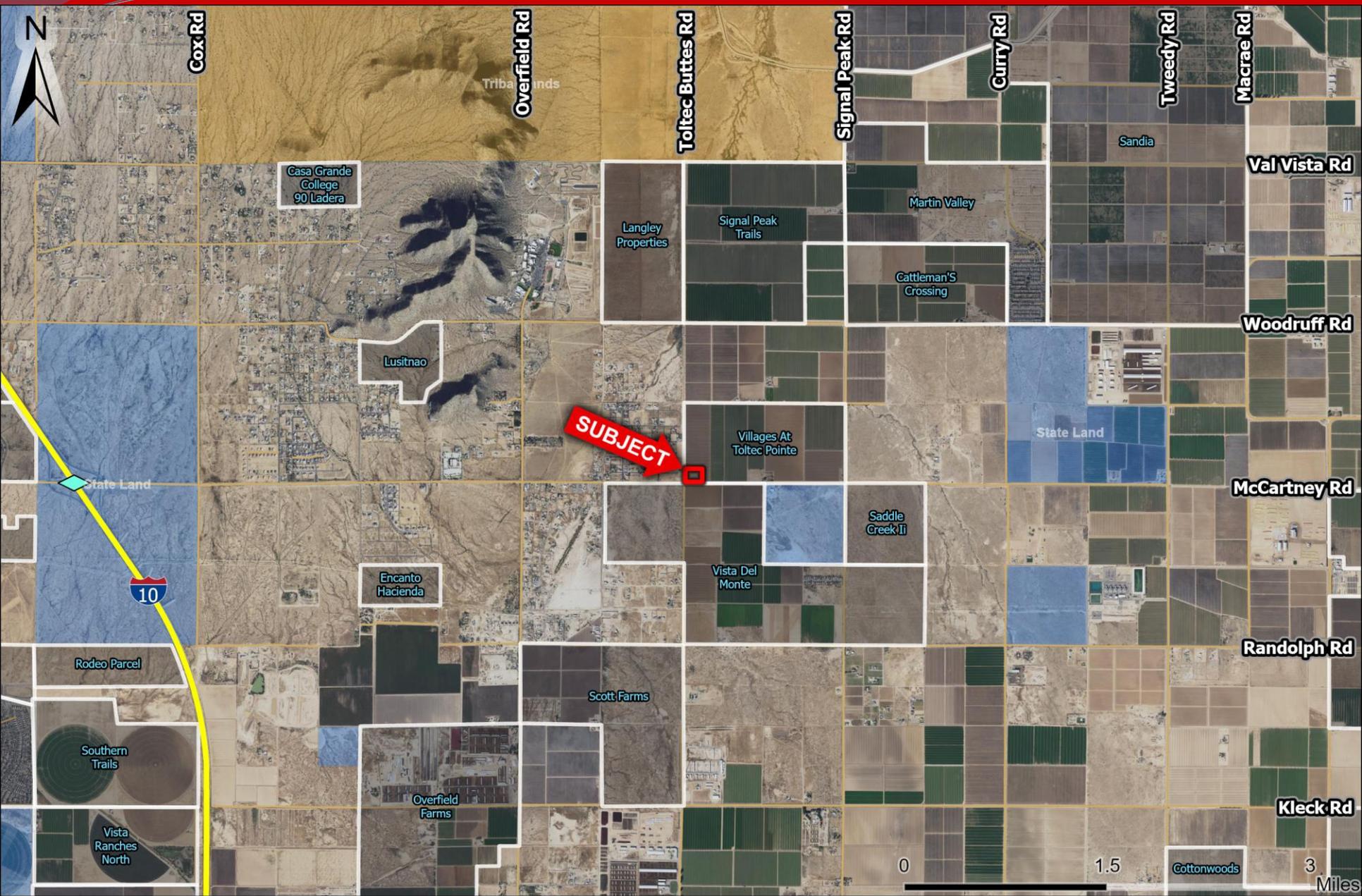
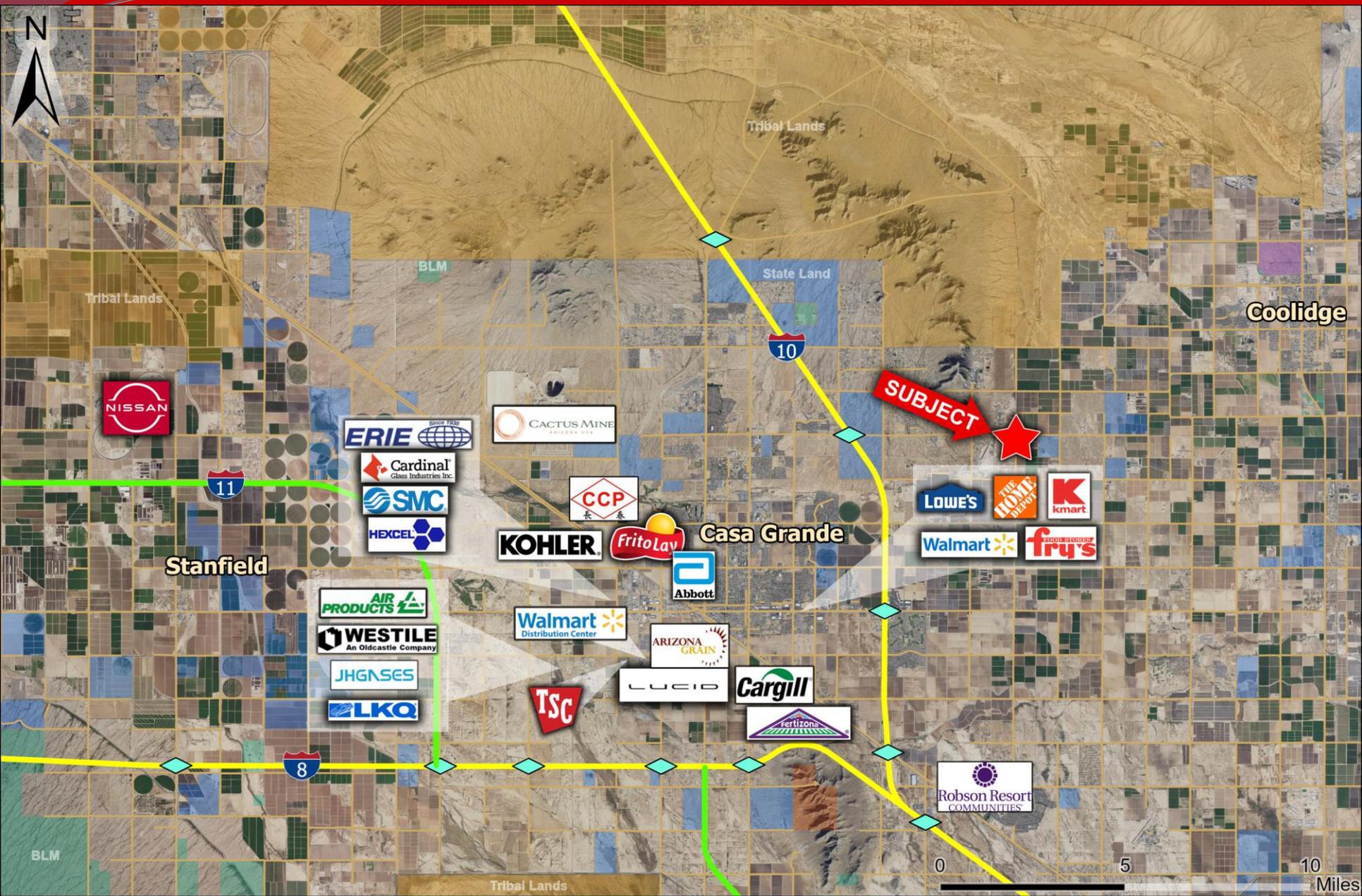


- ❑ **Location:** NEC McCartney Road and Toltec Buttes Road, Coolidge, Arizona
- ❑ **APN:** 5
- ❑ **Zoning:** PAD (City of Coolidge)
 - ❑ Neighborhood Commercial
- ❑ **Utilities:**
 - ❑ **Water:** Arizona Water Company
 - ❑ **Power:** Arizona Public Service
 - ❑ **Sewer:** City of Coolidge
- ❑ **Size:** +/- 6.14 Acres
- ❑ **Price:** \$575,000 or \$2.15/SF
- ❑ **Comments:** Property is located on McCartney Road just east of Saddle Creek Estates. Property was previously planned for a CVS Pharmacy and Neighborhood commercial within Toltec Pointe Community. Excellent investment or 1031 Exchange. Submit all offers.

EXCLUSIVELY LISTED





Tribal Lands

BLM

State Land

Tribal Lands

Coolidge



Casa Grande



Stanfield



BLM

Tribal Lands

