

# Commercial Lot With Retail Pad Available For Sale Or Lease

ELOY, AZ



OFFERING MEMORANDUM

**KW COMMERCIAL**  
2077 East Warner Road, #110  
Tempe, AZ 85284

*PRESENTED BY:*

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ELOY, AZ

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# Executive Summary



## OFFERING SUMMARY

|                      |                                                           |
|----------------------|-----------------------------------------------------------|
| <b>SALE PRICE:</b>   | \$125,000                                                 |
| <b>AVAILABLE SF:</b> | 0.17 Acres                                                |
| <b>LOT SIZE:</b>     | 0.17 Acres                                                |
| <b>ZONING:</b>       | C-1 *                                                     |
| <b>MARKET:</b>       | Phoenix                                                   |
| <b>SUBMARKET:</b>    | Pinal County   Overlay District(s): Downtown Core Overlay |
| <b>PRICE / SF:</b>   | \$16.88                                                   |

## PROPERTY OVERVIEW

This quaint property is centrally located within the downtown area of Eloy. The property is just South of Eloy Chamber Of Commerce and approximately 1.5 miles Northeast of I-10 FWY and the S. Sunshine Blvd exit. You'll have easy access to this land from N. Stuart Blvd.

This sweet property is very close to multiple downtown shops, Eloy City Hall, within walking distance of Jones Park, Eloy Schools, and several residential quarters.

It's a great lot to build your next coffee shop, bakery, restaurant, escape room, or another entertainment-type center with potential opportunity for expansion. Many amenities are located nearby.

This property has water and sewer service. Both run along the West side of the property south to E. 3rd St.

\* Per the General Plan, this asset could be rezoned to C-2 (Community Commercial). Contact the Town of Eloy zoning for additional details and fees associated with rezoning. (Neighborhood Commercial) Zoning Uses: [https://codelibrary.amlegal.com/codes/eloyaz/latest/eloy\\_az/0-0-0-8583](https://codelibrary.amlegal.com/codes/eloyaz/latest/eloy_az/0-0-0-8583)

Property Use: Owner/User, Developer, Investor, Land Lease+.

# Property Details

**SALE PRICE****\$125,000****LOCATION INFORMATION**

|                  |                                                                                                                                                                     |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address   | 104 E 3rd St                                                                                                                                                        |
| City, State, Zip | Eloy, AZ 85131                                                                                                                                                      |
| County/Township  | Pinal/08S                                                                                                                                                           |
| Market           | Phoenix                                                                                                                                                             |
| Submarket        | Pinal County   Overlay District(s):<br>Downtown Core Overlay                                                                                                        |
| Cross Streets    | E 3rd St and N Stuart Blvd                                                                                                                                          |
| Range            | 08E                                                                                                                                                                 |
| Section          | 06                                                                                                                                                                  |
| Side Of Street   | North                                                                                                                                                               |
| Road Type        | Paved                                                                                                                                                               |
| Market Type      | Rural                                                                                                                                                               |
| Nearest Highway  | I-10                                                                                                                                                                |
| Nearest Airport  | Within minutes of municipal and smaller airports. Property is approximately an hour from Phoenix Sky Harbor International Airport and Tucson International Airport. |

**PROPERTY DETAILS**

|                  |             |
|------------------|-------------|
| Property Type    | Land        |
| Property Subtype | Retail-Pad  |
| Zoning           | C-1 *       |
| Lot Size         | 0.17 Acres  |
| APN#             | 405-03-0530 |
| Corner Property  | Yes         |

**PARKING & TRANSPORTATION**

|                |     |
|----------------|-----|
| Street Parking | Yes |
|----------------|-----|

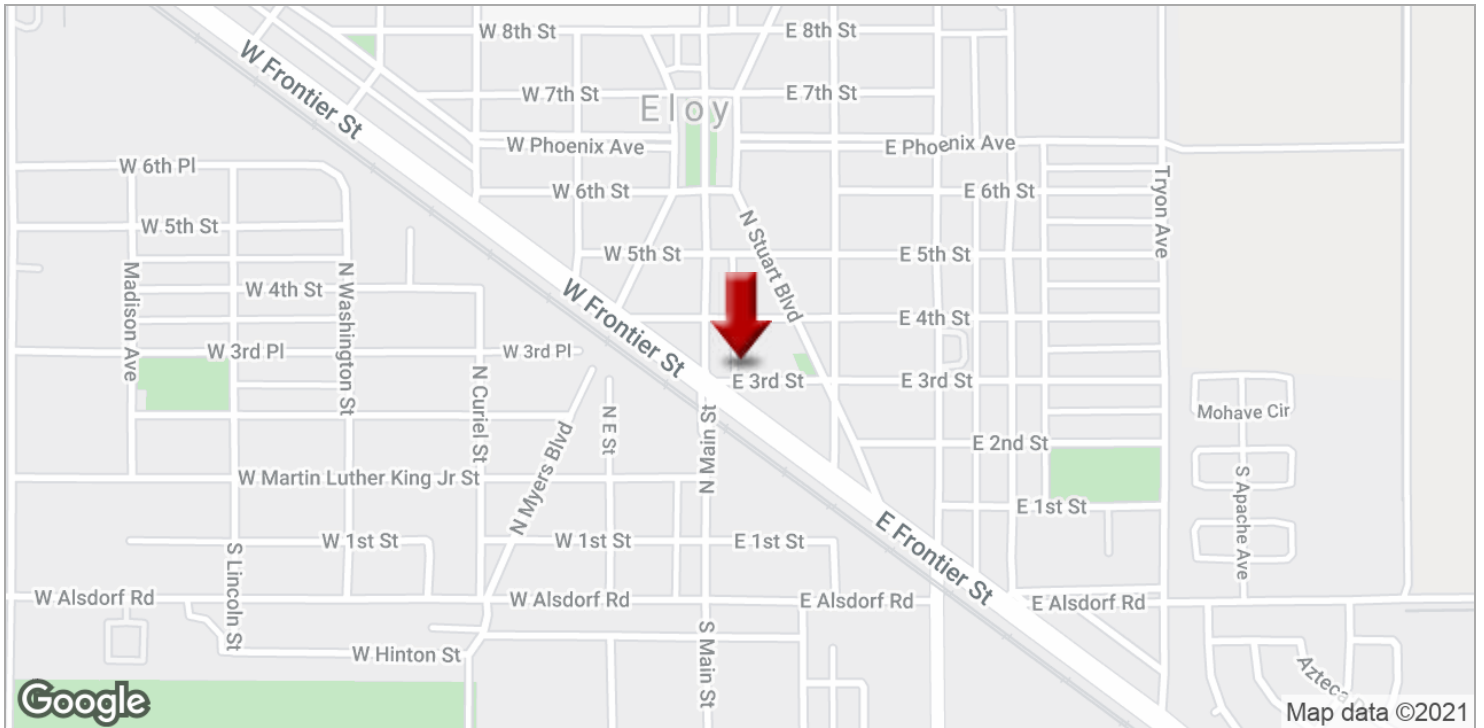
**UTILITIES & AMENITIES**

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Many amenities are located nearby. Property has water and sewer service. Both run along the West side of the property south to E. 3rd St. |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|

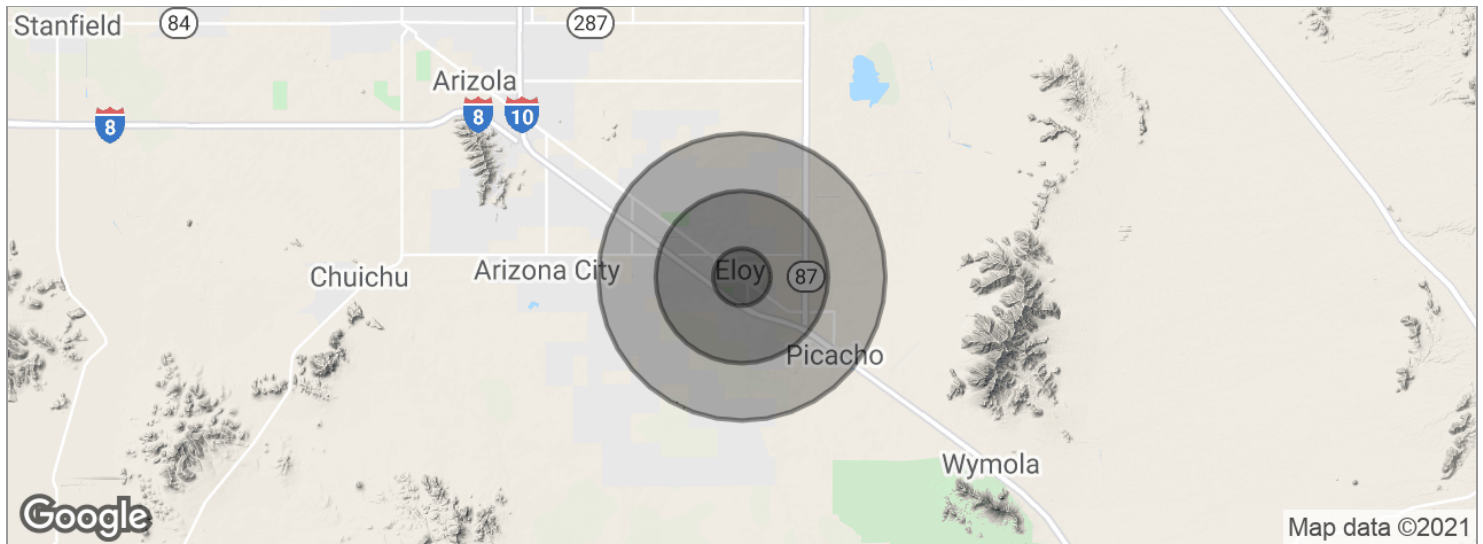
**LAND**

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Number Of Lots | 1                                                                                   |
| Best Use       | Coffee shop, bakery, restaurant, escape room, or another entertainment-type center. |

## Location Maps



# Demographics Map



| POPULATION          | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------------|----------|----------|----------|
| Total population    | 2,283    | 9,505    | 12,947   |
| Median age          | 23.6     | 25.5     | 27.6     |
| Median age (male)   | 20.9     | 23.1     | 25.2     |
| Median age (Female) | 27.6     | 29.5     | 31.5     |
| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES  | 5 MILES  |
| Total households    | 687      | 2,546    | 3,230    |
| # of persons per HH | 3.3      | 3.7      | 4.0      |
| Average HH income   | \$34,965 | \$36,511 | \$38,823 |
| Average house value | \$74,497 | \$79,815 | \$92,411 |

\* Demographic data derived from 2010 US Census