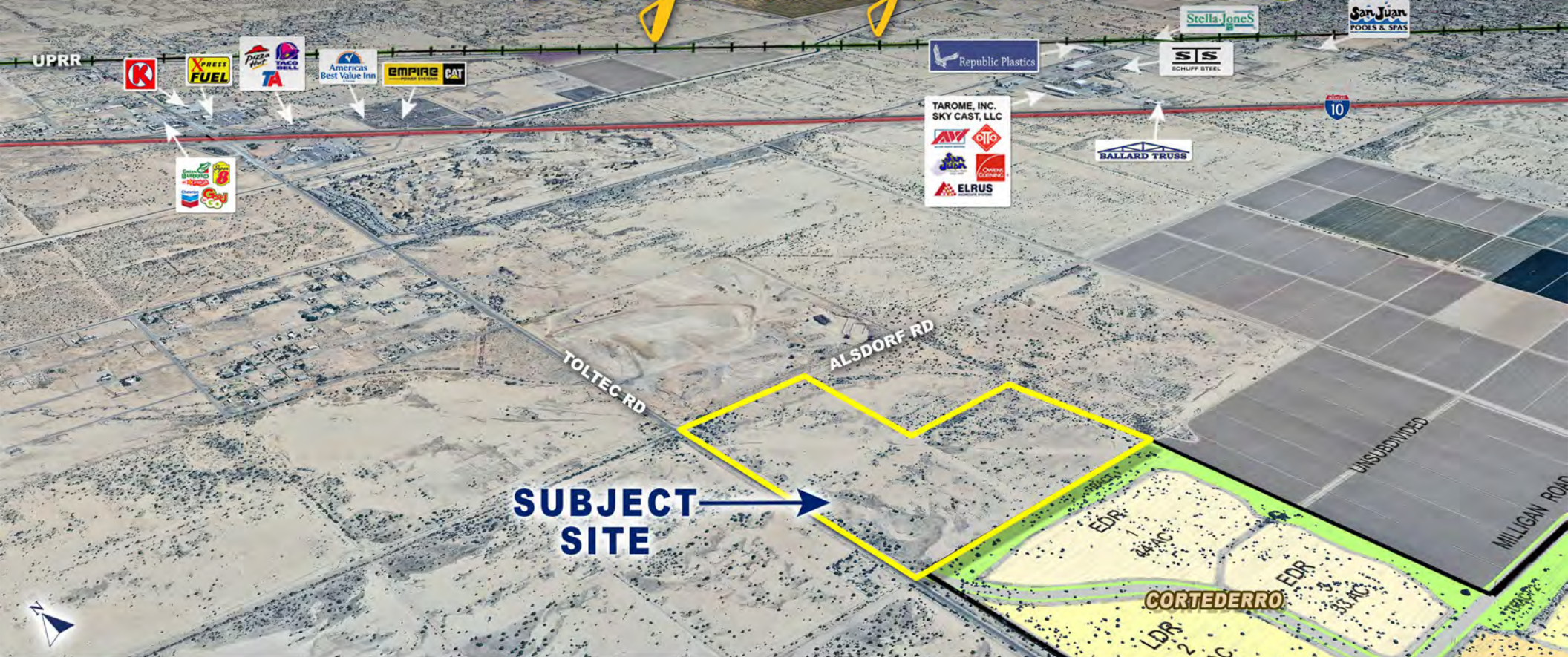




SOUTHEAST CORNER ALSDORF AND TOLTEC *Eloy, Arizona*



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



CITY OF ELOY, ARIZONA

ALSDORF AND TOLTEC

LOCATION

Located at the southeast corner of Alsdorf Road and Toltec Road in the City of Eloy (Pinal County), Arizona.

SIZE

±120 Acres

ZONING

City of Eloy Zoning Plan shows:

- C-2 General Commercial
- R-2 Small Lot Residential (6-10 DU/Ac)
- R1-6 Single Family Residential (6,000 SF)

PRICE

Submit

TERMS

Submit

COMMENTS

Site sits just east of Arizona City and west of Interstate 10 in the City of Eloy, Arizona.

ASSESSOR PARCEL NUMBER

408-26-030

PROPERTY TAXES

2025 Assessment: \$3,329.72

DUE DILIGENCE

[CLICK HERE](#) to view

Assured Adequate Water Supply

Flood Zone Map

Land Use Map



ELOY QUICK FACTS



POPULATION

2025 population: **18,261**
Population growth 2010 - 2020: **4.96%**
Median age of **37**



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:

Interstate (I-10)
Interstate 8 (I-8)
State Route 87 (SR-87)
Rail: Union Pacific Railroad
Aviation: Eloy Municipal Airport

Future:

North-South Freeway
Interstate 11 (I-11)



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

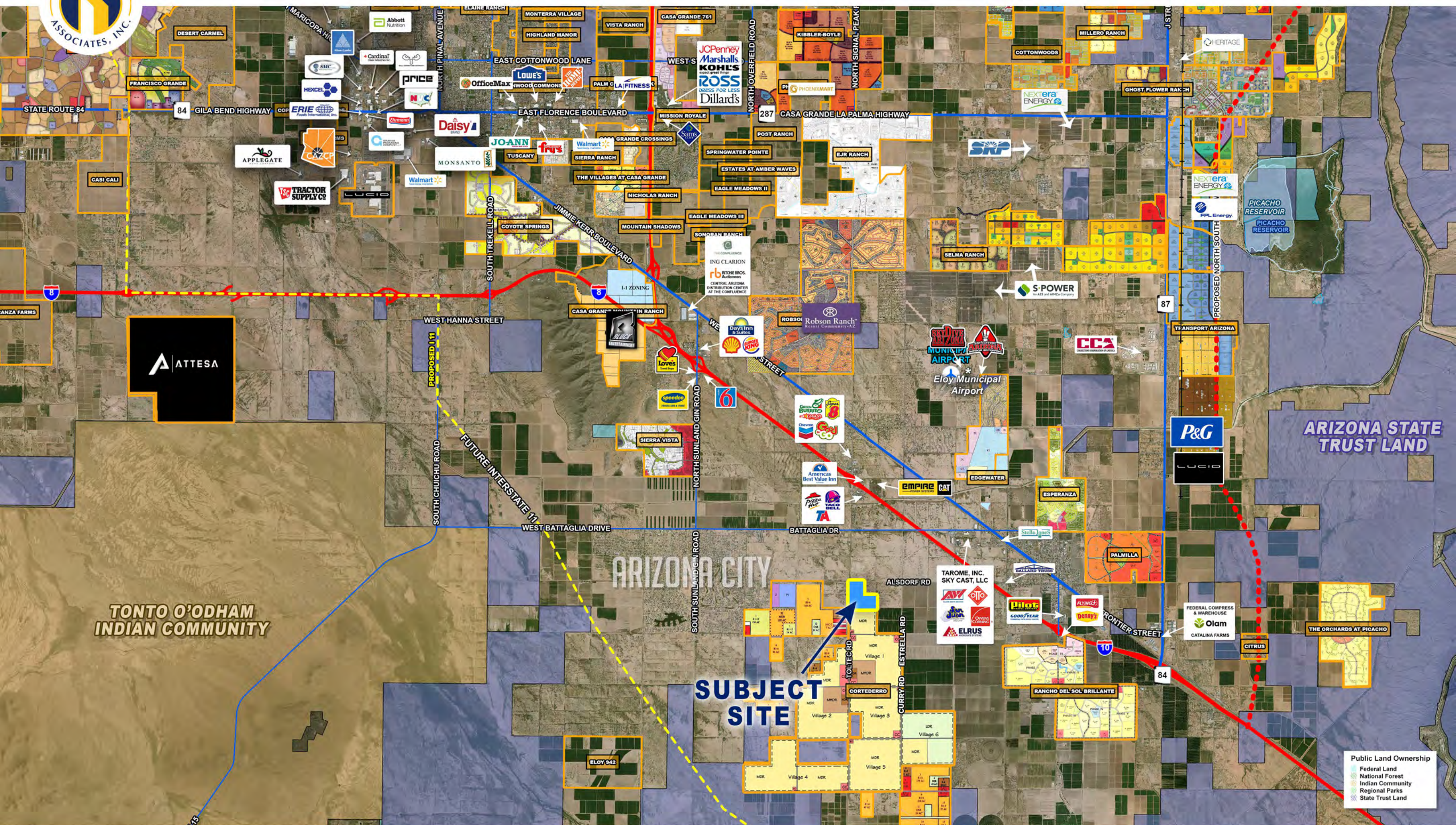


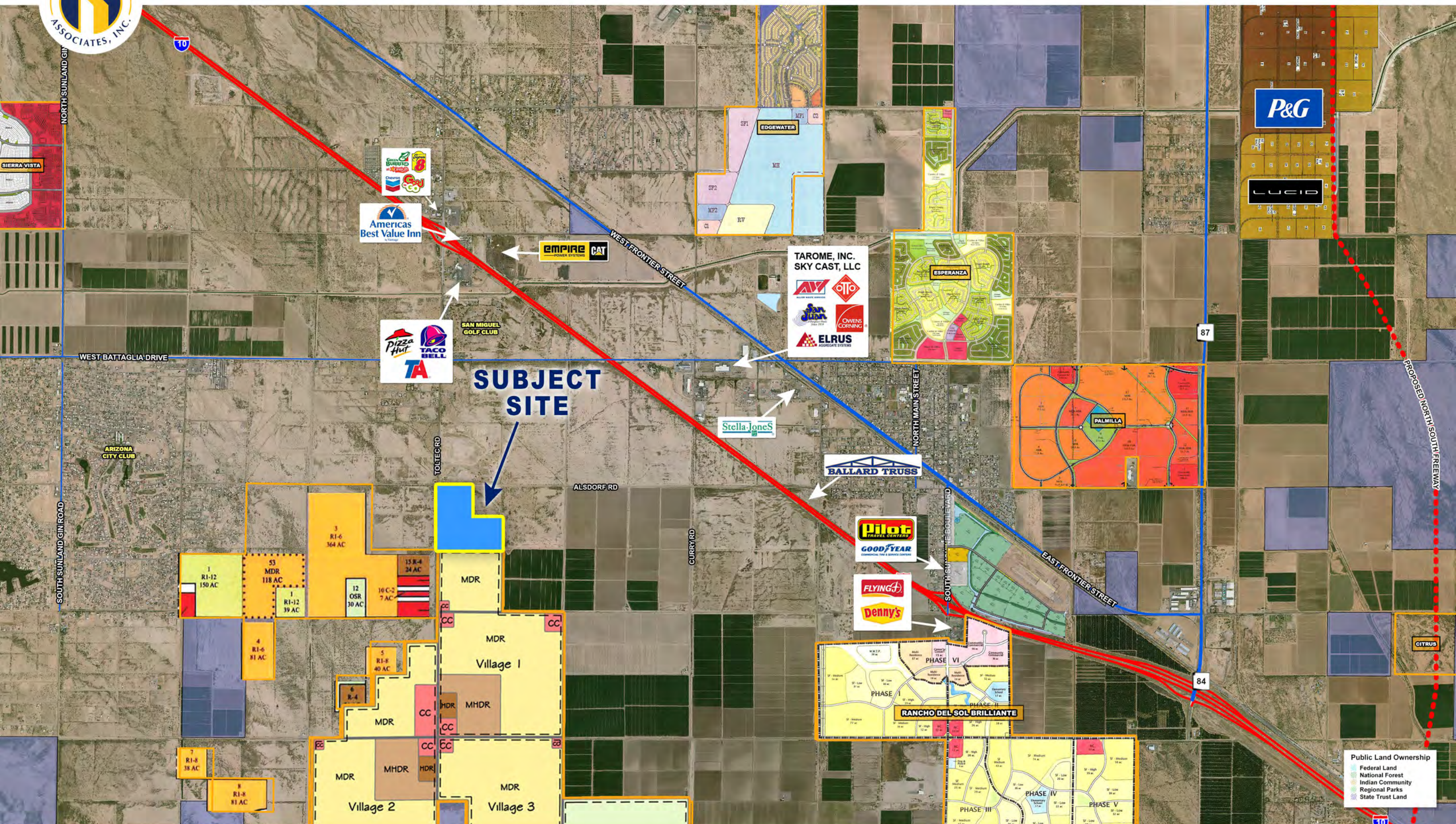
EDUCATION

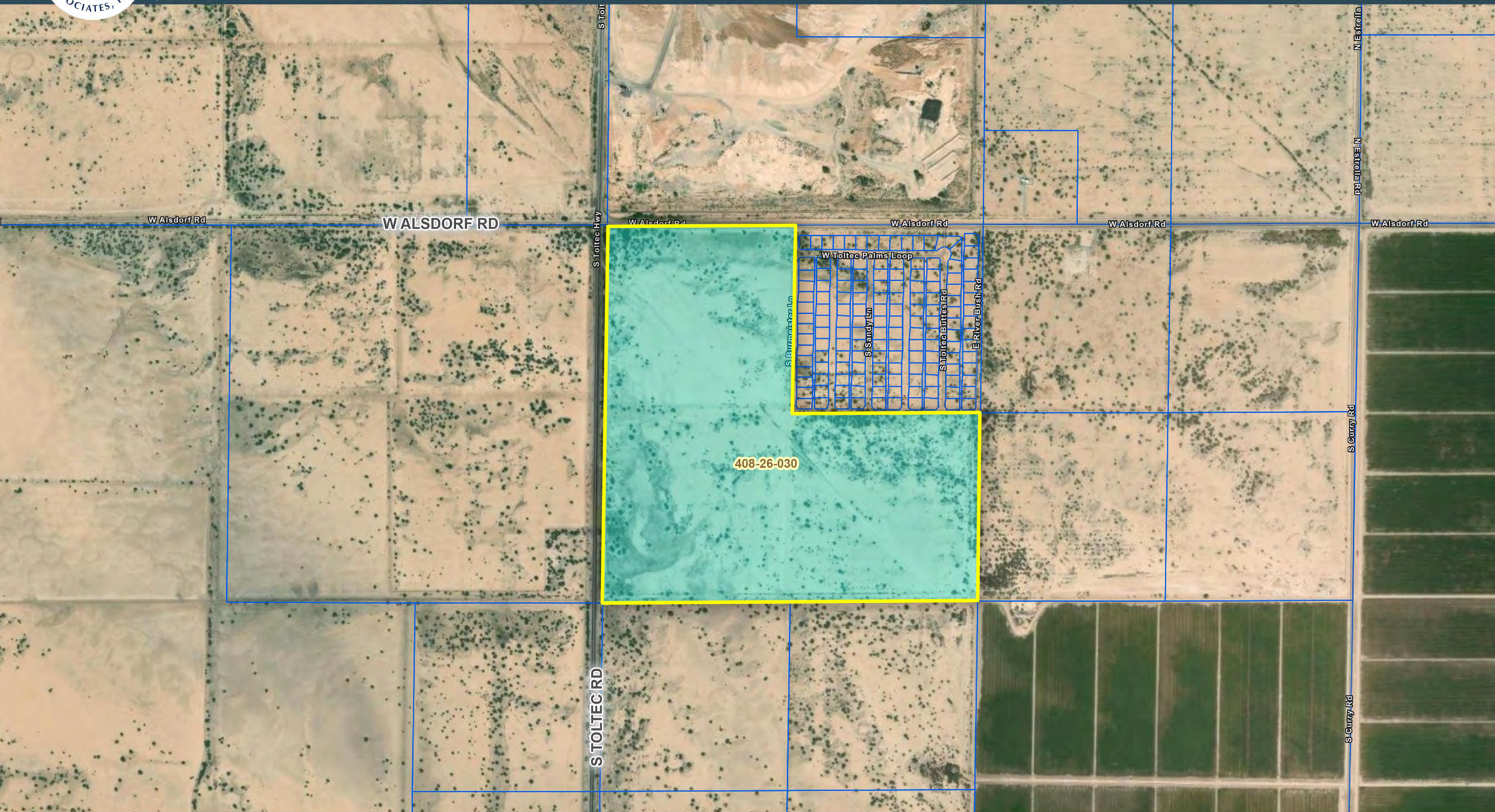
15.02% of the population in Eloy have an Associate's degree or higher. **70.77%** have a high school degree or higher.

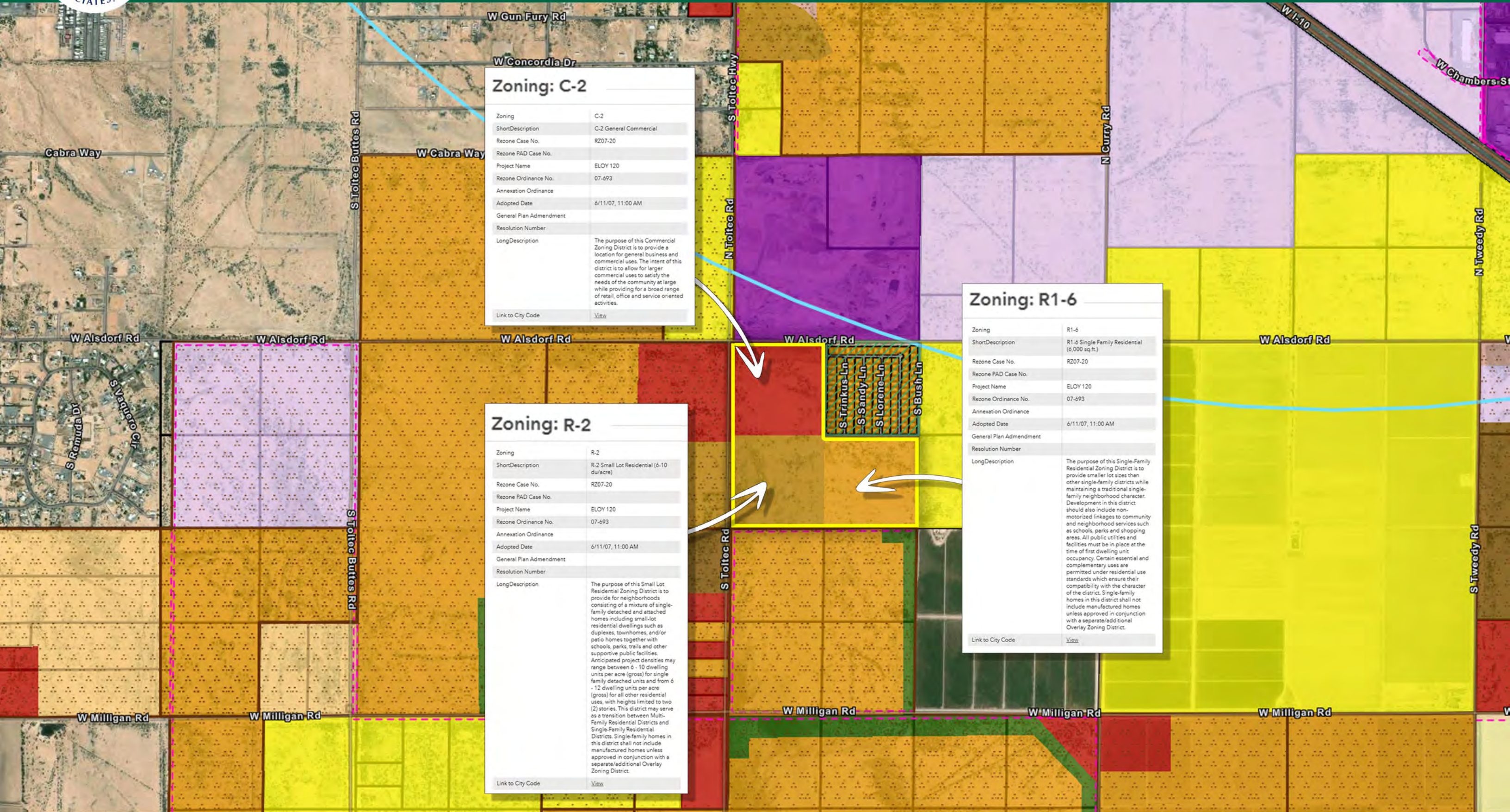
Central Arizona College **5,342 students (30 minute commute)**
Santa Cruz Valley Union High School **357 students**
Central Arizona Valley Institute of Technology **31 students**
Eloy Elementary **1,000 students**
Toltec Elementary School **426 students**
Picacho Elementary School **182 students**

Sources: eloyaz.gov & arizonapropector.com









Zoning: C-2	
Zoning	C-2
ShortDescription	C-2 General Commercial
Rezone Case No.	RZ07-20
Rezone PAD Case No.	
Project Name	ELOY 120
Rezone Ordinance No.	07-693
Annexation Ordinance	
Adopted Date	6/11/07, 11:00 AM
General Plan Admendment	
Resolution Number	
LongDescription	The purpose of this Commercial Zoning District is to provide a location for general business and commercial uses. The intent of this district is to allow for larger commercial uses to satisfy the needs of the community at large while providing for a broad range of retail, office and service oriented activities.
Link to City Code	View

Zoning: R-2	
Zoning	R-2
ShortDescription	R-2 Small Lot Residential (6-10 du/acre)
Rezone Case No.	RZ07-20
Rezone PAD Case No.	
Project Name	ELOY 120
Rezone Ordinance No.	07-693
Annexation Ordinance	
Adopted Date	6/11/07, 11:00 AM
General Plan Admendment	
Resolution Number	
LongDescription	The purpose of this Small Lot Residential Zoning District is to provide for neighborhoods consisting of a mixture of single-family detached and attached homes including small-lot residential dwellings such as duplexes, townhomes, and/or patio homes together with schools, parks, trails and other supportive public facilities. Anticipated project densities may range between 6 - 10 dwelling units per acre (gross) for single family detached units and from 6 - 12 dwelling units per acre (gross) for all other residential uses, with heights limited to two (2) stories. This district may serve as a transition between Multi-Family Residential Districts and Single-Family Residential Districts. Single-family homes in this district shall not include manufactured homes unless approved in conjunction with a separate/additional Overlay Zoning District.
Link to City Code	View

Zoning: R1-6	
Zoning	R1-6
ShortDescription	R1-6 Single Family Residential (6,000 sq.ft.)
Rezone Case No.	RZ07-20
Rezone PAD Case No.	
Project Name	ELOY 120
Rezone Ordinance No.	07-693
Annexation Ordinance	
Adopted Date	6/11/07, 11:00 AM
General Plan Admendment	
Resolution Number	
LongDescription	The purpose of this Single-Family Residential Zoning District is to provide smaller lot sizes than other single-family districts while maintaining a traditional single-family neighborhood character. Development in this district should also include non-motorized linkages to community and neighborhood services such as schools, parks and shopping areas. All public utilities and facilities must be in place at the time of first dwelling unit occupancy. Certain essential and complementary uses are permitted under residential use standards which ensure their compatibility with the character of the district. Single-family homes in this district shall not include manufactured homes unless approved in conjunction with a separate/additional Overlay Zoning District.
Link to City Code	View