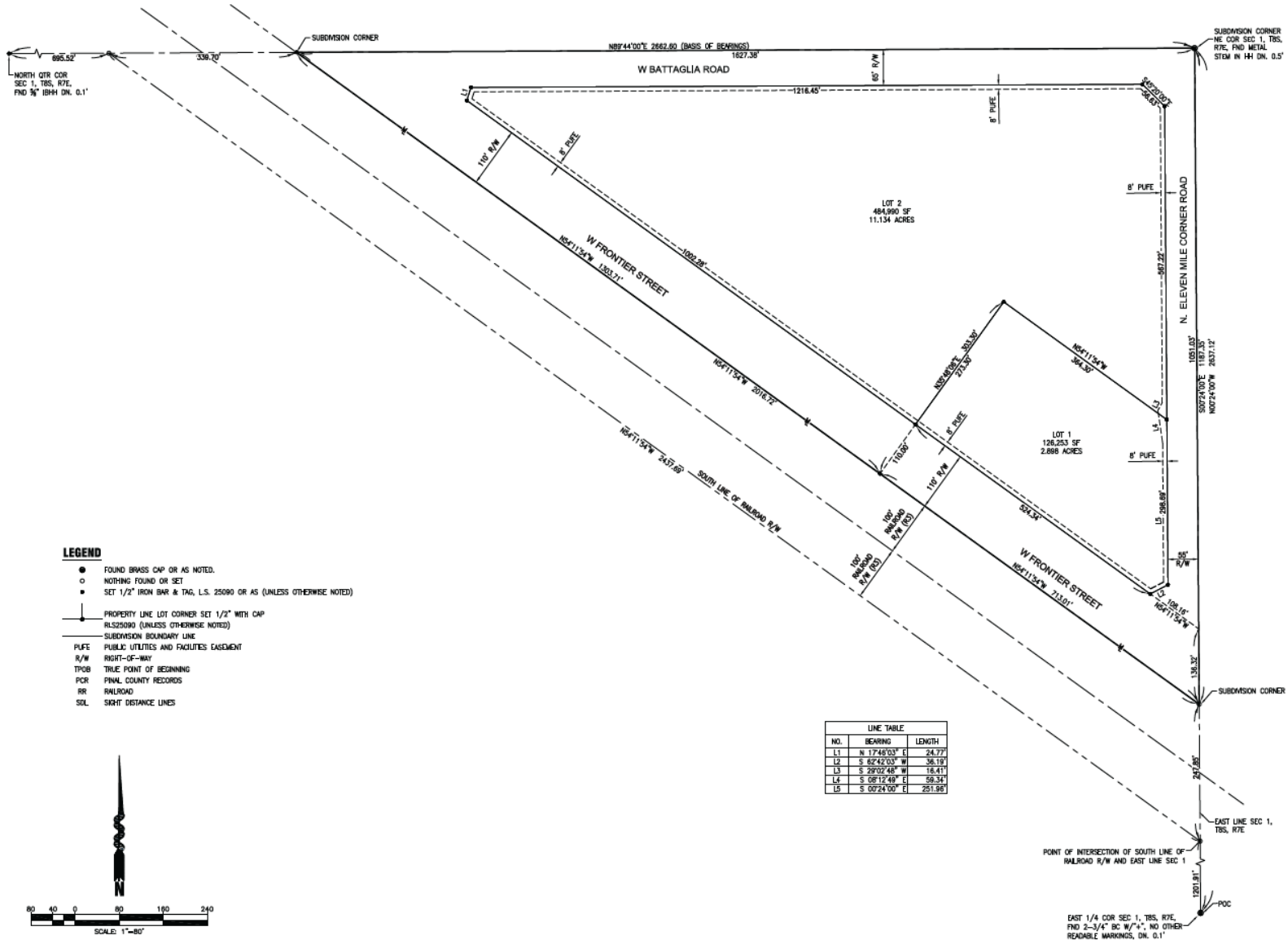
Senior Vice President

623.692.9435

[matt@citywidecre.com](mailto:matt@citywidecre.com)

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • [citywidecre.com](http://citywidecre.com)





### Matt Harper, CCIM

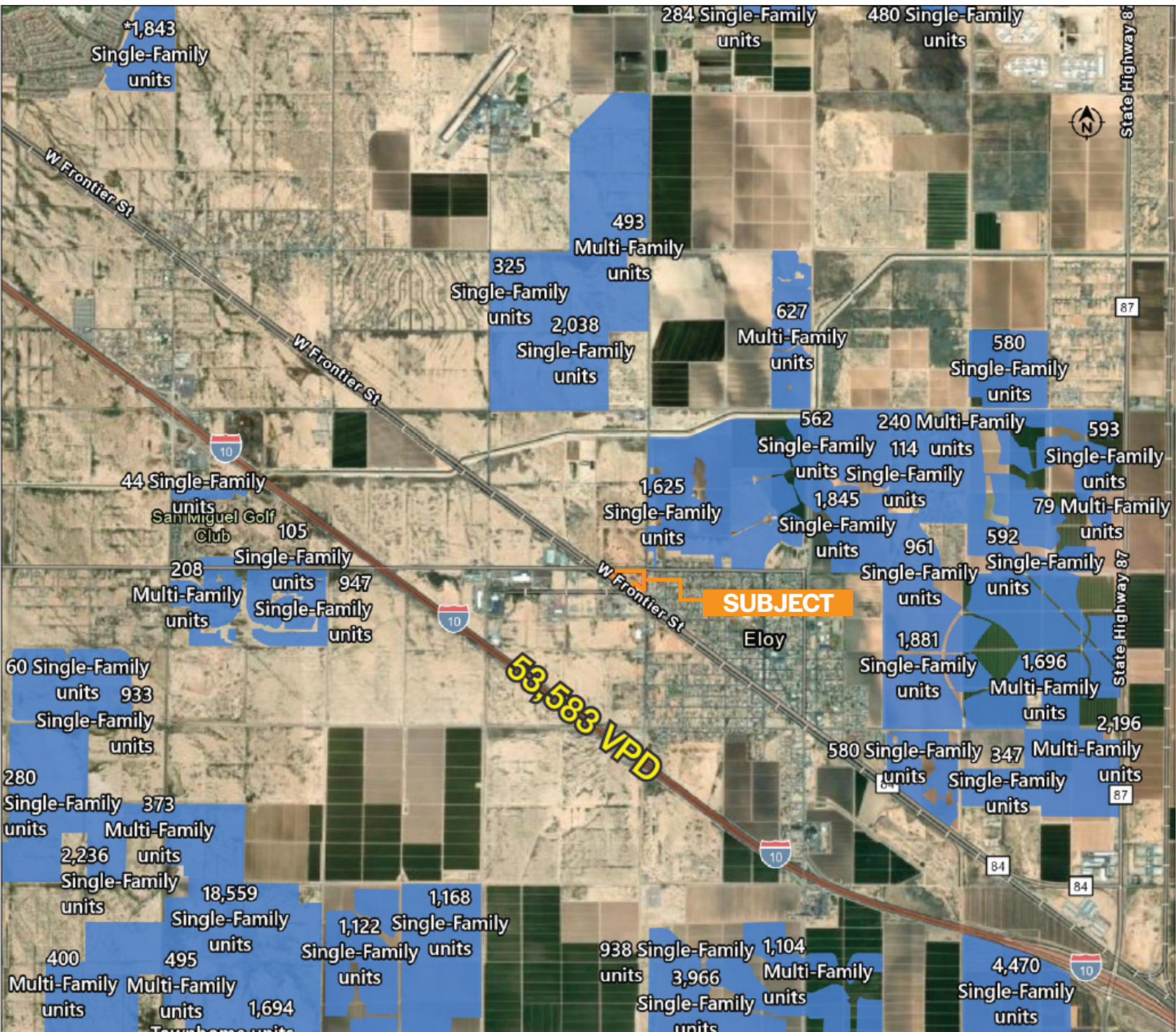
Senior Vice President

623.692.9435

matt@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com





**Matt Harper, CCIM**

Senior Vice President

623.692.9435

matt@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com