



NAIHorizon

PINAL COUNTY, ARIZONA

FLORENCE HIGHWAY 79 PROPERTY



**SUBJECT
SITE**

Property
Looking North

Public Land Ownership

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

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All information contained herein is from sources deemed reliable, but not guaranteed. All figures and measurements are approximate. Offer subject to prior sale, price change, correction or withdrawal.



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PINAL COUNTY, ARIZONA

FLORENCE HIGHWAY 79 PROPERTY

LOCATION

Site lies northwest of the intersection of Highway 79 and Highway 79B in Pinal County, Arizona.

SIZE

±9.5 Acres

ASSESSOR PARCEL NUMBERS

202-21-006A and 006F

ZONING

CB-1 and CB-2 | Pinal County

**General Plan shows Highway Commercial*

PRICE

Submit

TERMS

Submit

UTILITIES

Water: Town of Florence

Electric: APS

Sewer: None

COMMENTS

Site is at the crossroads of Highways 79 and 79B. This highway leads to Tucson, Metropolitan Phoenix and Coolidge and also to major employers like Nikola and Proctor and Gamble.



FLORENCE QUICK FACTS



POPULATION

2020 population: **26,163**
Population growth 2010-2020: **11.51%**
Median age of **36**



HOUSEHOLDS

Households: **15,546**
Median Household Income: **\$55,636**



HOME OWNERSHIP VS. RENTERS

Home owners: **79.56%**
Renters: **20.44%**



TRANSPORTATION

Residents spend an average of **17 minutes commuting to work**. Florence is served by **15 airports within 50 miles**. Rail can be accessed within the community. Interstates can be accessed **17 miles** away.



TOP JOBS

Office and Administrative support **676 employees**
Protective Services **884 employees**
Executive, Managers, and Administrators **432 employees**
Sales **348 employees**
Construction and Extraction **249 employees**
Health Care and Social Services **529 employees**
Accommodation and Food Services **238 employees**
Retail **212 employees**
Other **696 employees**

Total Employees **4,255**
Total Establishments **305**



EDUCATION

17.16% of the population in Florence have an Associate's degree or higher. **71.79%** have a high school degree or higher.

Anthem **K-8**
Florence **K-8**
Magma Ranch **K-8**
Florence High School **9-12**

Universities & Colleges **50 within 50 miles**



Source: arizonapropector.com



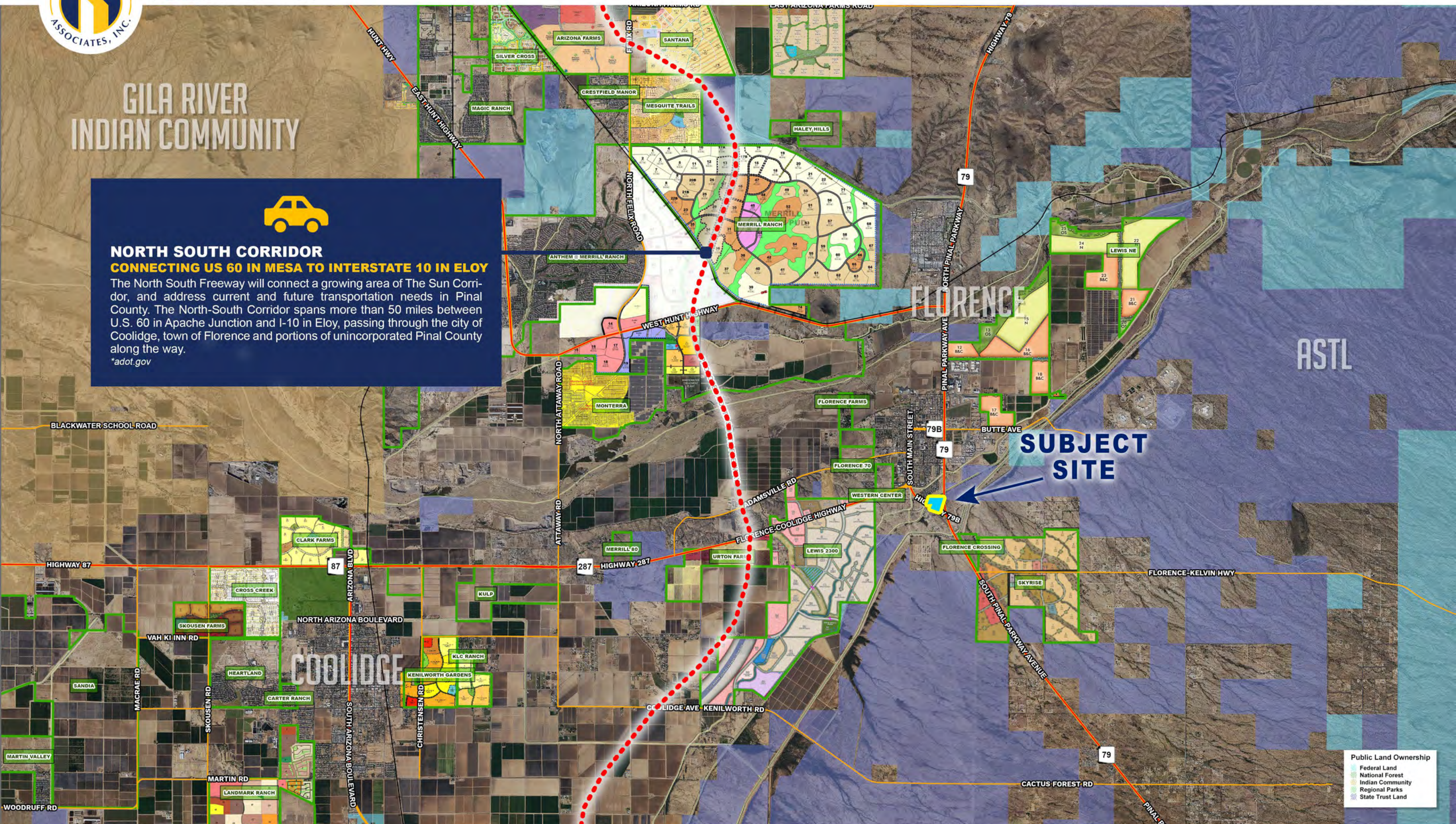
GILA RIVER INDIAN COMMUNITY



NORTH SOUTH CORRIDOR
CONNECTING US 60 IN MESA TO INTERSTATE 10 IN ELOY

The North South Freeway will connect a growing area of The Sun Corridor, and address current and future transportation needs in Pinal County. The North-South Corridor spans more than 50 miles between U.S. 60 in Apache Junction and I-10 in Eloy, passing through the city of Coolidge, town of Florence and portions of unincorporated Pinal County along the way.

*adot.gov





BISBEE RANCH
 COMING SOON!

SUBJECT SITE

