



±2,114.35 ACRES IN ELOY, ARIZONA

PICACHO VIEW



SUBJECT SITES

Picacho View
Looking Northeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



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RYAN DUNCAN / ryan@nathanlandaz.com

±2,114.35 ACRES IN ELOY, ARIZONA

PICACHO VIEW

LOCATION

These parcels are located within the city limits of Eloy, Arizona and are located south of the I-10 Freeway. The boundaries are from Alsdorf Road to the north, Harmon Road to the south, Tweedy Road to the east and Overfield Road to the west.

SIZE

±2,114.35 Acres

ASSESSOR PARCEL NUMBERS

408-01-011D, 408-01-011E, 408-01-011G, 408-01-013, 408-01-015A, 408-01-015D, 408-01-015F, 408-01-015G, 408-23-027, 408-01-011B, 408-23-058, 408-23-059, 408-25-003A, 408-25-010, 408-23-047, 408-23-056, 408-23-046, 408-23-044A, 408-23-044B, 408-23-043, 408-23-042, 408-23-041, 408-01-039A, 408-01-039B, 408-01-049A, 408-01-049B, 408-01-050A, 408-01-050B, 408-23-031, 408-01-015C

ZONING:

PAD | City of Eloy

PRICE AND TERMS

Submit

PROPERTY TAXES

± \$62,890.34 (2022)

FARM LEASE

Currently there is a farm land on the south 960 acres. See page 6 for location.

COMMENTS

The sites lie south of the I-10 Freeway and approximately 45 miles south of Phoenix and 45 miles north of the Tucson metropolitan area.

DUE DILIGENCE

[Please click to view](#)

- A. PAD's and Development Agreements
- B. Water System Master Plan
- C. ADWR Designation of Assured Water Supply
- D. Waste Water Master Plan
- E. Waste Management Amendment
- F. Traffic Analysis
- G. Addendum to Drainage Master Plan for Eloy Valley
- H. General Plan Amendment Exhibits
- I. Farm Lease - 2017 Summer FM Report Grande Ronde

PICACHO VIEW I & II PARCEL LIST

#	Entity & Project	Parcel #'s	Description	Acreage (Approx.)
1	Linmark - PV 1	408-01-011-D	N1/2 N1/2 SW SEC 8-8S-7E 40 AC	40.00
2	Linmark - PV 1	408-01-011-E	S1/2 N1/2 SW SEC 8-8S-7E 40 AC	40.00
3	Linmark - PV 1	408-01-011-G	N1/2 S1/2 SW OF SEC 8-8S-7E EXC N1/2 NW SW SW THEREOF 35.00 AC	35.00
4	Linmark - PV 1	408-01-013	W 1/2 AND W 1/2 SE SEC 9-8S-7E 400 AC	400.00
5	Musulin Irrevocable Ed. Trust - PV 1	408-01-015-A	NE SE OF SEC 9-8S-7E 40.00 AC	40.00
6	Musulin Irrevocable Ed. Trust - PV 1	408-01-015-D	N-255' OF THE S-1053' OF THE SE SE OF SEC 9-8S-7E 7.75 AC	7.75
7	Musulin Irrevocable Ed. Trust - PV 1	408-01-015-F	N-255' OF THE S-543' OF THE SE SE OF SEC 9-8S-7E 7.50 AC	7.50
8	Musulin Irrevocable Ed. Trust - PV 1	408-01-015-G	S-288' OF THE SE SE OF SEC 9-8S-7E 8.75 AC	8.75
9	Linmark - PV 1	408-23-027	AMD ELOY VALLEY WEST LOT 27 SEC 16-8S-7E 40.45 AC BK 1 PG 139-142	40.45
10	Linmark - PV 1	408-01-011-B	S1/2 S1/2 SW SEC 8-8S-7E 40 AC	40.00
11	Linmark - PV 1	408-23-058	AMD ELOY VALLEY WEST LOT 58 SEC 20-8S-7E 40.62 AC BK 1 PG 139-142	40.62
12	Linmark - PV 1	408-23-059	AMD ELOY VALLEY WEST LOT 59 SEC 20-8S-7E 40.61 AC BK 1 PG 139-142	40.61
13	Linmark - PV 2	408-25-003A	LOTS 1 THRU 5 OF PINAL VISTA ESTATES LOC IN BK 3 PG 31 FORMERLY KNOWN AS: LOT 3 OF TOLTEC VALLEY WEST LOC IN BK 1 PG 154 & 155 SEC 34-8S-7E 40.57 AC	40.57
14	Linmark - PV 2	408-25-010	TOLTEC VALLEY WEST: LT 10 40.475 AC SEC 34-8S-7E BK 1 SURVEYS PG 154	40.48
15	Linmark - PV 1	408-23-047	AMD ELOY VALLEY WEST LOT 47 SEC 17-8S-7E 40.89 AC BK 1 PG 139-142	40.89
16	Linmark - PV 1	408-23-056	AMD ELOY VALLEY WEST LOT 56 SEC 20-8S-7E 40.81 AC BK 1 PG 139-142	40.81
17	Linmark - PV 1	408-23-046	AMD ELOY VALLEY WEST LOT 46 SEC 17-8S-7E 40.87 AC BK 1 PG 139-142	40.87
18	Linmark - PV 1	408-23-044-A	E1/2 OF PCL 44 OF ELOY VALLEY WEST SEC 8-8S-7E BK 1 PG 140 EXCEPT N-100 OF S-579.59 OF W-100 OF E-150 0.23 AC WELL SITE 20.01 AC	20.01
19	Linmark - PV 1	408-23-044-B	W1/2 OF PCL 44 ELOY VALLEY WEST SEC 8-8S-7E BK 1 OF SURVEYS PG 140 20.25 AC	20.25
20	Linmark - PV 1	408-23-043	AMD ELOY VALLEY WEST LOT 43 SEC 8-8S-7E 40.75 AC BK 1 PG 139-142	40.75
20	Linmark - PV 1	408-23-042	AMD ELOY VALLEY WEST LOT 42 SEC 8-8S-7E 40.82 AC BK 1 PG 139-142	40.82
20	Linmark - PV 1	408-23-041	AMD ELOY VALLEY WEST LOT 41 SEC 8-8S-7E 40.79 AC BK 1 PG 139-142	40.79
21	Linmark - PV 2	408-01-039-A	SW OF SEC 26-8S-7E 160.00 AC	160.00
22	Linmark - PV 2	408-01-039-B	SE OF SEC 26-8S-7E 160.00 AC	160.00
23	Linmark - PV 2	408-01-049-A	NW OF SEC 35-8S-7E 160.00 AC	160.00
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26	Linmark - PV 2	408-01-050-B	SW OF SEC 35-8S-7E 160.00 AC	160.00
27	Linmark - PV 1	408-23-031	AMD ELOY VALLEY WEST LOT 31 SEC 16-8S-7E 40.43 AC BK 1 PG 139-142	40.43
28	Musulin Irrevocable Ed. Trust - PV 1	408-01-015C	SE SE OF SEC 9-8S-7E EXC: THE S-1053.00' THEREOF	7.00
		Total		2114.35

All information contained herein is NOT guaranteed and must be verified by the recipient.



ELOY QUICK FACTS



POPULATION

2022 population: **17,412**
Population growth 2010 - 2020: **4.96%**
Median age of **34.1**



GROWTH

Eloy includes approximately **113.7 square miles** of land, much of it available for developmental growth.



WORKFORCE

Eloy employers draw upon a base population of nearly **117,000 residents** living within 30 minutes of the city.



TRANSPORTATION ACCESS

Current:	Future:
Interstate (I-10)	North-South Freeway
Interstate 8 (I-8)	Interstate 11 (I-11)
State Route 87 (SR-87)	
Rail: Union Pacific Railroad	
Aviation: Eloy Municipal Airport	



INDUSTRIAL COMMUNITY

Industrial-zoned land inventory **5,400 acres**

- Otto Industries
- Owens Corning
- HASA Chemicals
- Schuff Steel
- NAtional Gypsum
- San Juan Pools
- Vext Science
- Republic Plastics
- Empire Southwest



EDUCATION

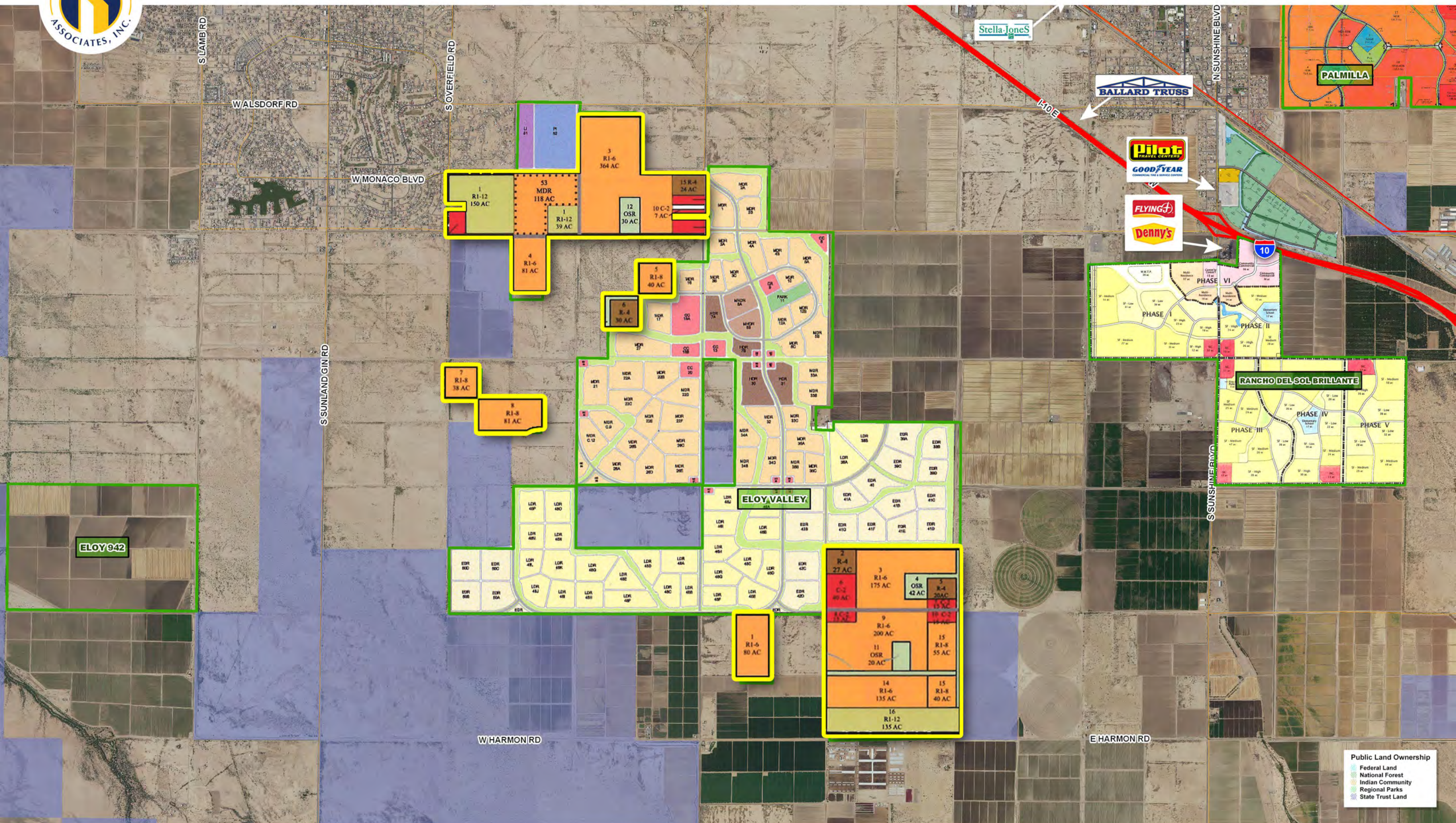
15.02% of the population in Eloy have an Associate's degree or higher. **70.77%** have a high school degree or higher.

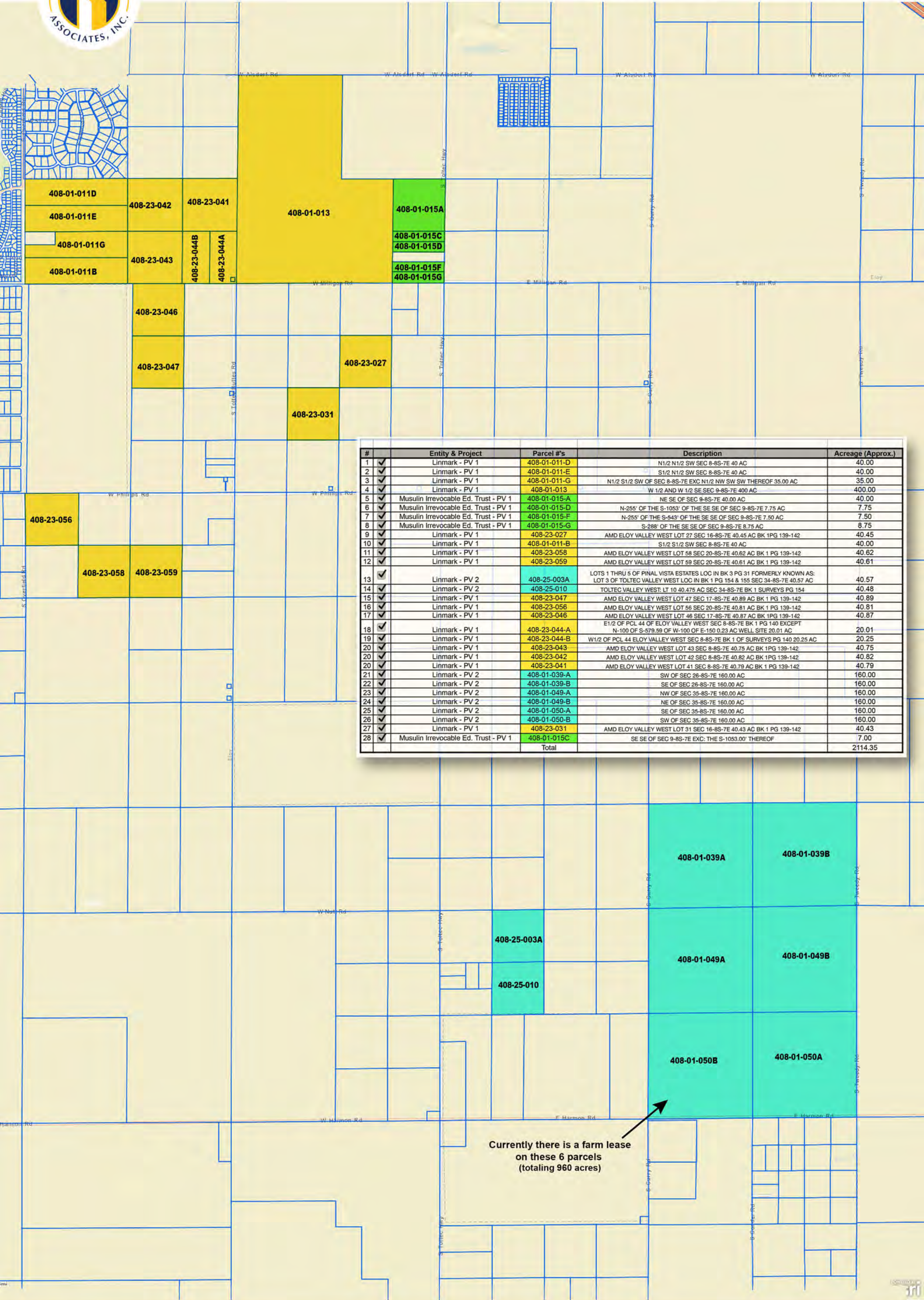
- Central Arizona College **5,342 students (30 minute commute)**
- Santa Cruz Valley Union High School **357 students**
- Central Arizona Valley Institute of Technology **31 students**
- Eloy Elementary **1,000 students**
- Toltec Elementary School **426 students**
- Picacho Elementary School **182 students**

Sources: eloyaz.gov & arizonapropector.com



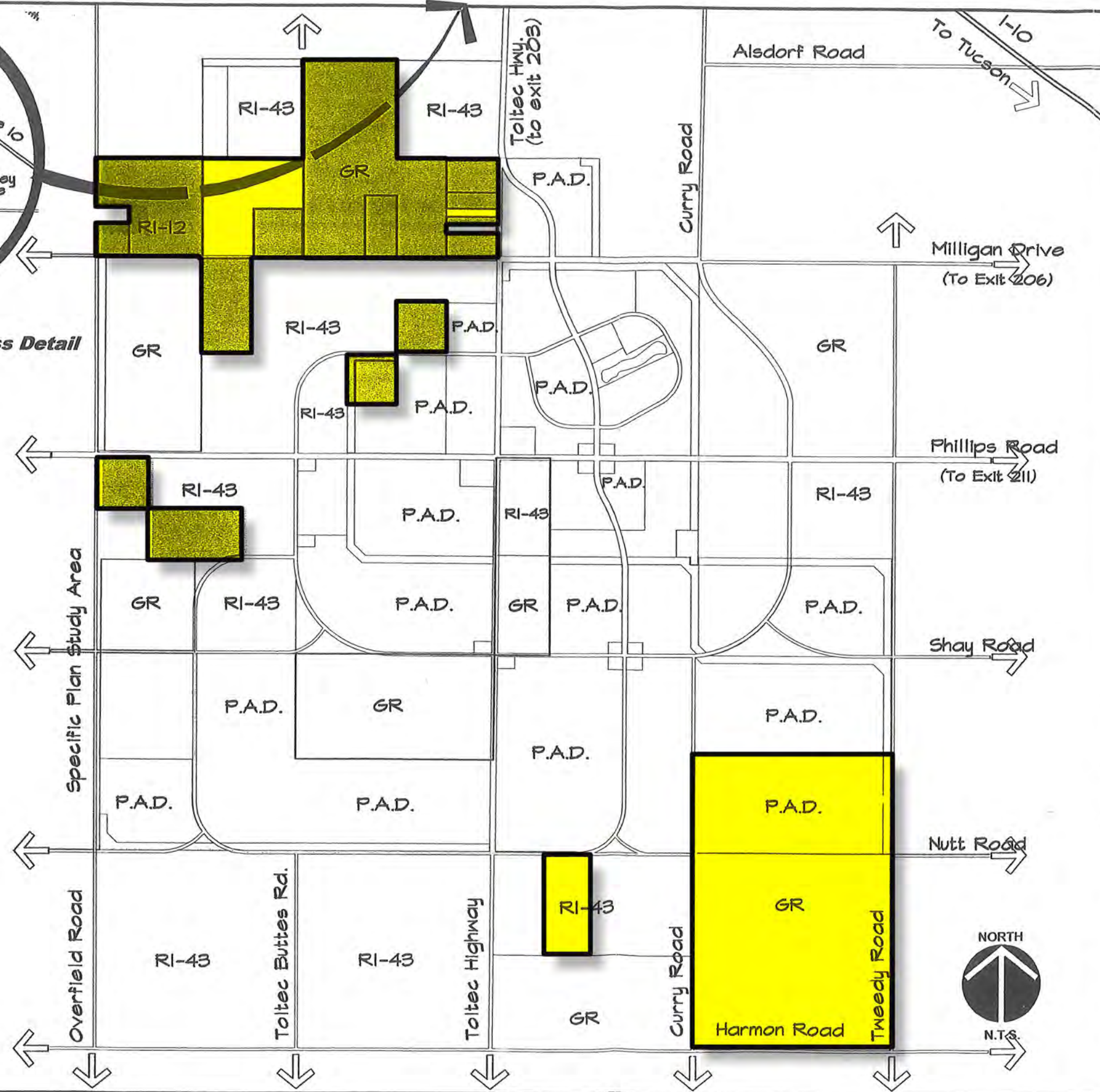
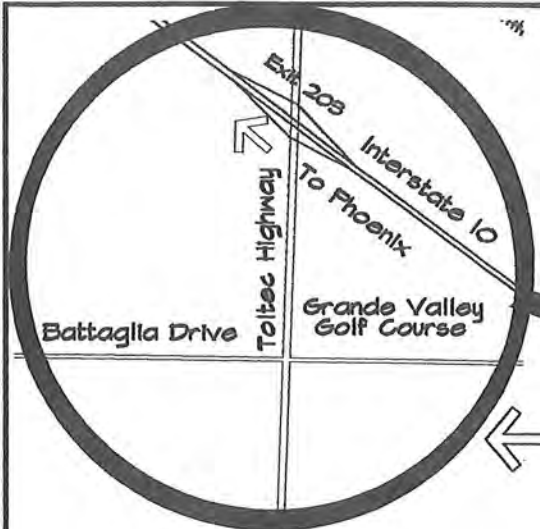






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		Total		2114.35

Currently there is a farm lease on these 6 parcels (totaling 960 acres)



Existing Zoning (Context Plan)

Exhibit #5

LEGEND

- P.A.D. Area

EXISTING ZONING

- RI-43 - Agriculture
- GR - General Rural
- RI-12 - Single Family
- P.A.D. - Planned Area Development

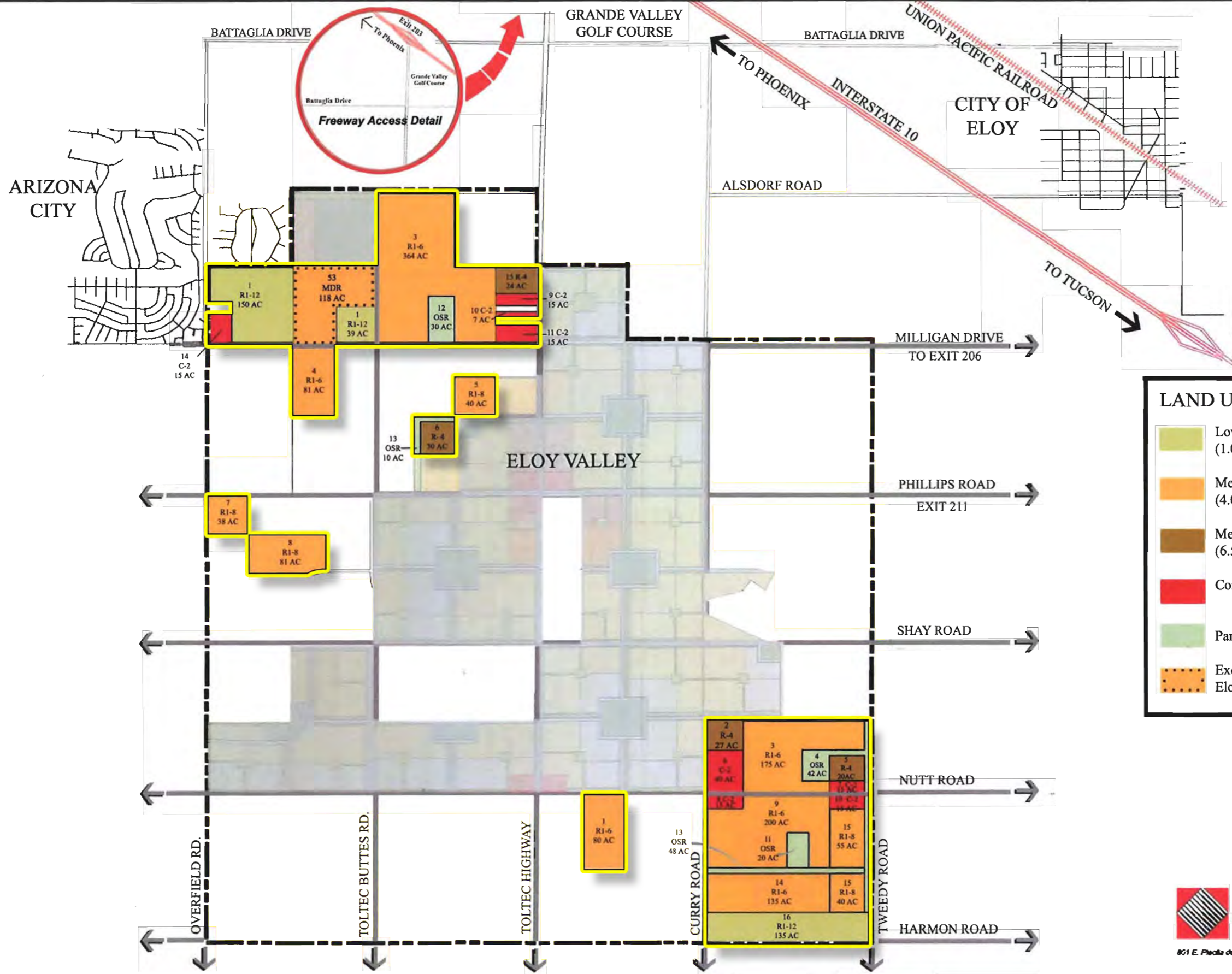
Picacho View I

A Planned Area Development



801 E. Placita de Arnoldo Tucson, Arizona 85718 Tel.: 520 544-5138





LAND USE PLAN

- Low Density Residential (1.0 to 4.0 du/ac)
- Medium Density Residential (4.0 to 6.5 du/ac)
- Medium-High Density Residential (6.5 to 10 du/ac)
- Community Commercial
- Parks/Open Space
- Exchange Property Eloy Valley

Axils Corp
Realty & Engineering Group
801 E. Picacho de Arco, Tucson, Arizona 85718 Tel: 520-544-5138

PICACHO VIEW I & II LAND USE EXHIBIT

