

- 1 - Owens Corning
- 2 - Otto Industries
- 3 - Schuff Steel
- 4 - Republic Plastics
- 5 - San Juan  
Fiberglass Pools
- 6 - COMING SOON -  
Southwest Crossing  
Data Park

## LAND FOR SALE

# 8.22 Acres of Light Industrial Land located in an Opportunity zone in Eloy, Arizona

West of the Northwest corner of Battaglia Drive and Tweedy Road  
Kitty-corner to the Owens Corning facility

**Sale Price: \$1,432,253 (\$4.00/SF)**

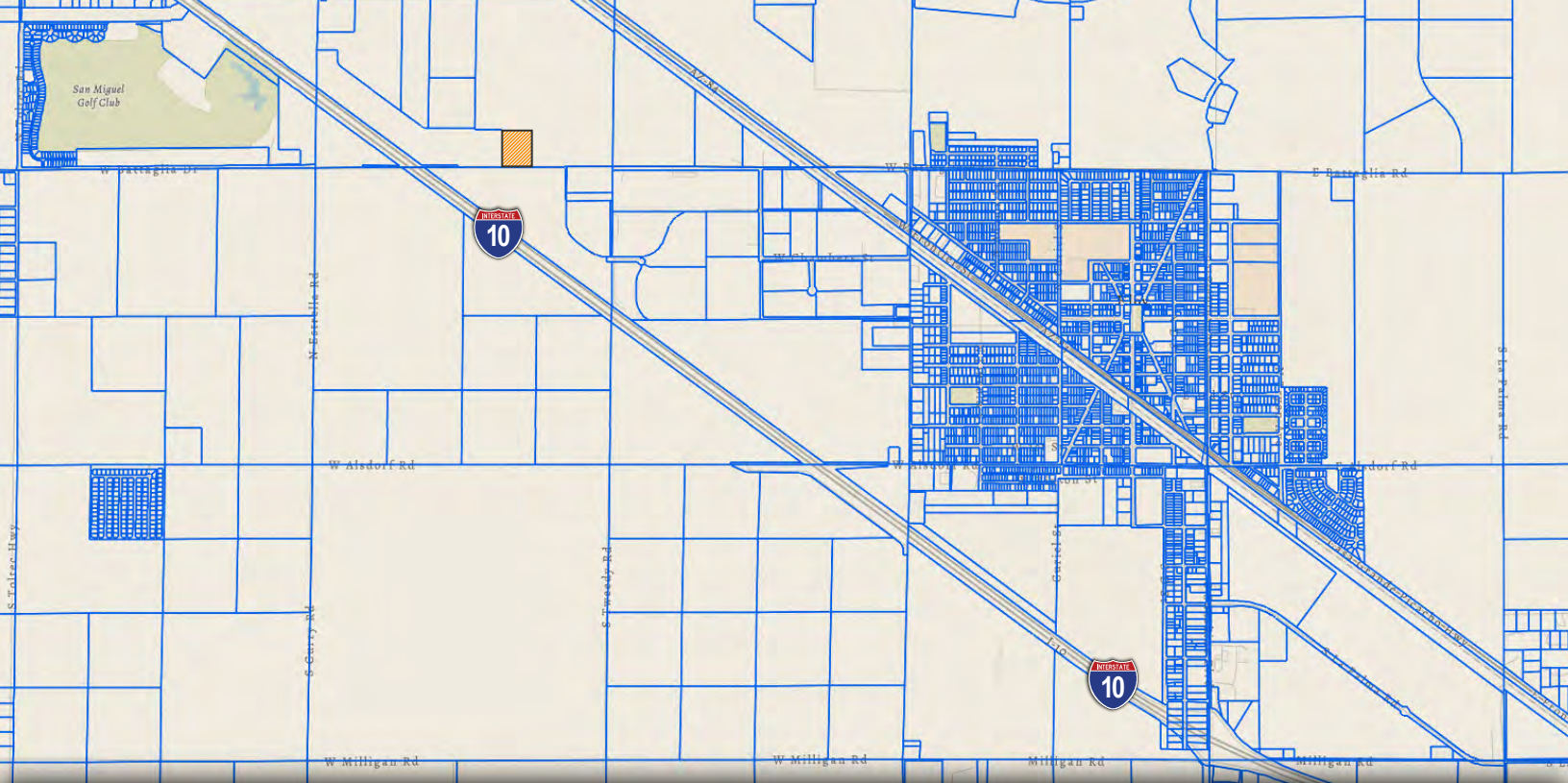
Zoned: Light Industrial - City of Eloy    APN: 404-23-003S

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## Land For Sale - Eloy, Arizona

Position your business for success with 8.22 acres of Light Industrial land located in an Opportunity Zone in Eloy, Arizona, ideally situated west of the northwest corner of Battaglia Drive and Tweedy Road. With Light Industrial zoning (City of Eloy) and easy access to Interstate 10 via Toltec Road (2.5 miles), the property offers excellent connectivity to major markets—just 25 minutes (18 miles) from Casa Grande and approximately 50 minutes to both Greater Phoenix and Tucson. Priced at \$1,432,253 (\$4.00/SF), this 8.22-acre parcel (APN: 404-23-003S) is perfectly positioned for industrial users and investors seeking growth in one of Arizona’s most strategic corridors.

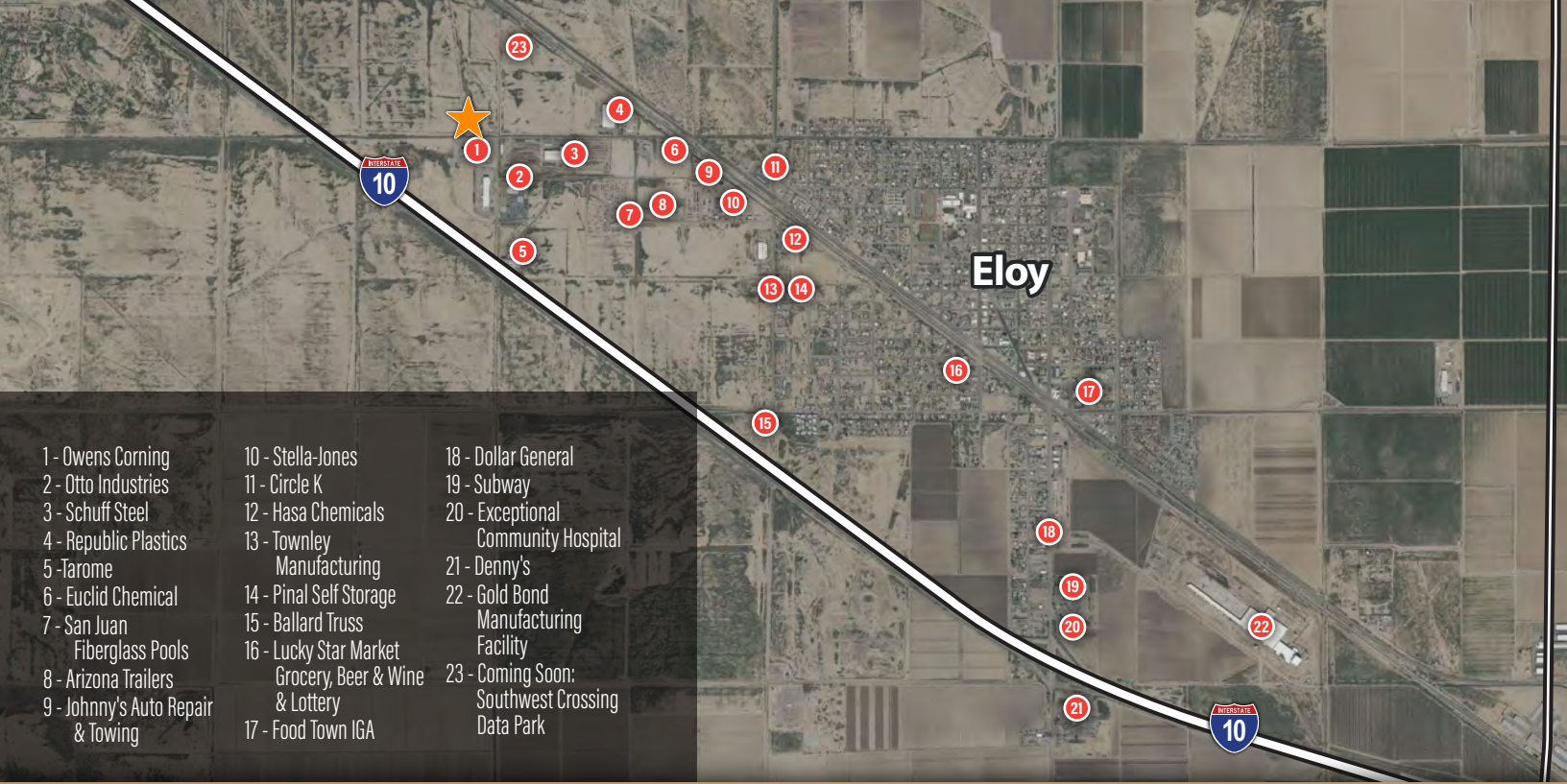
This property is located within a designated Opportunity Zone, offering investors powerful capital gains tax advantages. This unique tax incentive is underpinned by the property's immediate proximity to the Owens Corning facility, located kitty corner to the Property and the large-scale Eloy fabrication plant for Schuff Steel, consistently ranked as the #1 Steel Erector in the U.S. This concentration of heavy industry, which also includes Republic Plastics, validates Eloy as one of Arizona's most promising areas for long-term economic development and capital appreciation.

## Property Highlights:

- Power: APS
- Water/Sewer: City of Eloy
- Access to Interstate 10 via Toltec Road; +/- 2.5 miles
- +/- 25 minutes (+/-18 miles) from the City of Casa Grande
- Approximately 50 minutes to Greater Phoenix area and 50 minutes to Tucson

## Opportunity zone land

- Capital gains tax incentives for investing in opportunity zone
- Temporary deferral for capital gains reinvested
- Step-up in basis to 15%
- Permanent exclusion from taxable income of capital gains



- |                                      |   |  |
|--------------------------------------|---|--|
| 1 - Owens Corning                    | 10 - Stella-Jones   | 18 - Dollar General                                  |
| 2 - Otto Industries                  | 11 - Circle K   | 19 - Subway  |
| 3 - Schuff Steel                     | 12 - Hasa Chemicals   | 20 - Exceptional<br>Community Hospital               |
| 4 - Republic Plastics                | 13 - Townley<br>Manufacturing                               | 21 - Denny's   |
| 5 - Tarome                           | 14 - Pinal Self Storage                                     | 22 - Gold Bond<br>Manufacturing<br>Facility          |
| 6 - Euclid Chemical                  | 15 - Ballard Truss  | 23 - Coming Soon:<br>Southwest Crossing<br>Data Park |
| 7 - San Juan<br>Fiberglass Pools     | 16 - Lucky Star Market<br>Grocery, Beer & Wine<br>& Lottery |  |
| 8 - Arizona Trailers                 | 17 - Food Town IGA  |  |
| 9 - Johnny's Auto Repair<br>& Towing |   |  |

## City of Eloy, Arizona - A Growing Economic Hub

**Pinal County Population: 439,128**

Eloy's economy, once rooted in agriculture and cotton farming, has evolved into a diverse and expanding marketplace. Strategically located along the I-10 and I-8 corridors with access to the Union Pacific rail line, Eloy has become a prime location for manufacturing, logistics, and transportation. The city is also home to Skydive Arizona, one of the world's largest skydiving centers, attracting global visitors and military training operations. With ongoing infrastructure improvements, industrial expansion, and renewable energy projects, Eloy is rapidly emerging as a key player in Arizona's economic growth.



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Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

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