

FOR SALE: ±48 ACRES COMMERCIAL / HD RESIDENTIAL

SWC of Hunt Highway & Hwy 79 | Florence, Arizona



For more information, please contact:

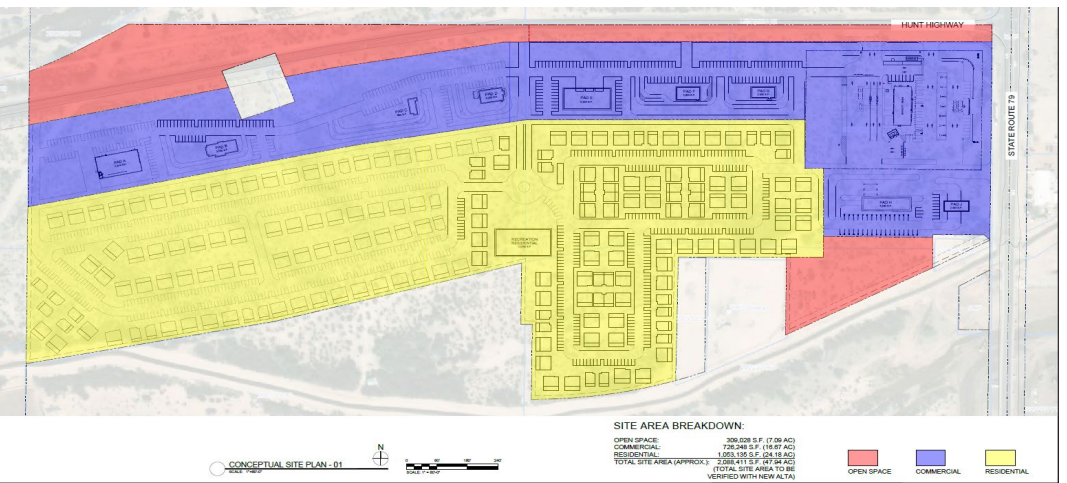
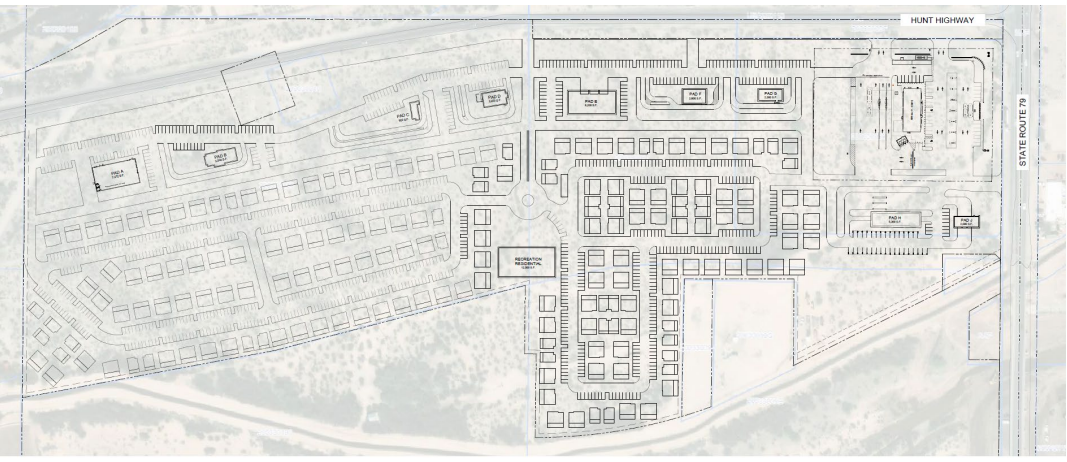
Kevin Petersen
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Petersen Properties & Management Inc.
3369 E Queen Creek Rd, Ste 101
Gilbert, AZ 85297
www.PPMLand.com

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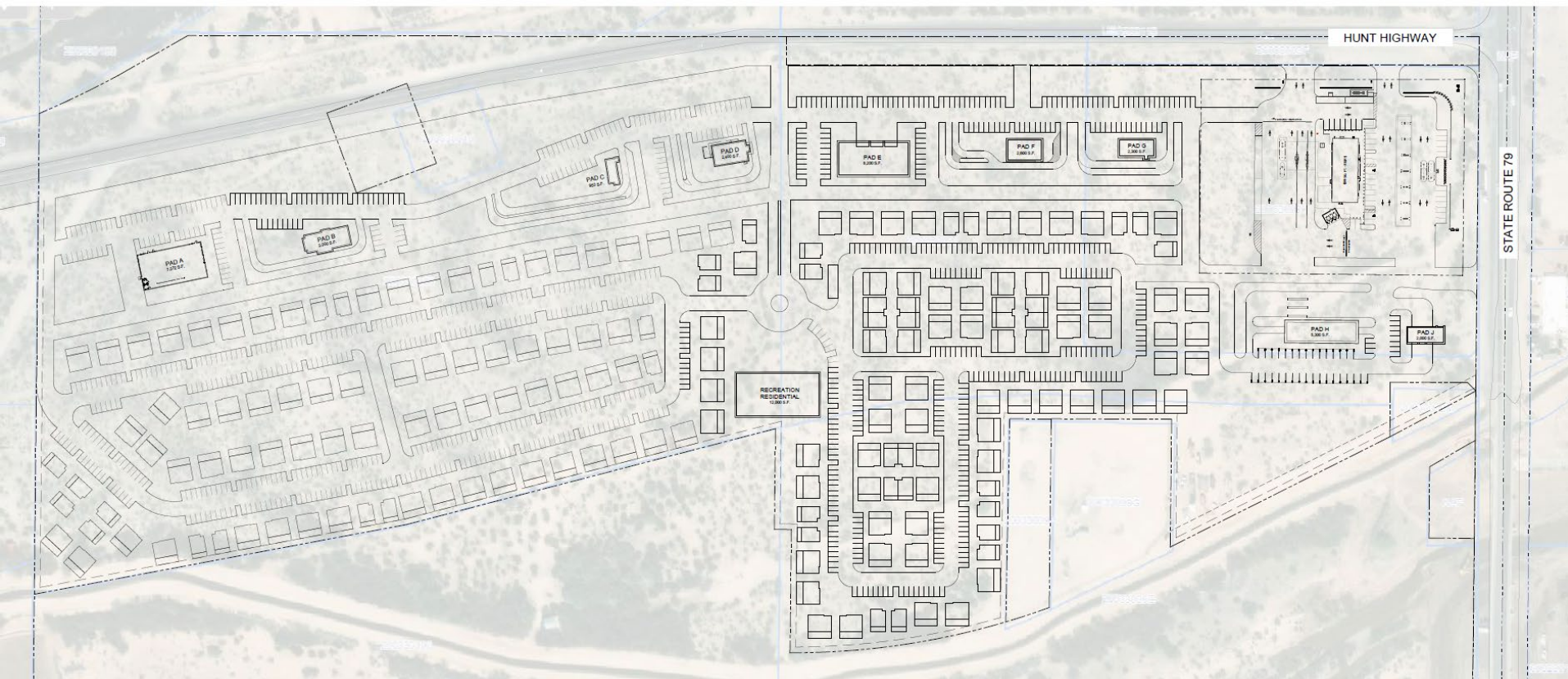


SIZE	± 48 Acres
ZONING	Commercial (Pending Mixed Use)
PARCEL #	200-33-009J (main)
PROPERTY TAX	Approx \$3,000 (2024)
UTILITIES	APS - TBD
PRICE	SUBMIT
OTHER INFORMATION	<ul style="list-style-type: none"> • Main Commercial Corner • 100% Out of the Flood Zone • 16.67 acres of proposed commercial • 24.18 acres of pending high density residential • Circle K on the hard corner

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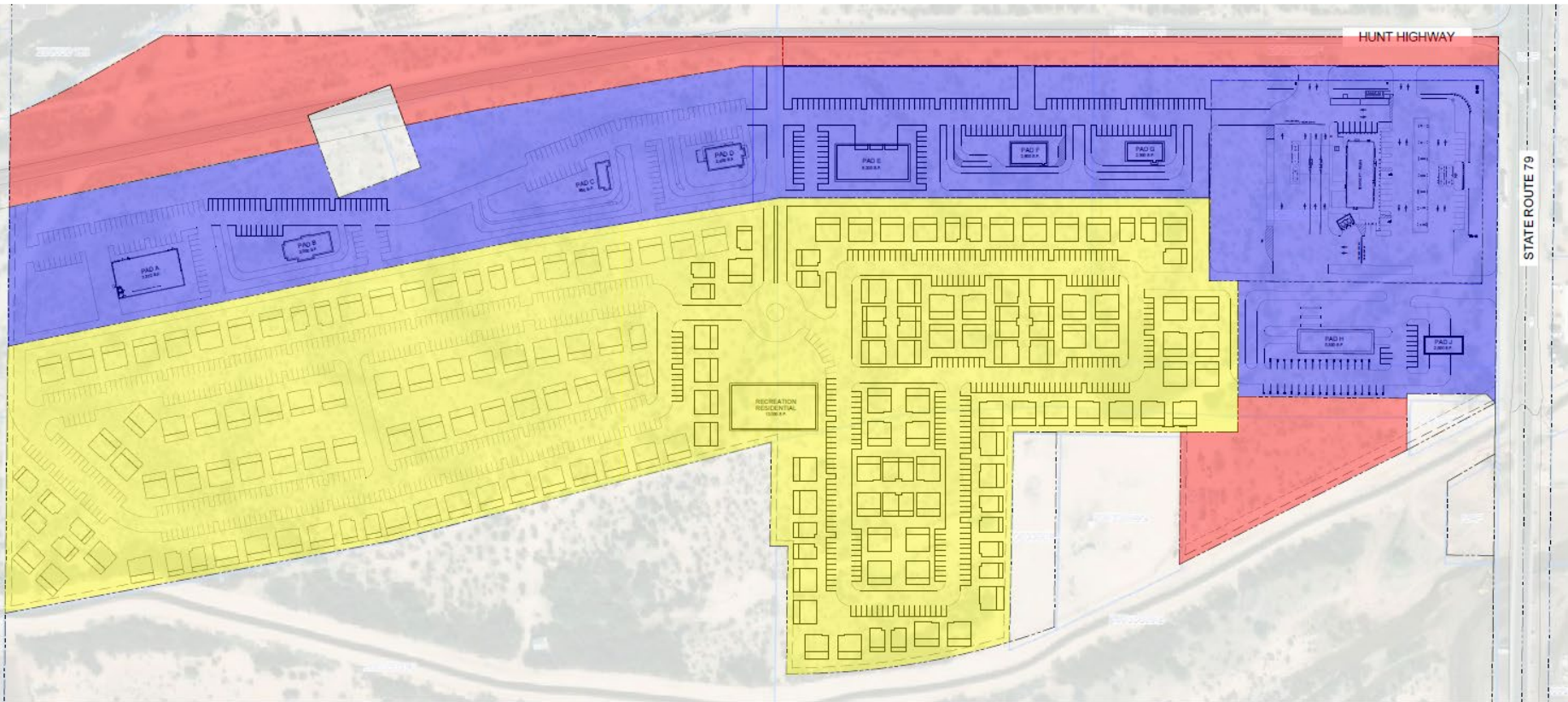
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CONCEPTUAL SITE PLAN - 01
 SCALE 1"=80'-0"

N

0 80' 160' 240'
 SCALE 1"=80'-0"

SITE AREA BREAKDOWN:

OPEN SPACE:	309,028 S.F. (7.09 AC)
COMMERCIAL:	726,248 S.F. (16.67 AC)
RESIDENTIAL:	1,053,135 S.F. (24.18 AC)
TOTAL SITE AREA (APPROX.):	2,088,411 S.F. (47.94 AC)
	(TOTAL SITE AREA TO BE VERIFIED WITH NEW ALTA)

OPEN SPACE
 COMMERCIAL
 RESIDENTIAL

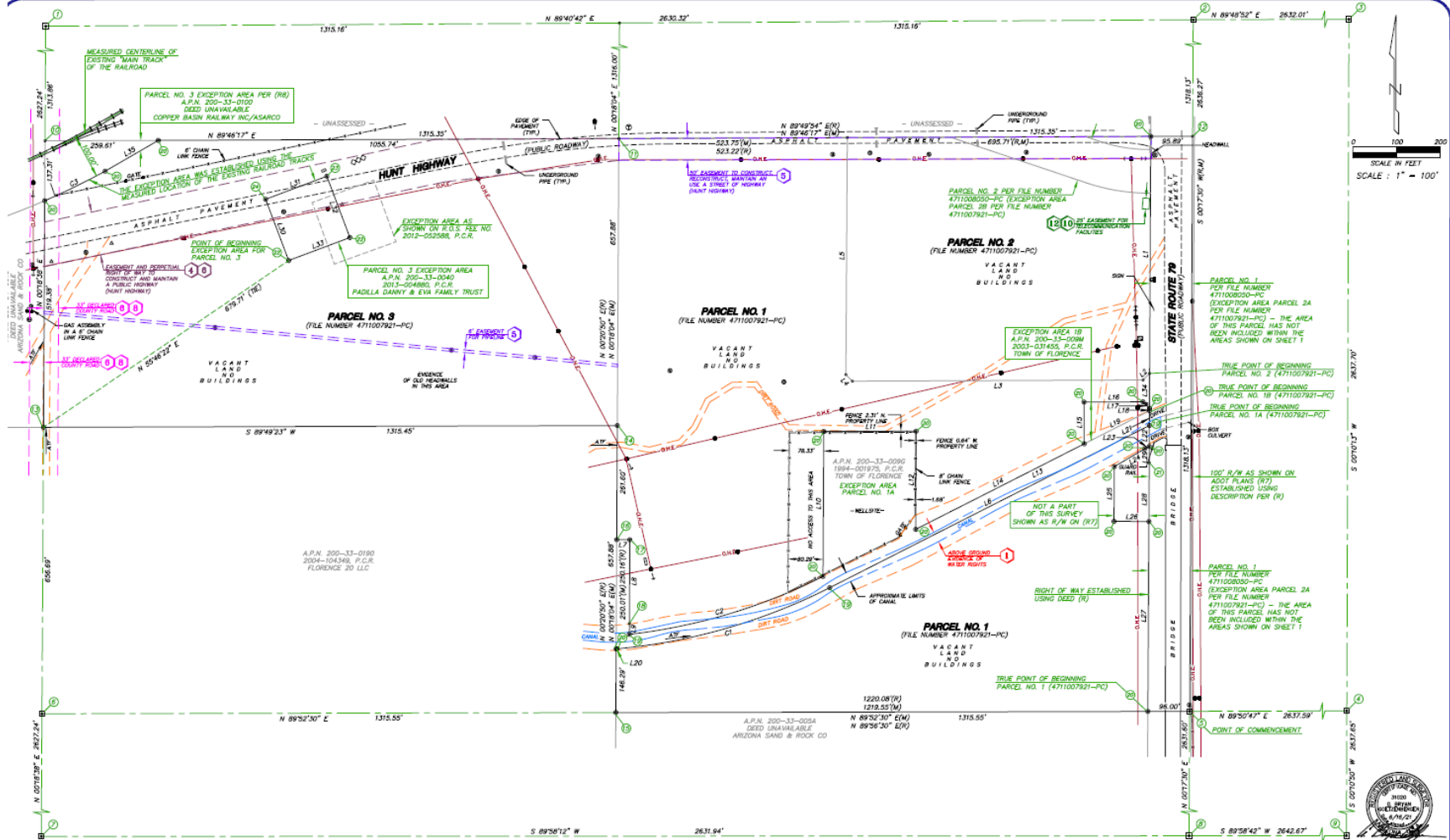
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LEGEND

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> Property Corner (See Monument Table) Property Line Find Survey Monument (See Monument Table) (See Monument Table) See Reference Documents Measured Schedule "B" Item | <ul style="list-style-type: none"> Concrete Surface Driveway Railroad Tracks Fence Asphalt Pavement Overhead Electric Line Down Guy Wire Gas Assembly Gas Marker Gas Valve Guard Post or Gate Post | <ul style="list-style-type: none"> Power Pole W/ Underground Electric Telephone Masthead Telephone Ripser Traffic Junction Box Water Valve Physical Access To & From Adjutting Property |
|--|---|---|

ALTA / N&PS LAND TITLE SURVEY
HUNT HIGHWAY AND STATE ROUTE 78 FLORENCE, AZ

SHEET: 3 of 3 DATE: 6-16-21 JOB NO: 210483

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