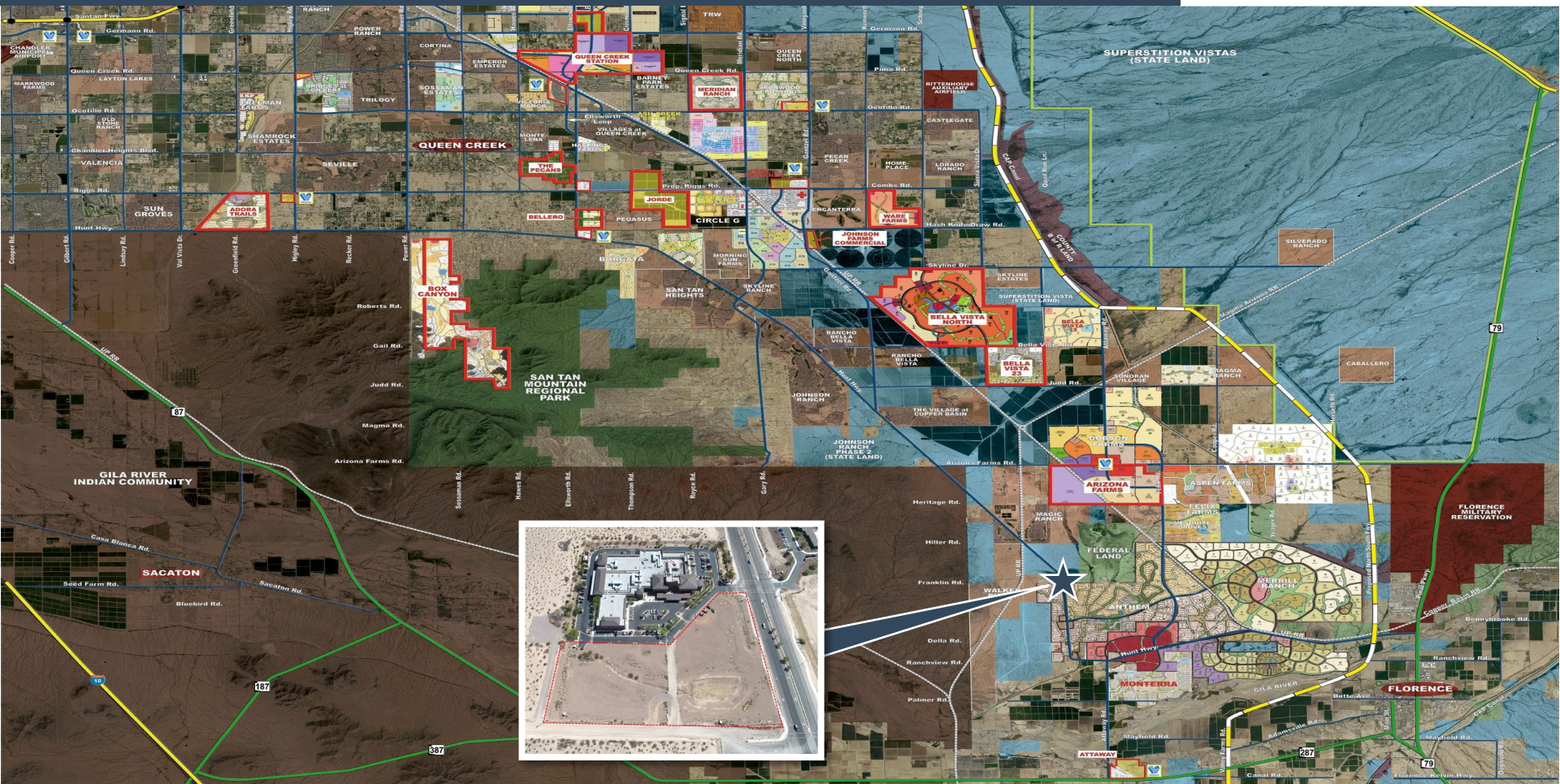


FOR SALE: ±5.37 ACRE COMMERCIAL CORNER

SEC Hunt Highway & Franklin Rd | Florence, Arizona



For more information, please contact:

Kevin Petersen
 Broker
 602.540.8151
 Kevin@PPMLand.com

Adam Petersen
 Agent
 480.586.0946
 Adam@PPMLand.com

Petersen Properties & Management Inc.
 3369 E Queen Creek Rd, Ste 101
 Gilbert, AZ 85297
 www.PPMLand.com

FOR SALE: ±5.37 ACRE COMMERCIAL CORNER

SEC Hunt Highway & Franklin Rd | Florence, Arizona



SIZE	±5.37 ACRES
ZONING	PUD - Florence
PARCEL #	211-02-032; 211-02-033
PROPERTY TAX	\$5,780 (2024)
UTILITIES	EPCOR / APS
PRICE	SUBMIT
OTHER INFORMATION	<ul style="list-style-type: none"> • Hard Commercial Corner • Phase I completed • Next door to the Florence Hospital • Utilities are at the Parcel • Original concept was for 40,000 sq ft of office/medical. • Part of the Merrill Ranch Master Plan.

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suite six
architecture + planning

801 - 6.28.24

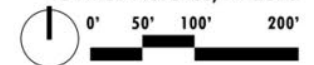
Option B.1

Site Data		
Net Site Lots 1&2	± 233,915 sf/± 5.37 ac	
GLA		Parking Req'd
Pads (food)	± 7,500 sf	(1/250) 30 sp
Mixed-Use	± 18,000 sf	(1/200) 90 sp
Totals	± 25,500 sf	120 sp
Lot Coverage		± 11 %
Parking Provided		188 sp
Parking Ratio		± 7.3/1000

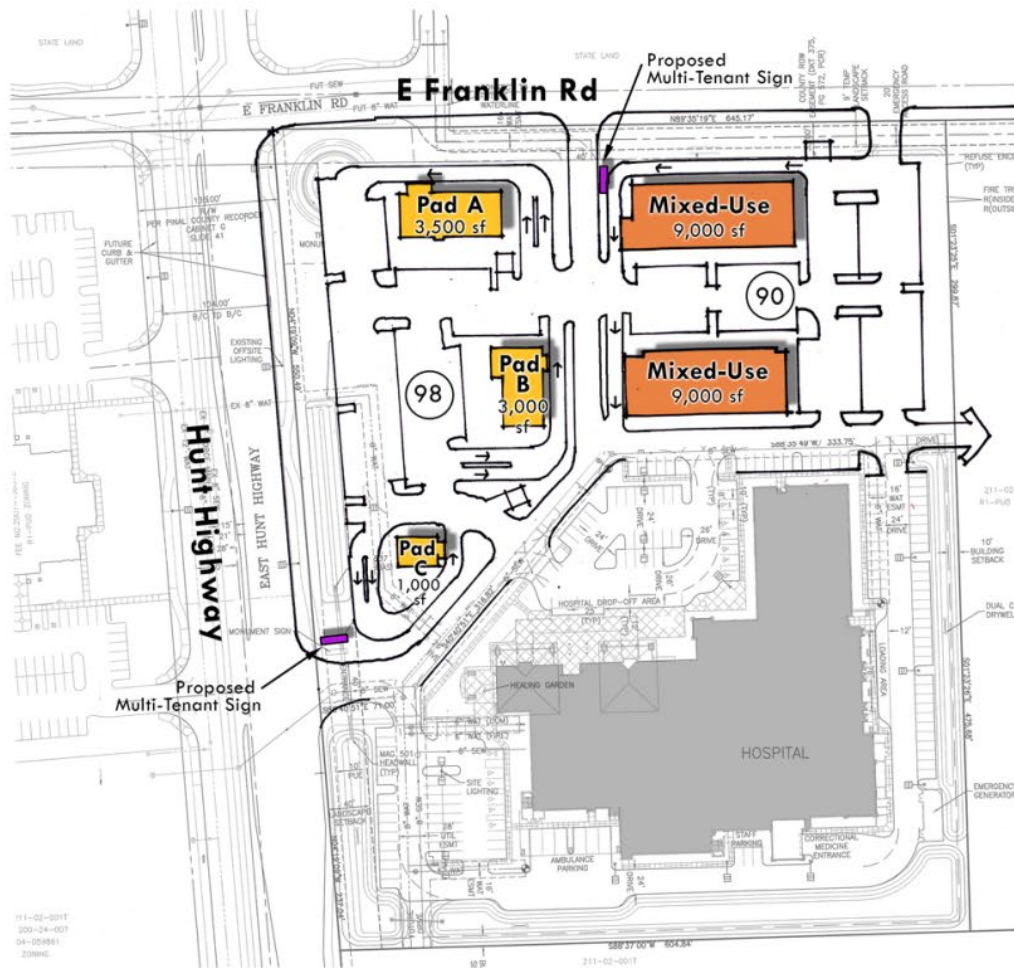
Hunt Highway Commercial, LLC c/o



SEC Franklin Road and Hunt Highway Town of Florence, Arizona



Disclaimer
The information provided herein is based solely upon background site information provided by others. We warrant only as to the accuracy of this data and information provided herein shall not be relied upon for due diligence or any business transaction. Actual property conditions may vary. Any existing easements for utilities, access and other purposes are not fully known and may require obligation to determine the represented use and configuration.



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