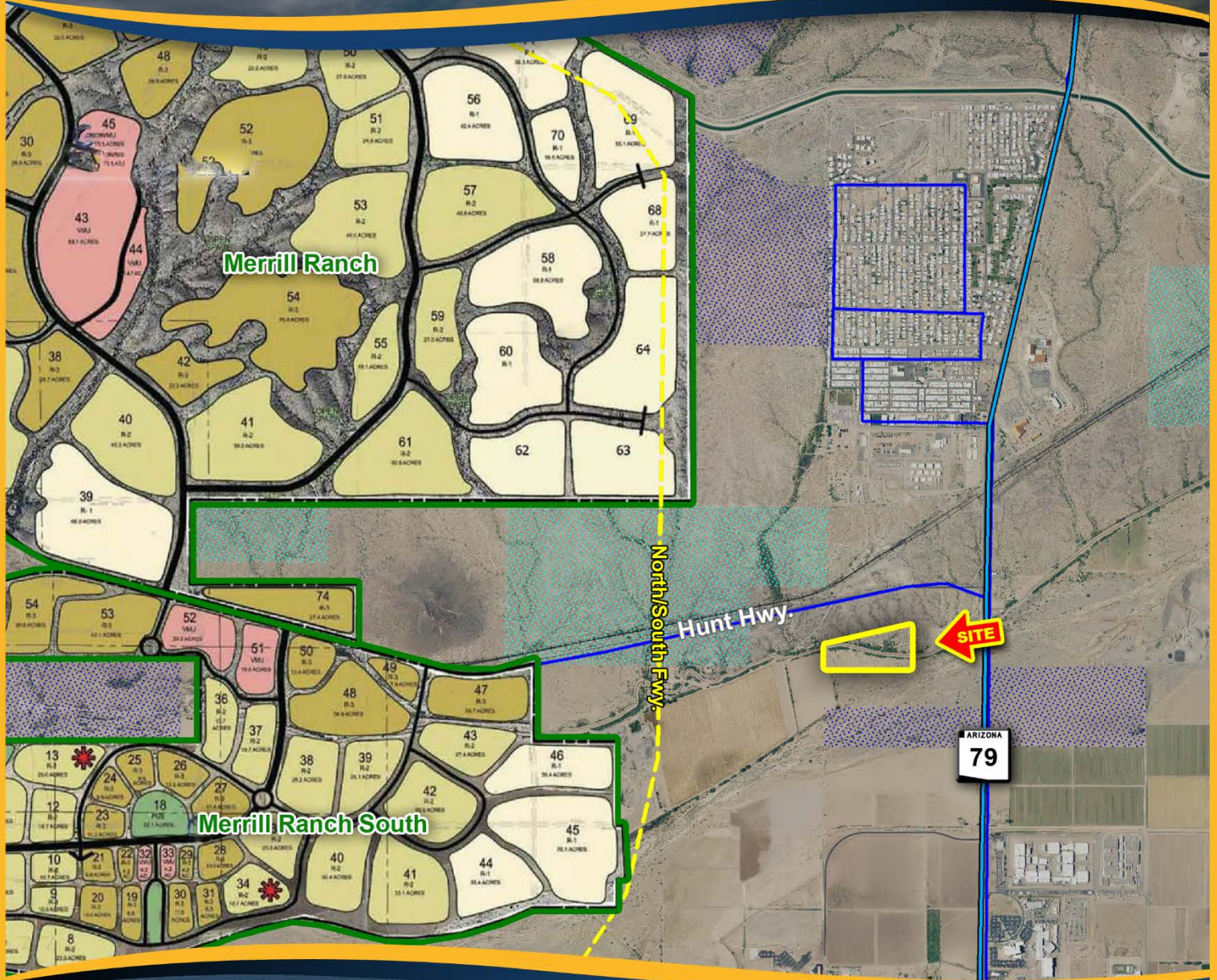


NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

HIGHWAY 79 AND HUNT HWY. FLORENCE, ARIZONA



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE · ARIZONA · 85258-2156
OFFICE: 480.367.0700 · FAX: 480.367.8341
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HIGHWAY 79 AND HUNT HWY.

FLORENCE, ARIZONA

LOCATION:

Located west of the southwest corner of Highway 79 and Hunt Highway in Florence, Arizona.

SIZE:

19.87 Acres

ASSESSOR PARCEL NUMBERS:

200-33-019

ZONING:

Town of Florence General Plan calls for Community Commercial and Open Space.

PRICE:

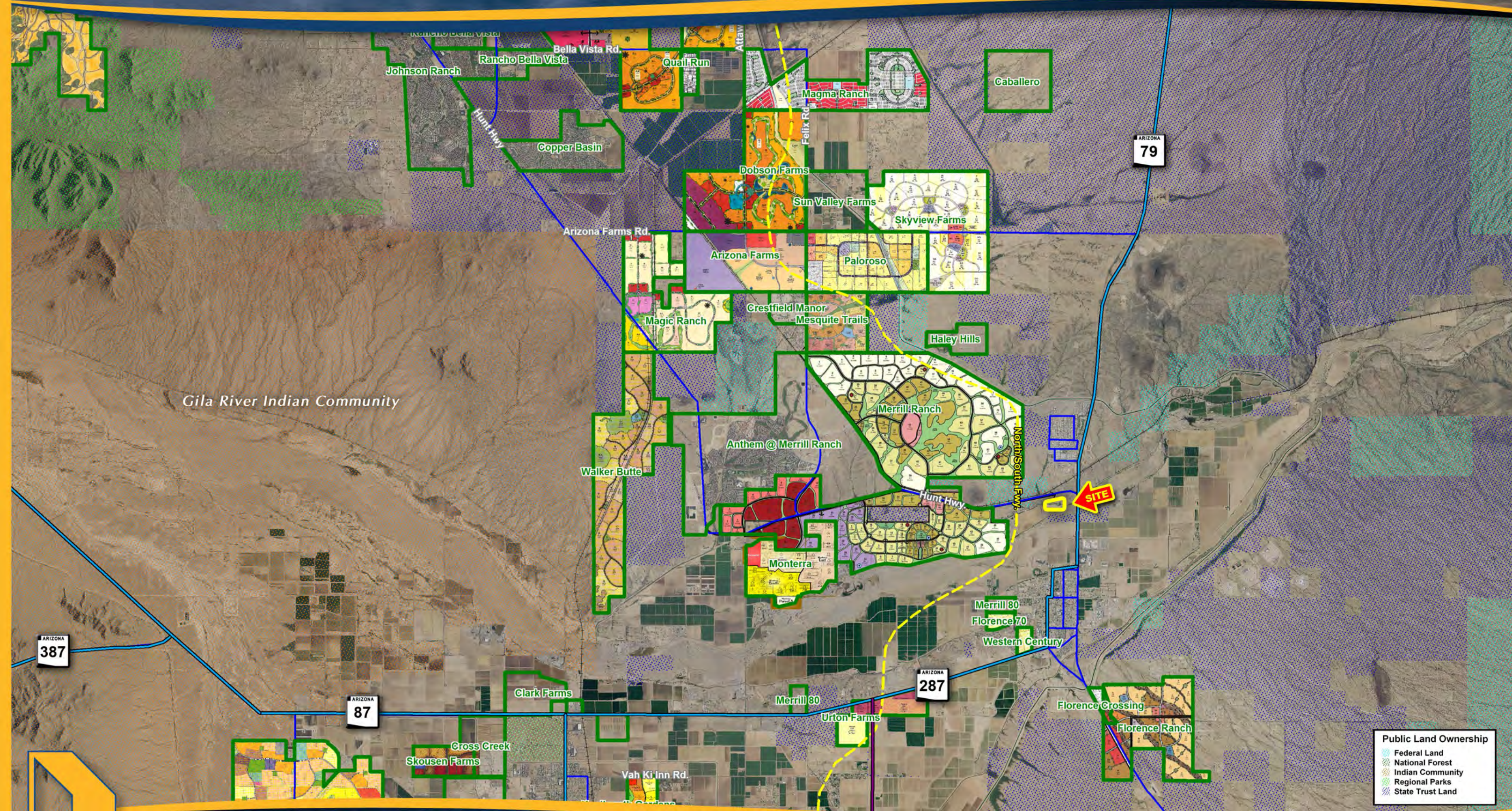
Submit

TERMS:

Cash

HIGHWAY 79 AND HUNT HIGHWAY

FLORENCE, ARIZONA



Public Land Ownership

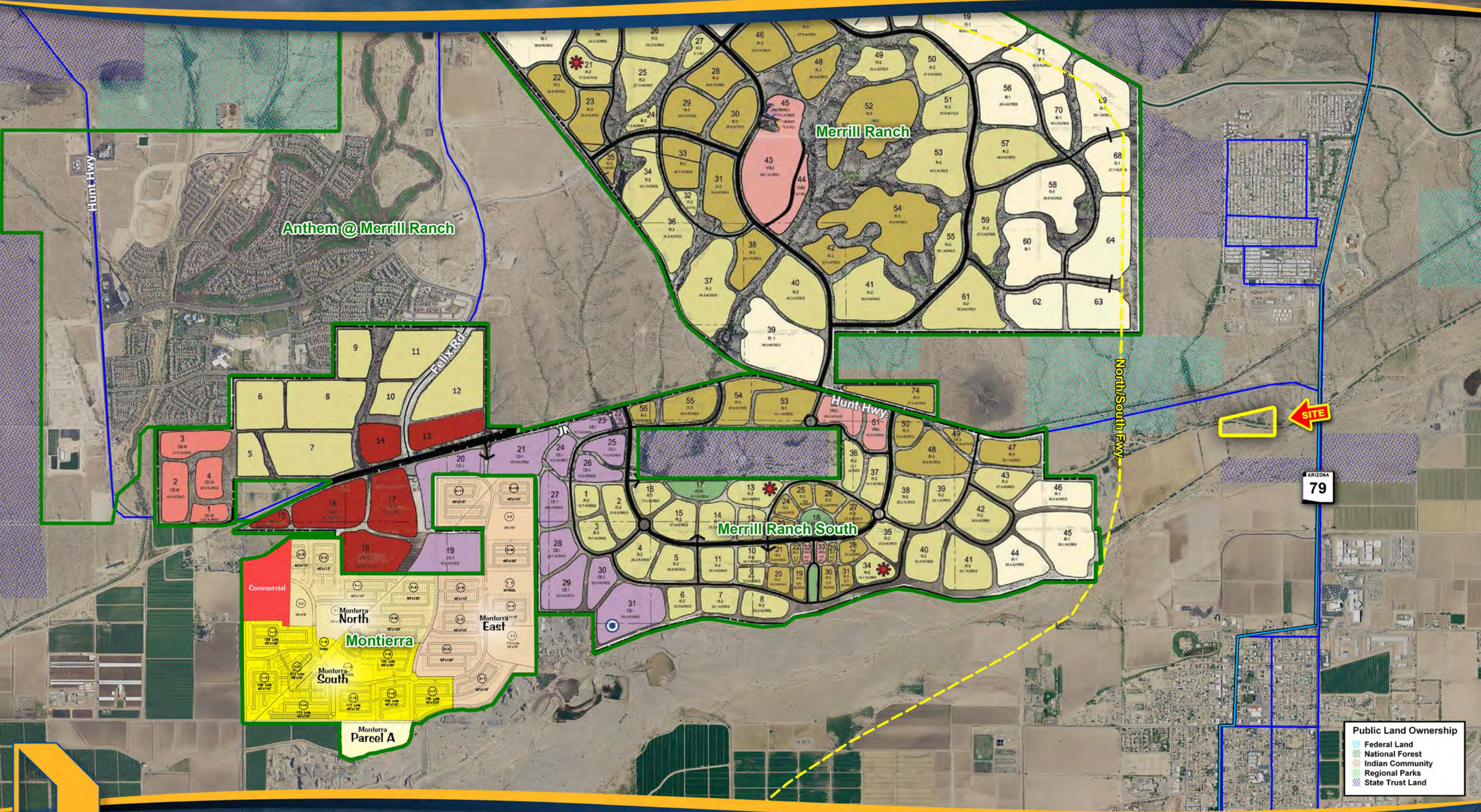
- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

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HIGHWAY 79 AND HUNT HIGHWAY

FLORENCE, ARIZONA



Public Land Ownership

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HIGHWAY 79 AND HUNT HIGHWAY

FLORENCE, ARIZONA

Public Land Ownership

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Federal Land

Hunt Hwy.

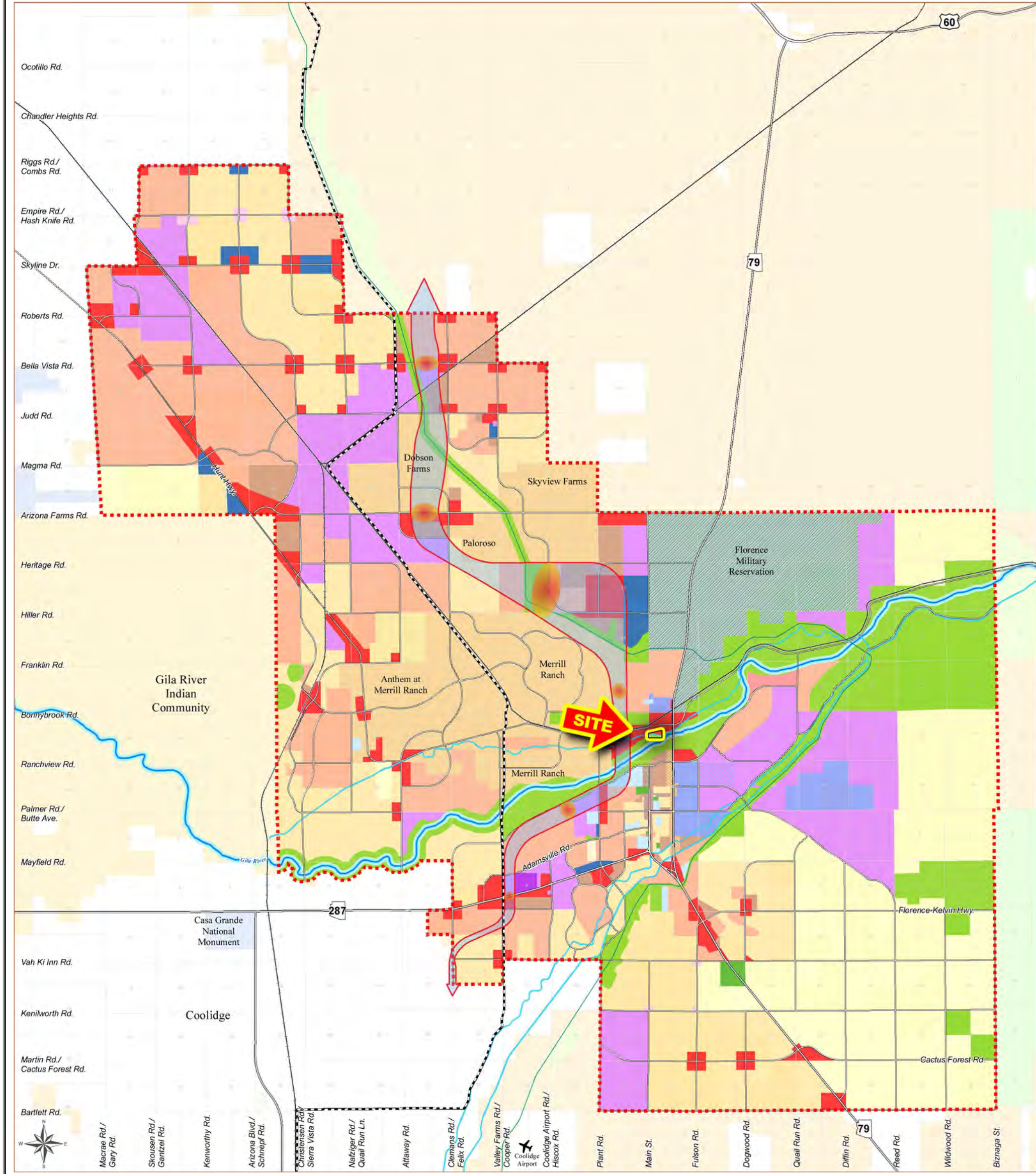
Poston Butte Loop Rd.

River Bottom Grill
and Trading Post

ARIZONA
79

Arizona State Trust Land

Google™



Town of Florence 2020 General Plan

Future Land Use Map

Legend

- Canals
- CAP Canal
- Railroads
- Roads
- Highways
- Potential Utility/Multi-Use Corridor
- Planning Area
- North-South ADOT Freeway Conceptual Corridor
- North-South ADOT Freeway Conceptual Interchanges

Residential

- Rural Ranchette Residential (RRR)
(0.10 - 1.0 DU/AC)
- Low Density Residential (LDR)
(1.0 - 4.0 DU/AC)
- Medium Density Residential 1 (MDR1)
(4.0 - 8.0 DU/AC)
- Medium Density Residential 2 (MDR2)
(8.0 - 12.0 DU/AC)
- High Density Residential 1 (HDR1)
(12.0 - 18.0 DU/AC)
- High Density Residential 2 (HDR2)
(18.0 - 24.0 DU/AC)

Commercial/Office/Industrial

- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Professional Office (PO)
- Employment/Light Industrial (E/LI)
- Heavy Industrial (HI)

Mixed-Use

- Master Planned Community (MPC)
- Downtown Mixed Use (DMU)
- Highway Mixed Use (HMU)
- Prison/Employment/Light Industrial (P/E/LI)

Community/Public

- Public/Governmental (P/G)
- Prison (P)
- Military Reservation (MR)
- Parks and Recreation (P/R)
- Open Space (OS)

Land Ownership

- Bureau of Land Management
- Bureau of Reclamation
- Casa Grande National Monument
- Indian Community
- State Trust Land



Notes:

- The land uses shown are generalized by location and use. For further guidance please refer to the Town of Florence General Plan.
- Private land and Arizona State Trust Land designated as Open Space shall have a maximum density of 1 DU/AC.
- Please refer to the text of the General Plan for land use policies and additional information on overlay areas within the Town Planning Area.
- Some roadway alignments shown on this Land Use Map are conceptual and subject to further study.
- The future freeway corridor, freeway interchanges, and other roadways indicated on this Land Use Map are generally conceptual and exact alignments and locations of said features shall be determined upon more detailed development and engineering plans and, in the case of the freeway elements, final design reports approved by the Arizona Department of Transportation. Interchanges shall also be subject to FHWA approval. Right-of-way widths and functional classifications for Town roadways shall be subject to SATS findings and the final recommendation of the Town Engineer.
- This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein.

* Amended November 7, 2011 to reflect an updated North-South ADOT Freeway Conceptual Corridor.