

**FOR SALE | LAND**

# SEC OF HERITAGE RD & ATTAWAY RD

Florence, AZ 85132

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## PROPERTY SUMMARY

Sale Price:	\$100,000 / Acre
Lot Size:	18.12 Acres
APN #:	200-31-009J
Zoning:	CR-1 PAD
Cross Streets:	Heritage Rd and Attaway Rd

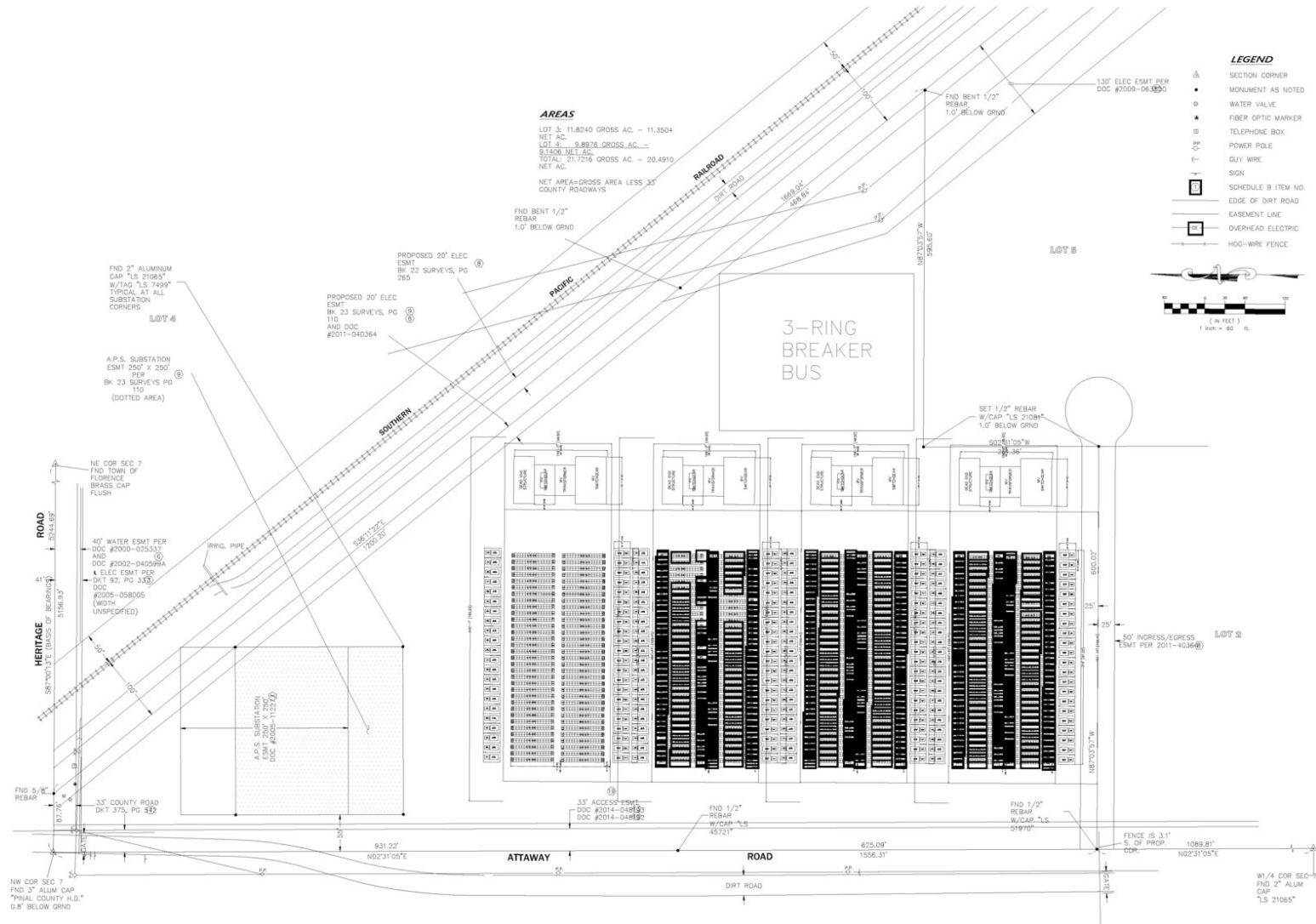
## LOCATION OVERVIEW

Vacant Moderate-Low Density Residential Pad located at the SEC of Heritage Rd & Attaway Rd in Pinal County. Property is situated between the master-planned communities of Magic Ranch and Anthem at Merrill Ranch with an El Dorado Planned Unit Development in the works for the two parcels to the North of subject site.

## PROPERTY HIGHLIGHTS

- 18.12 acre residential pad for sale for \$100,000/AC
- Potential battery storage facility
- Planned Unit Development with El Dorado planned for 2 parcels to the north of subject site.
- Florence named #1 "Cities on the Rise" in Arizona, 2016
- From 2009 to 2012, Florence's working-age population increased by more than 30%, employment grew 32% and median income rose a healthy 15%.

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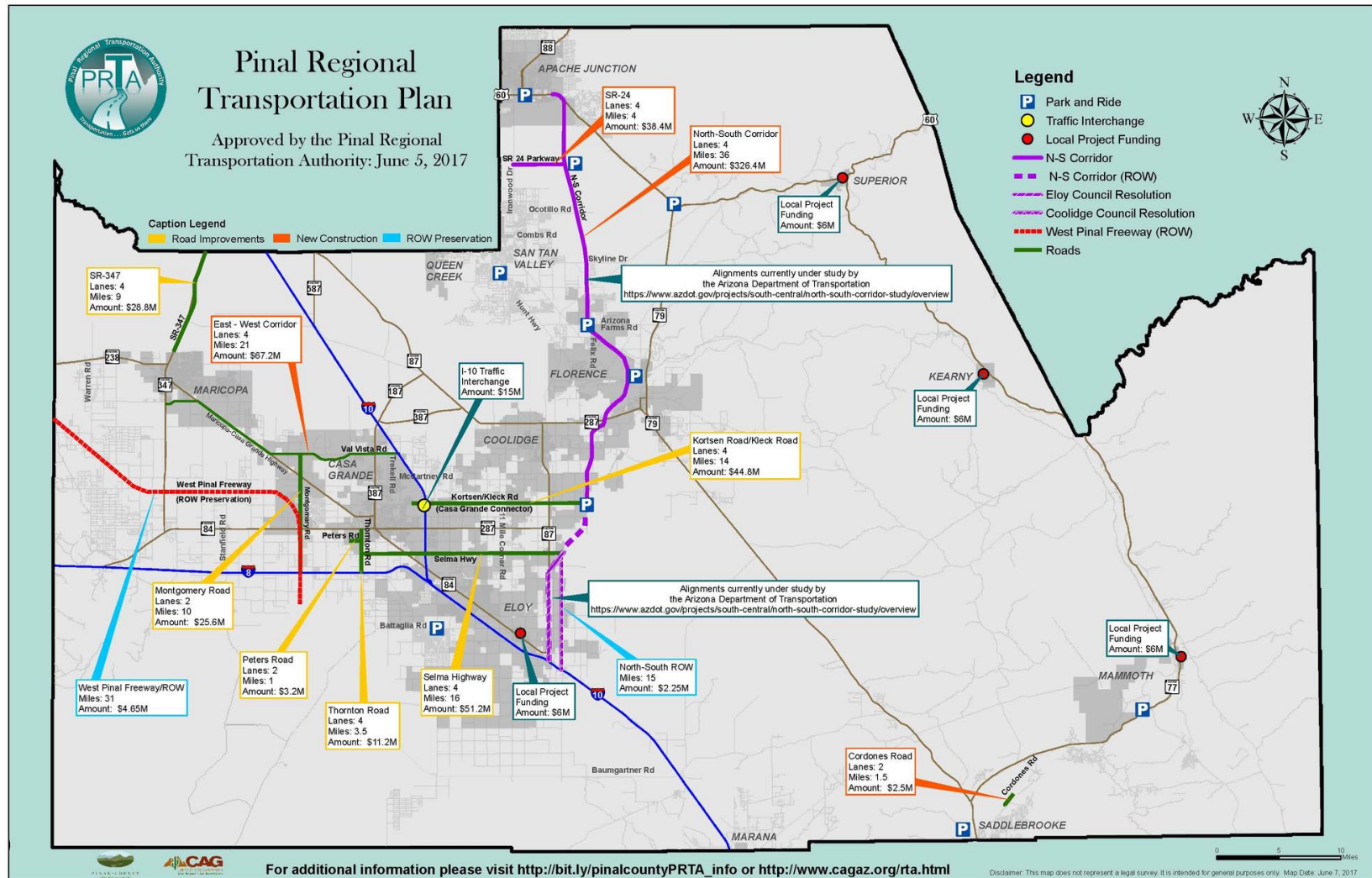


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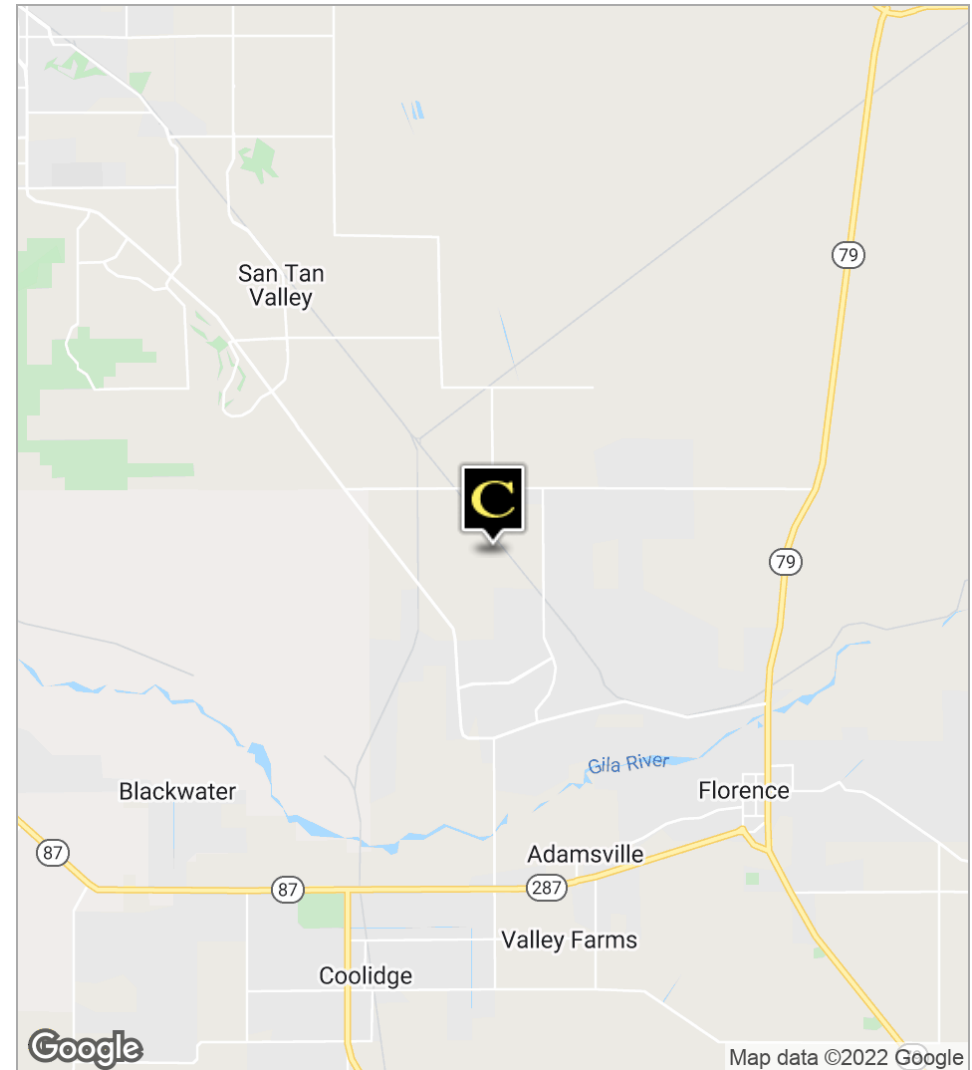
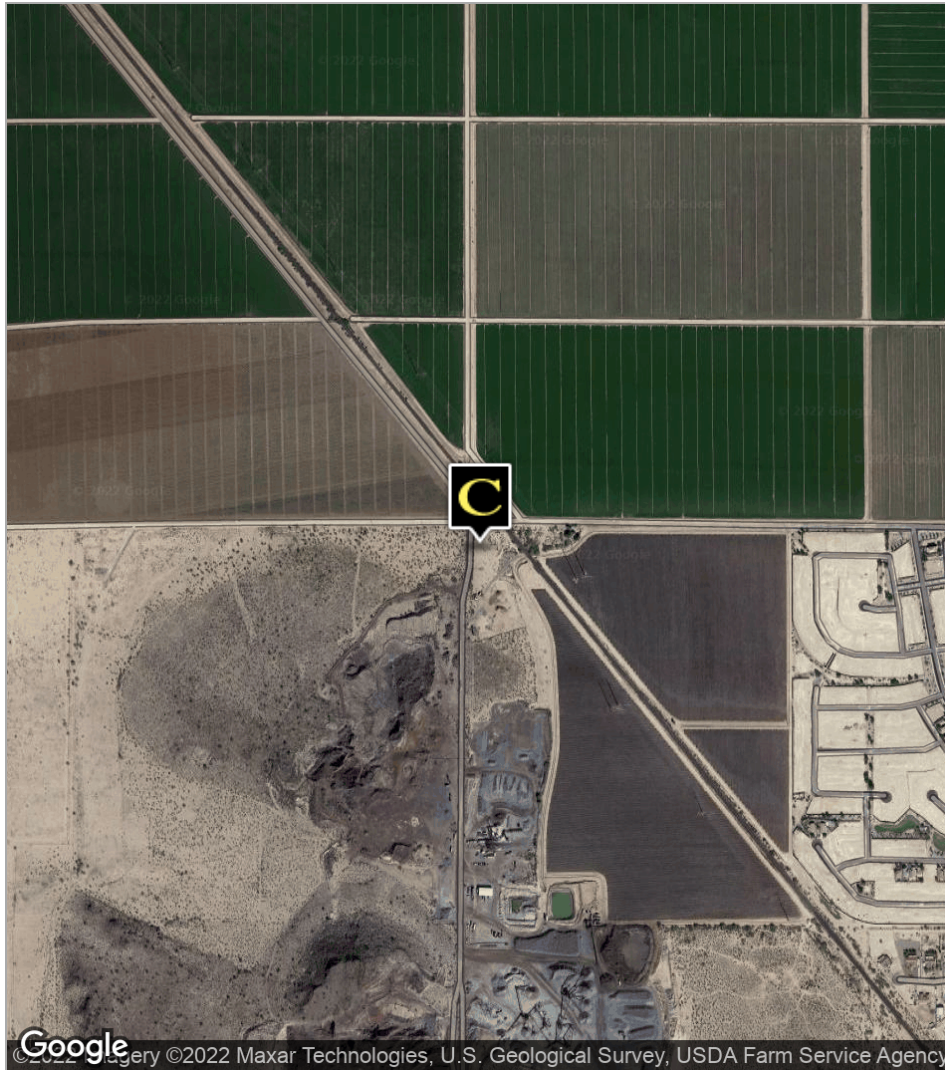




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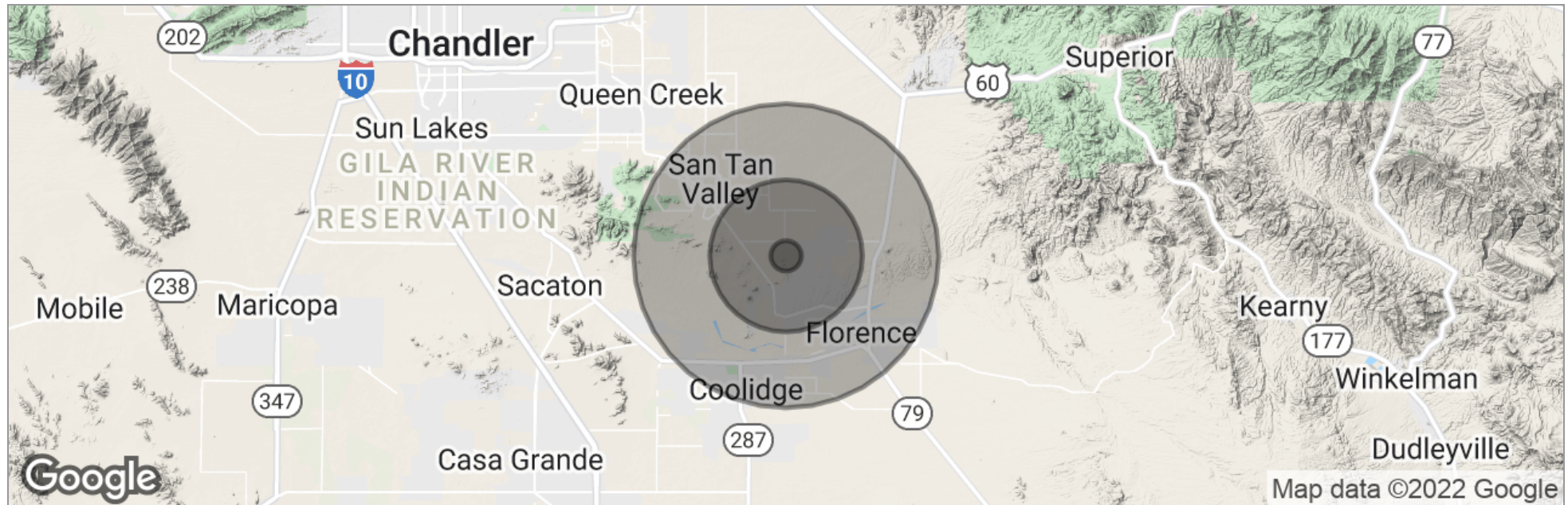
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	1 Mile	5 Miles	10 Miles
Total Population	363	12,557	74,936
Population Density	116	160	239
Median Age	37.9	31.5	30.6
Median Age (Male)	37.0	30.5	30.1
Median Age (Female)	39.2	32.8	30.8
Total Households	138	4,542	24,053
# of Persons Per HH	2.6	2.8	3.1
Average HH Income	\$57,072	\$67,046	\$63,776
Average House Value		\$198,329	\$184,933

\* Demographic data derived from 2010 US Census

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