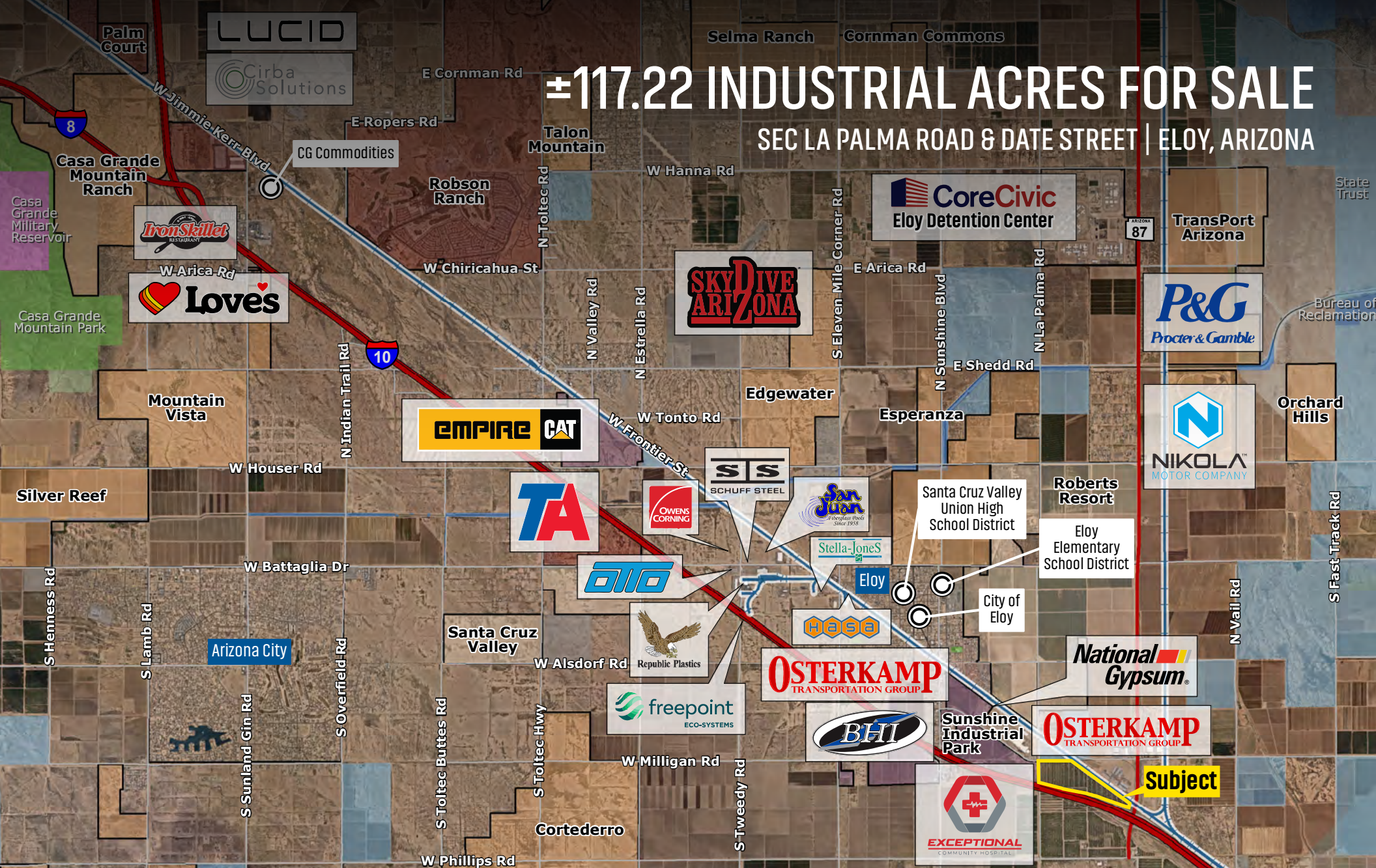


±117.22 INDUSTRIAL ACRES FOR SALE

SEC LA PALMA ROAD & DATE STREET | ELOY, ARIZONA



CONTACT FOR MORE INFORMATION

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ORGANIZATION

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EXECUTIVE SUMMARY



LOCATION	The Property is located at the southeast corner of La Palma Road & Date Street in Eloy, Arizona	TAXES	\$7,666.66 (2024)
SIZE	±117.22 Acres	UTILITIES	Power - Arizona Public Service (APS) Water - City of Eloy Sewer - City of Eloy Gas - Southwest Gas Company Utilities located in Date Street, have capacity according to City of Eloy, Sewer in La Palma for loop system.
PRICE	Submit	DUE DILIGENCE	Click here to view the Due Diligence Portal
PARCELS	411-16-006D, 411-16-006E		
ZONING	I-2, City of Eloy		

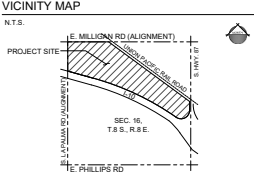
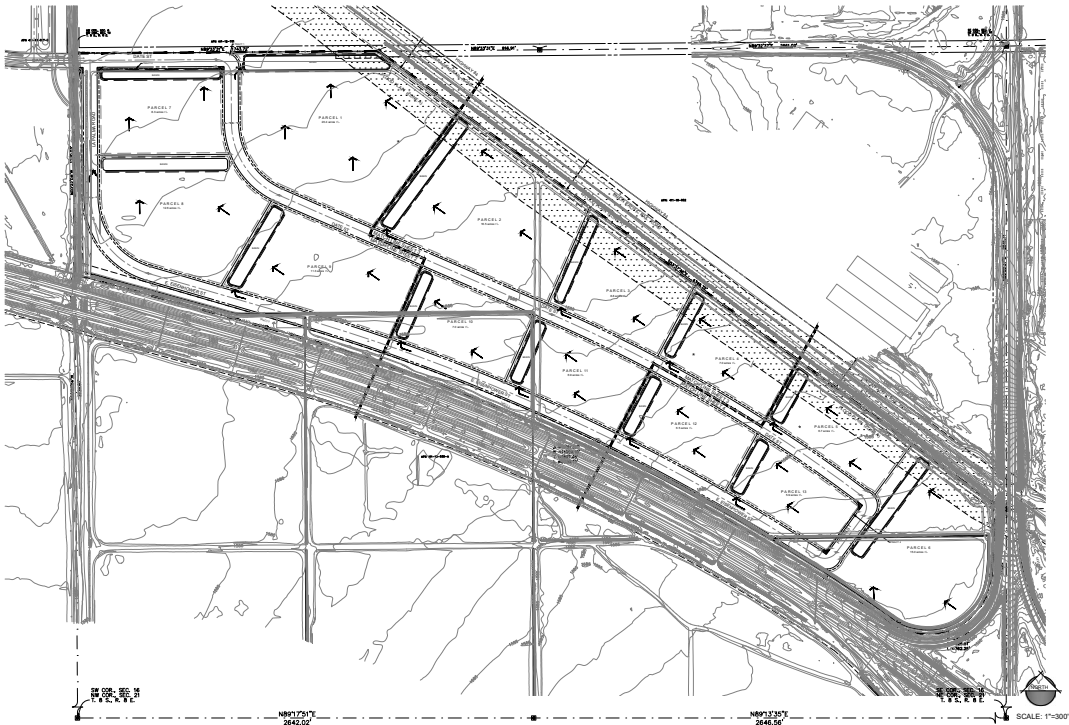


PRELIMINARY PLAT

11-077.1

PRELIMINARY PLAT
FOR
DAYBREAK INDUSTRIAL PARK

A portion of Section 16, Township 8 South, Range 8 East of the Gila & Salt River Base & Meridian, Pinal
County, Arizona



PROJECT TEAM

OWNER / DEVELOPER: CARSON HAIT COMPANIES
1221 S. CLEARVIEW AVENUE
SUITE 100
MESA, AZ 85208
TEL: (480) 222-0800
CONTACT: CAMERON MACDONALD, P.E.

CONSULTANT: EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: JOSH HANNON

PROJECT DATA

APNs: 411-16-006-A, 006-B, 006-C
RELATED CASE NOS.: RZ10-33, ORD. 10-762
GENERAL PLAN: GENERAL INDUSTRIAL (PCA)
EXISTING ZONING: I-2
GROSS AREA: 163.02 ACRES +/-
NET AREA: 146.20 ACRES +/-

LAND USE DATA

LAND USE	GROSS AC.	NET AC.	% OF TOTAL AC.
GENERAL INDUSTRIAL	163.02	146.20	100%

I-2 DEVELOPMENT STANDARDS

MINIMUM LOT AREA (SF) 43,560 SF
MINIMUM LOT WIDTH (FT) 100'
BUILDING HEIGHT (FT) 40'
MINIMUM YARD SETBACKS (FT)
FRONT 20'
SIDE 10'
STREET SIDE (1) 10'
REAR (2) 10'
LOT COVERAGE 80%

(1) IF THE PROPERTY LINE OR ADJOINING STREET ABUTS A RESIDENTIAL ZONE THE SETBACK SHALL BE 25 FEET.
(2) IF THE PROPERTY LINE OR ADJOINING STREET ABUTS A RESIDENTIAL ZONE THE SETBACK SHALL BE 25 FEET.

- GENERAL NOTES**
- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
 - EACH PARCEL WILL BE SUBJECT TO FORMAL CITY OF ELOY SITE PLAN APPLICATION AND REVIEW REQUIREMENTS.
 - ALL PARCEL DIMENSIONS ARE APPROXIMATE. FINAL PARCEL DIMENSIONS SHALL BE PER THE FINAL PLAT.
 - ALL STREETS WILL BE DEDICATED FOR PUBLIC USE.
 - ALL ROADS WILL BE CONSTRUCTED TO CITY OF ELOY STANDARDS.
 - THIS DEVELOPMENT WILL PROVIDE FOR THE INSTALLATION OF REQUIRED STREET LIGHTS.
 - ALL UTILITIES TO BE UNDERGROUND.
 - THE SITE IS CURRENTLY UNDER AGRICULTURE USE. THERE ARE NO NATIVE CACTI PRESENT.
 - ALL SEWER AND WATER SIZES WILL BE IN CONFORMANCE WITH CITY OF ELOY STANDARDS.
 - EACH PARCEL WILL BE RESPONSIBLE FOR BOTH ON-SITE SURFACE DRAINAGE AND HALF STREET FRONTAGE.
 - MINIMUM BUILDING SETBACKS AND MAXIMUM LOT COVERAGE FOR THIS PROJECT ARE PER THE PROJECT'S APPROVED ZONING DESIGNATION.
 - ALL TRACTS SHALL BE MAINTAINED BY POA.
 - PRELIMINARY DRAINAGE REPORT PROVIDED AS SEPARATE DOCUMENT FOR ALL DRAINAGE INFORMATION.

BASIS OF BEARING

THE BASIS OF BEARING IS THE CENTERLINE OF THE UNION PACIFIC RAILROAD MAIN TRACK AT THE INTERSECTION WITH THE NORTH LINE OF SECTION 16 AND THE NORTH SOUTH MIDSECTION LINE OF SECTION 15. SAID BEARING BEING S53°39'46"E AS DETERMINED BY OTHERS.

BENCHMARK

N65 STATION 5363, NAVD 88, ELEVATION: 1553.80
(SUBTRACT 0.29' FROM ELEVATION TO ADJUST TO CITY OF ELOY DATUM)

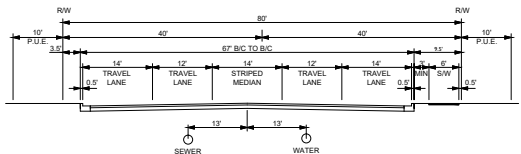
SHEET INDEX

SHEET #	DESCRIPTION
SHEET 1	PRELIMINARY PLAT COVER SHEET
SHEET 2	PRELIMINARY PLAT
SHEET 3	PRELIMINARY PLAT
SHEET 4	PRELIMINARY PLAT

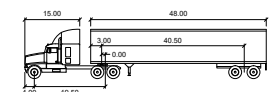
CITY OF ELOY CASE NUMBERS

PP11-20

INDUSTRIAL COLLECTOR ROAD (APPROVED NATIONAL GYPSUM SECTION)
(ALL STREETS)
N.T.S.



WB-62 TURNING RADIUS
MOVEMENTS SHOWN ON SHEET 4 OF 4



WB-62		FEET	
TRACTOR WIDTH	: 8.00	LOCK TO LOCK TIME	: 6.00
TRAILER WIDTH	: 8.50	STEERING ANGLE	: 28.4
TRACTOR TRACK	: 8.00	ARTICULATING ANGLE	: 70.0
TRAILER TRACK	: 8.50		

PARCEL STATISTICAL TABLE

PARCEL	AREA (NET)
1	20.0 AC. +/-
2	16.5 AC. +/-
3	8.6 AC. +/-
4	7.0 AC. +/-
5	6.7 AC. +/-
6	15.0 AC. +/-
7	8.3 AC. +/-
8	12.6 AC. +/-
9	11.3 AC. +/-
10	6.9 AC. +/-
11	6.5 AC. +/-
12	5.9 AC. +/-
13	5.9 AC. +/-

TRACT TABLE

TRACT	USE	AREA (ACRES)
1	LANDSCAPE	N/A
2	LANDSCAPE	0.2 AC.
3	DRAINAGE	8.6 AC.
4	LANDSCAPE	0.1 AC.

UTILITIES

UTILITY	CITY OF ELOY
WATER	CITY OF ELOY
SEWER	CITY OF ELOY
GAS	CITY OF ELOY
ELECTRIC	ELECTRIC DISTRICT #4
REFUSE	CITY OF ELOY
FIRE	ELOY FIRE DISTRICT
TELEPHONE	QWEST/COX

eps group, inc.
Engineers, Planners, & Surveyors
2045 S. VINEYARD, SUITE 101, MESA, ARIZONA 85210
Phone: (480) 503-2250

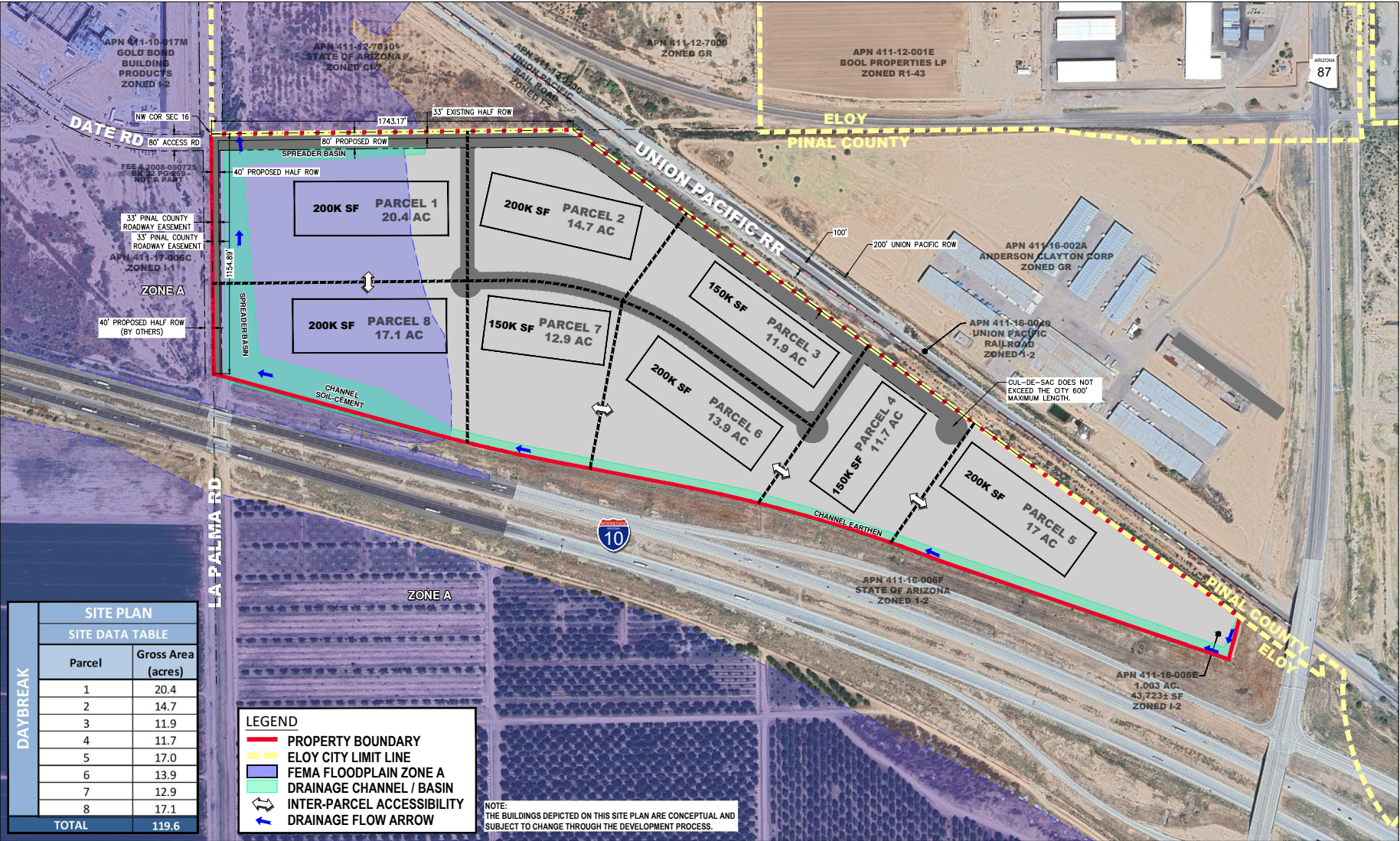
DAYBREAK INDUSTRIAL PARK
ELOY, ARIZONA

PRELIMINARY PLAT COVER SHEET

Project: 11-077.1
Revisions: 1
Drawn by: APH
Checked by: APH
Date: 02/26/14
Scale: 1"=100'

CS01
Sheet No. 1 of 4

CONCEPTUAL SITE PLAN



DAYBREAK
PINAL COUNTY, AZ

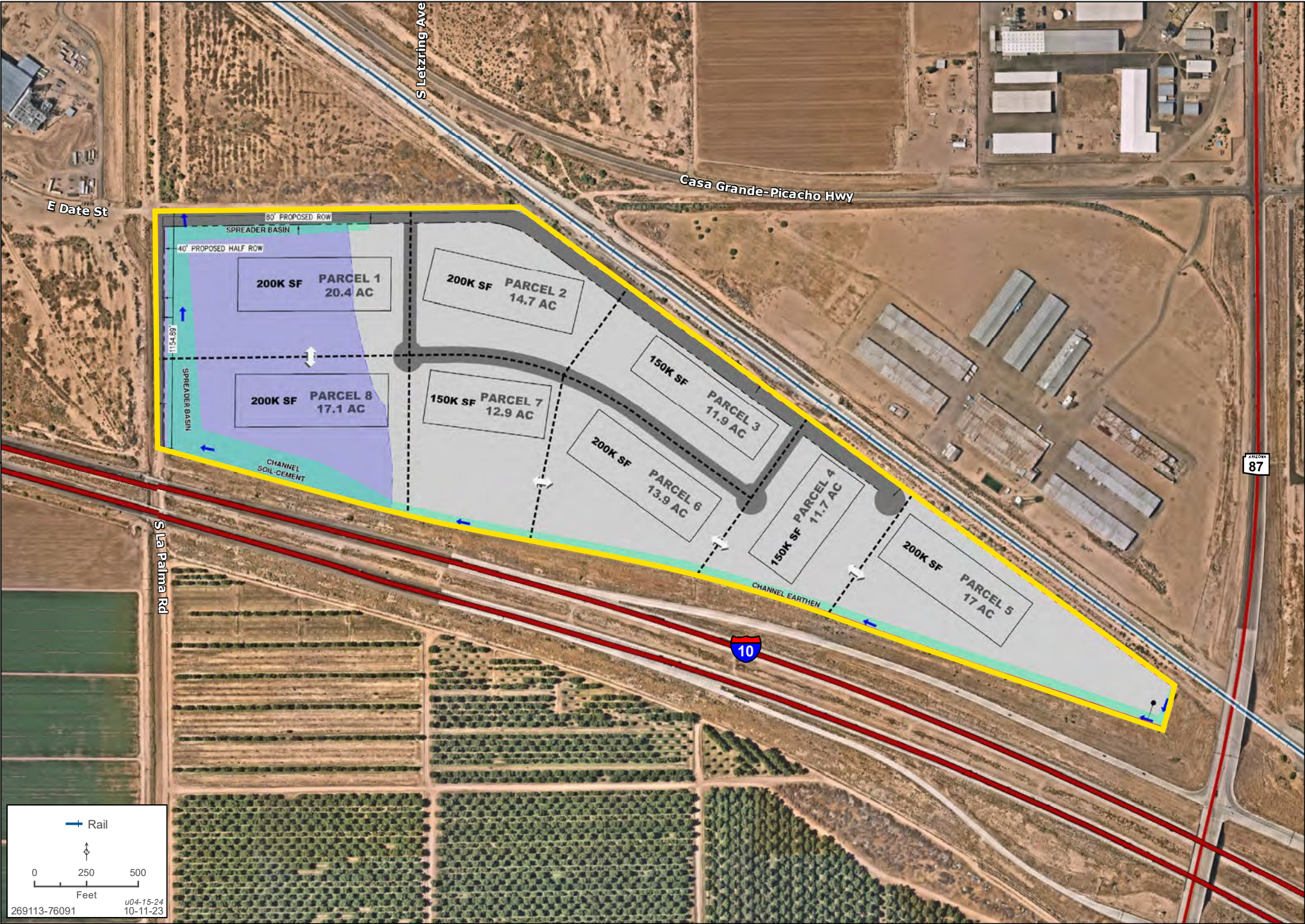
CONCEPTUAL SITE PLAN 04

HILGARTWILSON
ENGINEER | PLANNER | SURVEY | MANAGE
HAS JOINED COLLIERS ENGINEERING & DESIGN
APRIL 03, 2024
24X36
This plan is conceptual and subject to change through the planning and development process.
11:12000\0000\0000\01_Colliers_Hill_Investment\PLANNING\LANDSCAPE\PLANS\0006-04.dwg 4/2/2024 10:36 AM



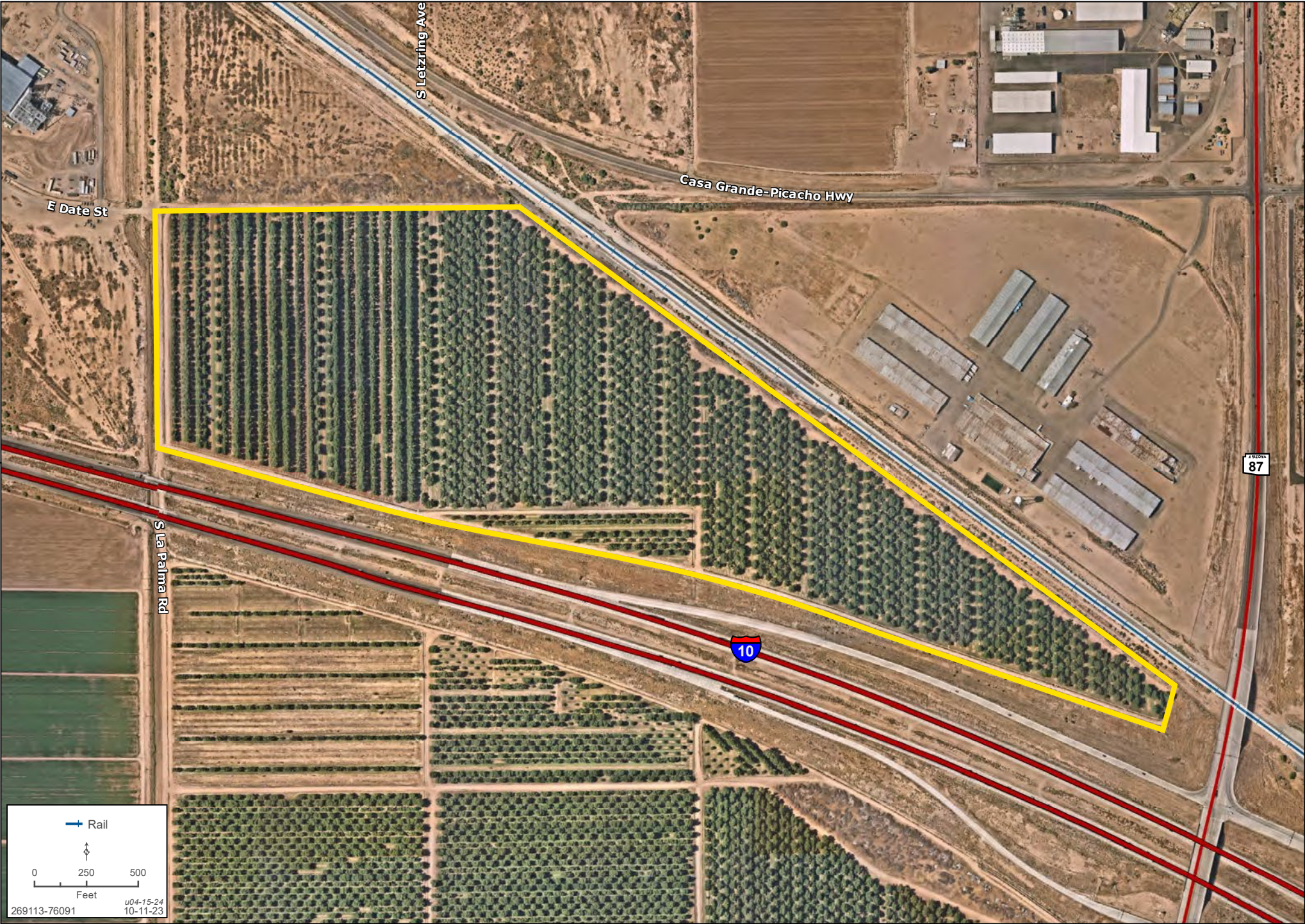
SITE PLAN MAP

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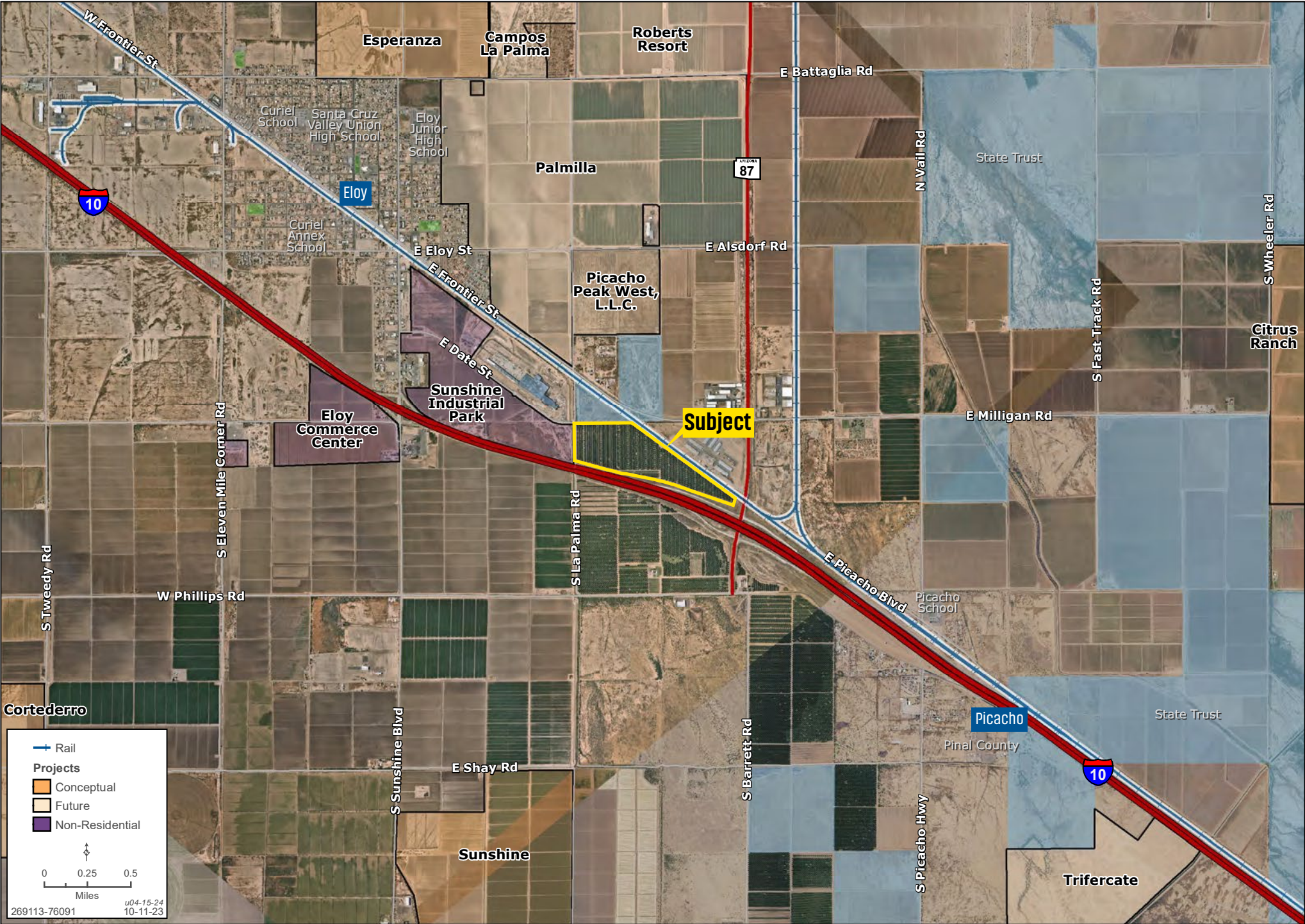
DETAIL MAP

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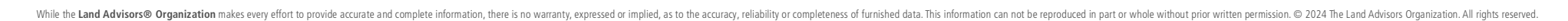


AREA MAP

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EMPLOYMENT MAP

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REGIONAL MAP

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PINAL COUNTY HIGHLIGHTS |

CLICK THE LINKS BELOW FOR MORE INFORMATION



New Jobs

Coming to
Pinal County



Labor

Report



Casa Grande

Incentive
Package



Pinal County

Incentive
Package



4Q24

Market
Insights



About

Land Advisors
Organization

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