

# ±122.03 ACRES FOR SALE

## SEC CURRY ROAD & HOUSER ROAD, ELOY, ARIZONA



Kirk P. McCarville, CCIM  
kmccarville@landadvisors.com  
520.251.0348

Trey Davis  
tdavis@landadvisors.com  
602.363.3901

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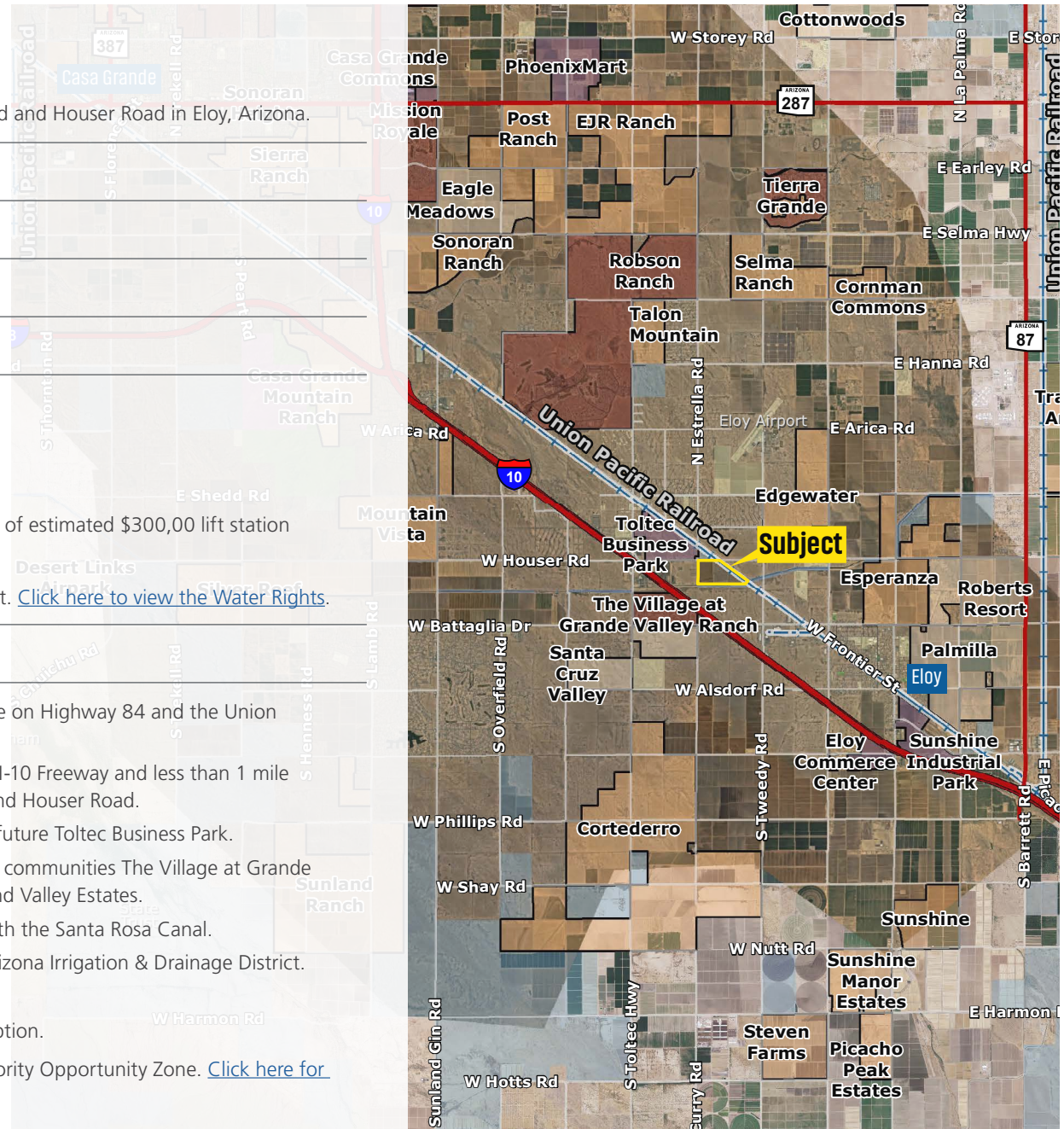
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ORGANIZATION

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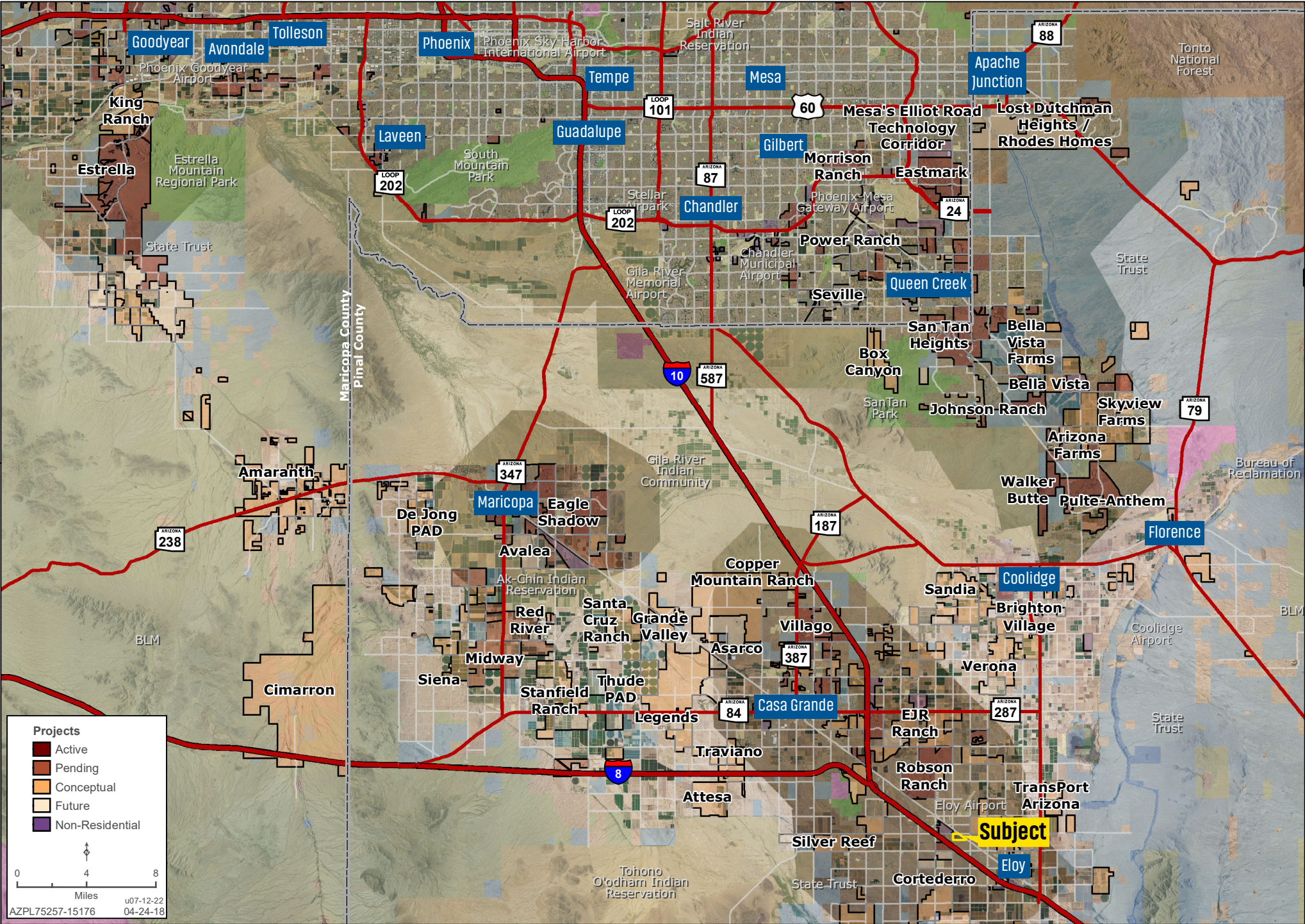
# EXECUTIVE SUMMARY

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOCATION  | Property is located at the SEC of Curry Road and Houser Road in Eloy, Arizona.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| SIZE      | ±122.03 Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PRICE     | Submit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PARCEL    | 404-23-002C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ZONING    | I-2, City of Eloy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| UTILITIES | Power - Arizona Public Service<br>Gas - Southwest Gas<br>Water - City of Eloy<br>Sewer - City of Eloy - Subject to installation of estimated \$300,00 lift station (paid for Seller at time of sale)<br>Irrigation - Central Arizona Irrigation District. <a href="#">Click here to view the Water Rights.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| TAXES     | \$5,524.76 (2023)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| COMMENTS  | <ul style="list-style-type: none"><li>Property has more than 1/2 mile frontage on Highway 84 and the Union Pacific Railroad.</li><li>Property is less than 1/2 mile east of the I-10 Freeway and less than 1 mile from a full freeway interchange at I-10 and Houser Road.</li><li>Property is located just southeast of the future Toltec Business Park.</li><li>Across I-10 there are the master-planned communities The Village at Grande Valley Ranch with a golf course and Grand Valley Estates.</li><li>Southern portion of property lines up with the Santa Rosa Canal.</li><li>Grandfathered water rights in Central Arizona Irrigation &amp; Drainage District.</li><li>Property currently being farmed.</li><li>Low property taxes because of ag-exemption.</li><li>Included in the Arizona Commerce Authority Opportunity Zone. <a href="#">Click here for more information.</a></li></ul> |



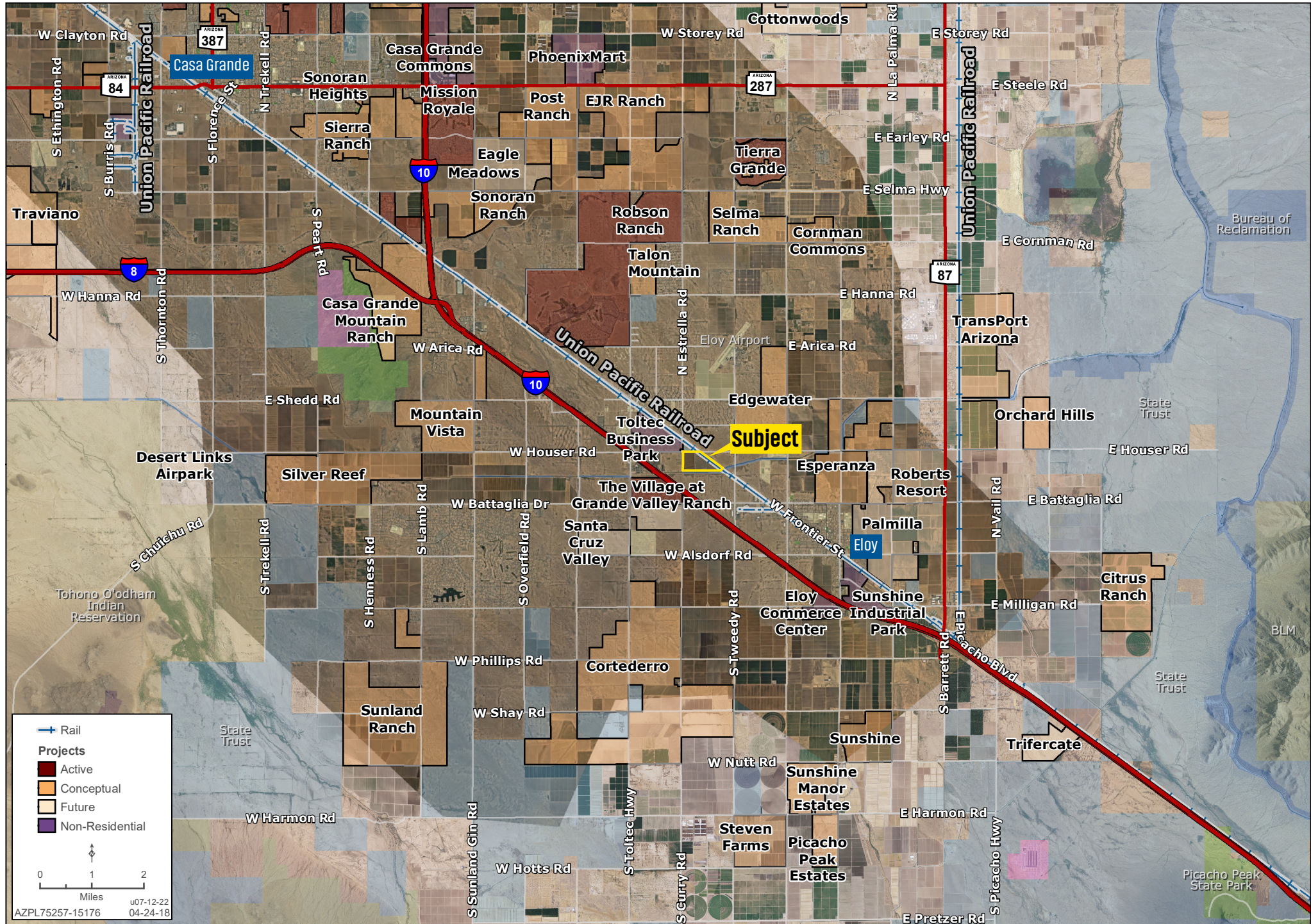
# REGIONAL MAP

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# DEVELOPMENT MAP

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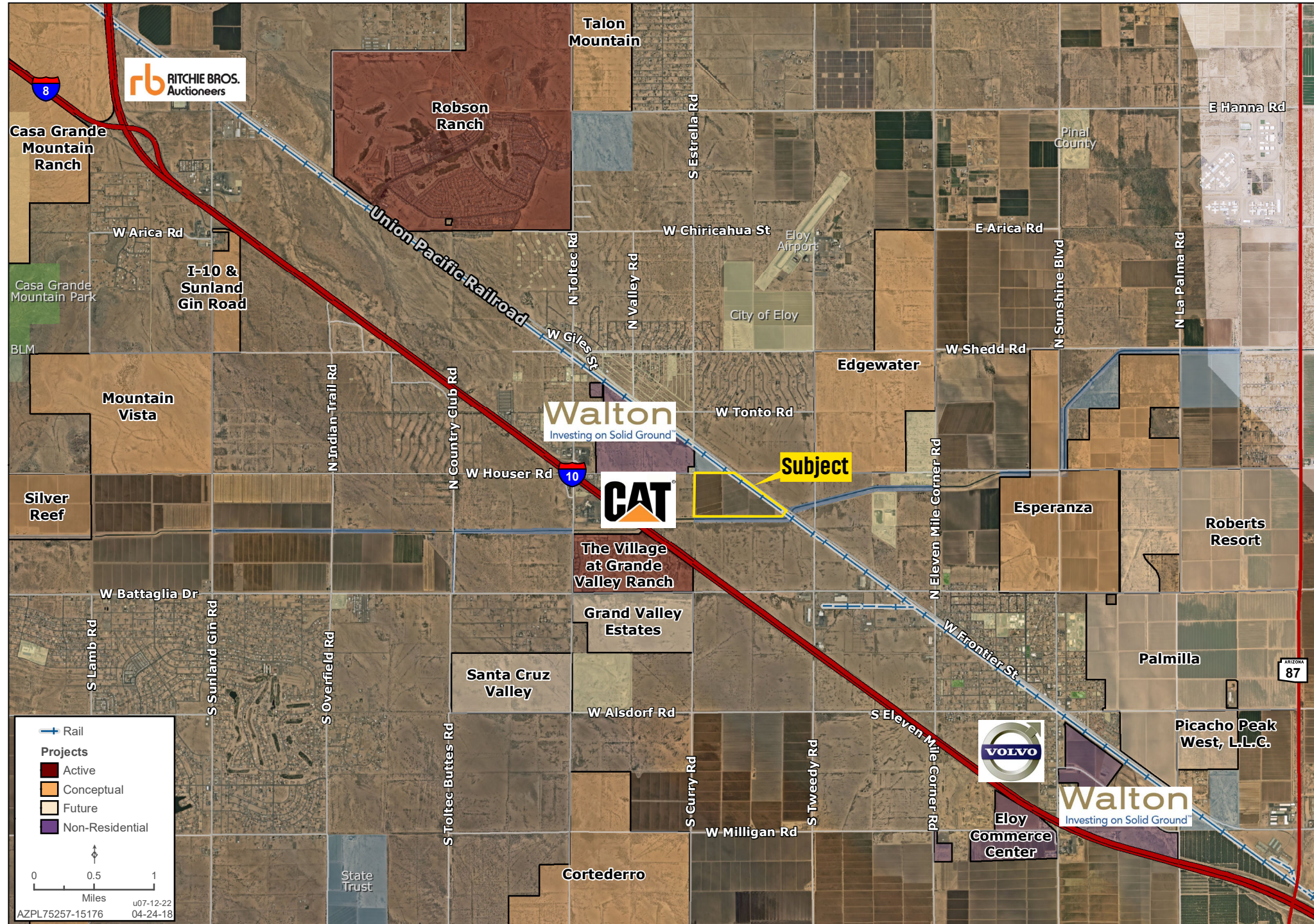


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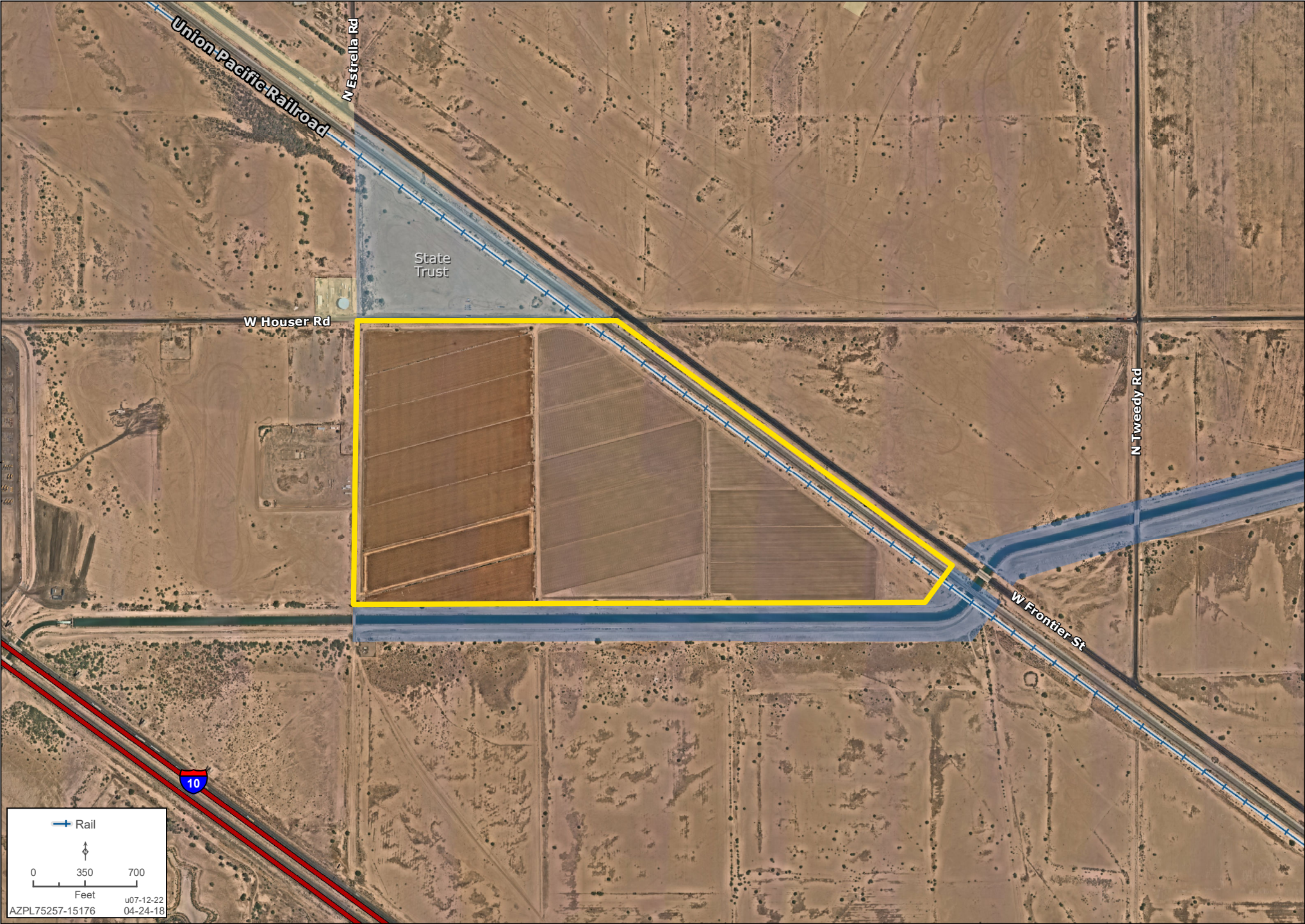
# AREA MAP

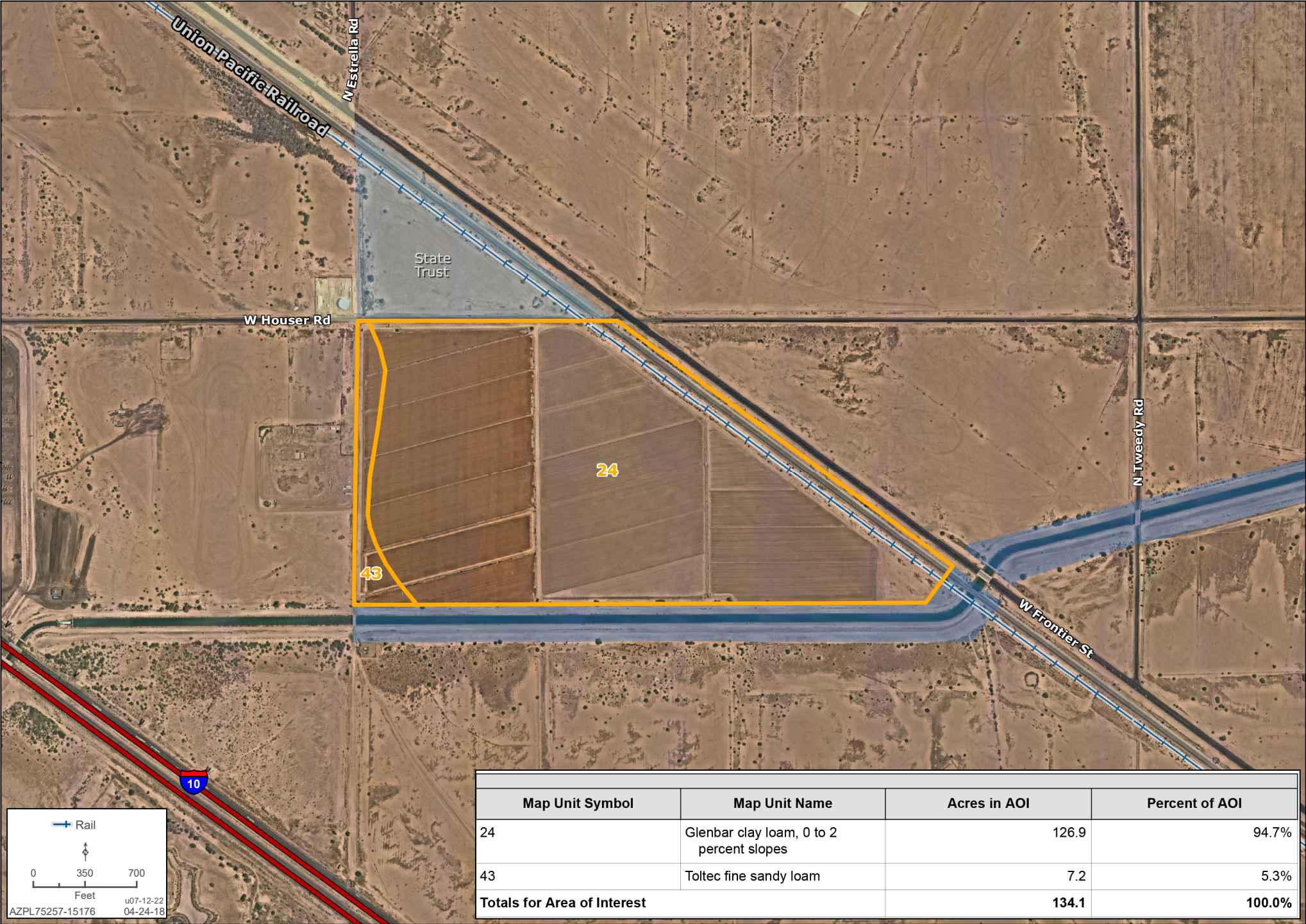
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# DETAIL MAP

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