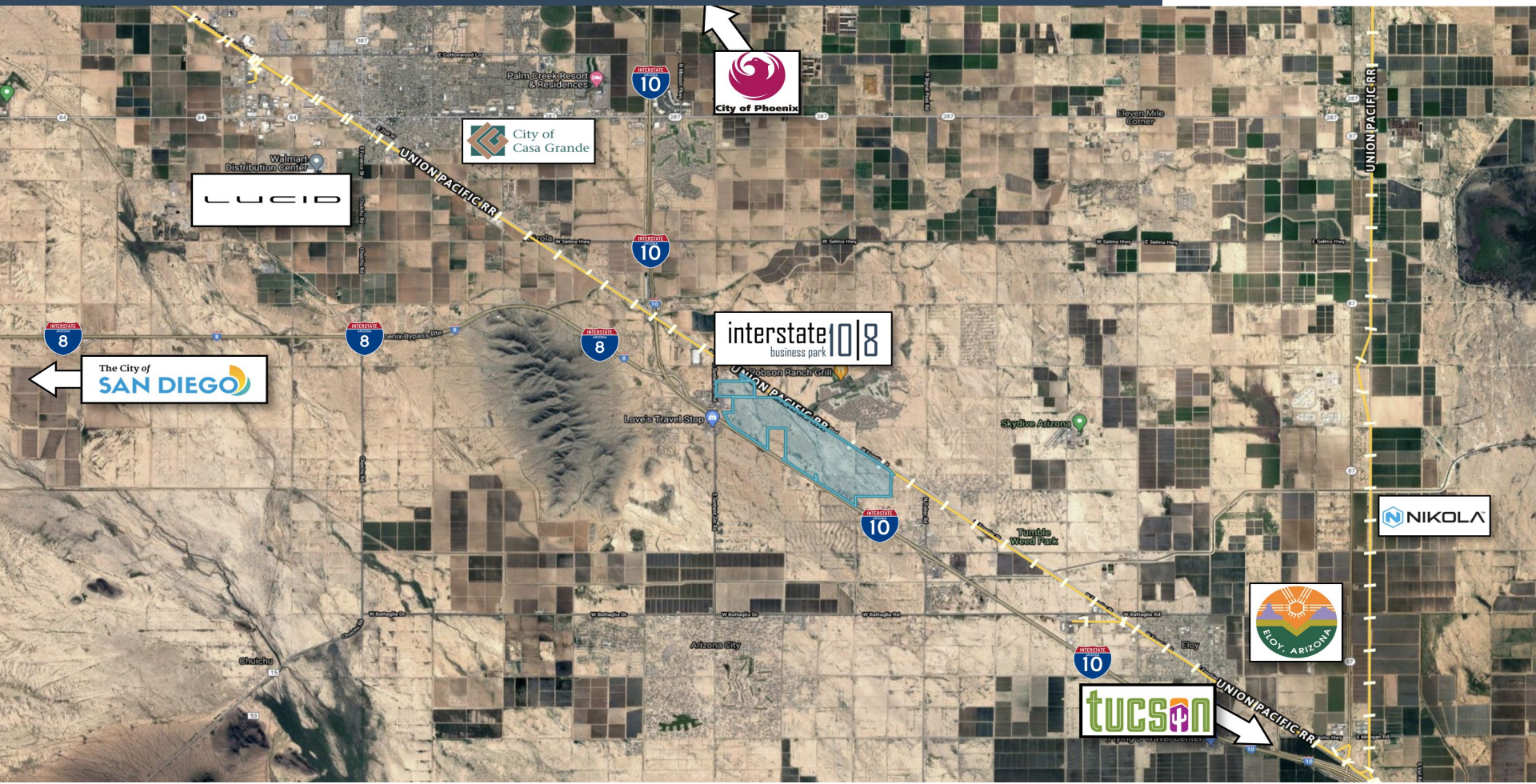


# FOR SALE: ±1,173 ACRE BUSINESS PARK

Interstate 10 & Interstate 8 | Eloy, Arizona

[www.Interstate10-8.com](http://www.Interstate10-8.com)



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](http://www.PPMLand.com)



# FOR SALE: ±1,173 ACRE BUSINESS PARK

Interstate 10 & Interstate 8 | Eloy, Arizona

[www.Interstate10-8.com](http://www.Interstate10-8.com)



SIZE	±1,173 Acres
ZONING	PAD I-2 Zoning - Industrial / Commercial / Hospitality / Distribution / Manufacturing
PARCEL #	402-15-041B (Parent Parcel)
PROPERTY TAX	\$20,000 (2023)
UTILITIES	<ul style="list-style-type: none"> <li>Eloy Water / Sewer</li> <li>APS Power</li> <li>Southwest Gas</li> <li>Fiber: Cox or Airebeam</li> </ul>
PRICE	<b>CALL FOR PRICING</b>
OTHER INFORMATION	<ul style="list-style-type: none"> <li>Located in an Opportunity Zone</li> <li>Class A Business Park</li> <li>Rail line access</li> <li>±1,173 acres of flexible zoning</li> <li>Ultra high speed internet</li> <li>Major transportation corridor in every direction ensure easy access.</li> <li>Designed to meet the development requirements of todays high-tech industrial and commercial tenants.</li> </ul>

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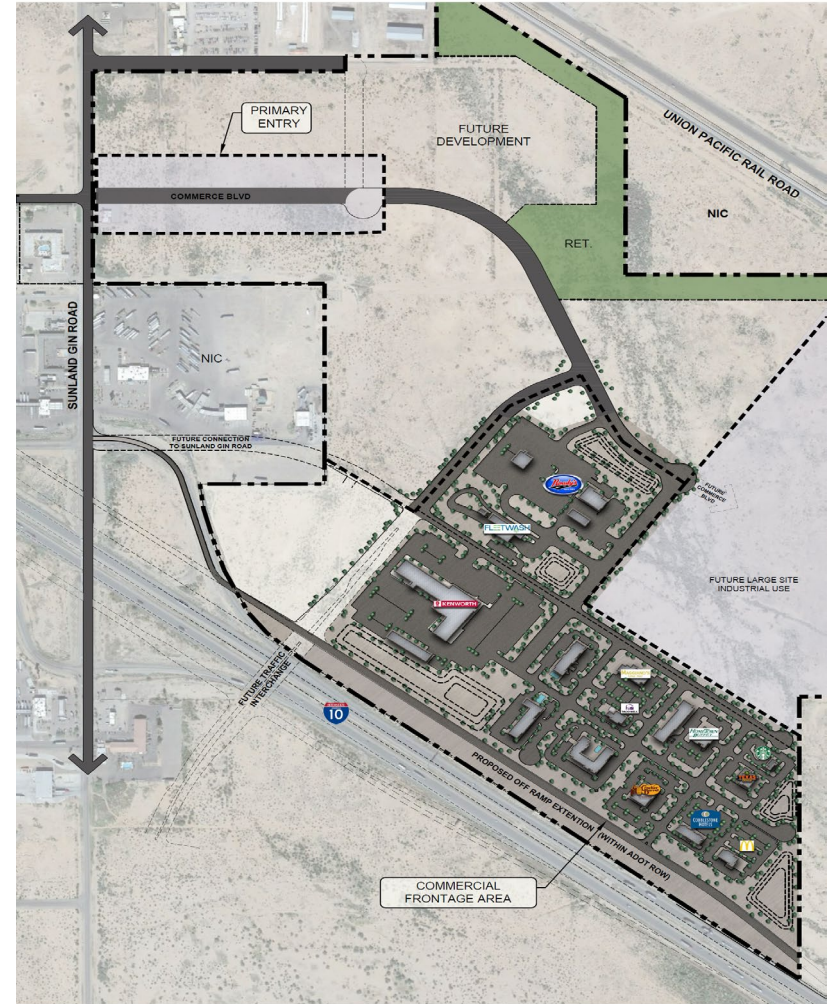
Adam@PPMLand.com

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# PHASE I DEVELOPMENT



For more information, please contact:

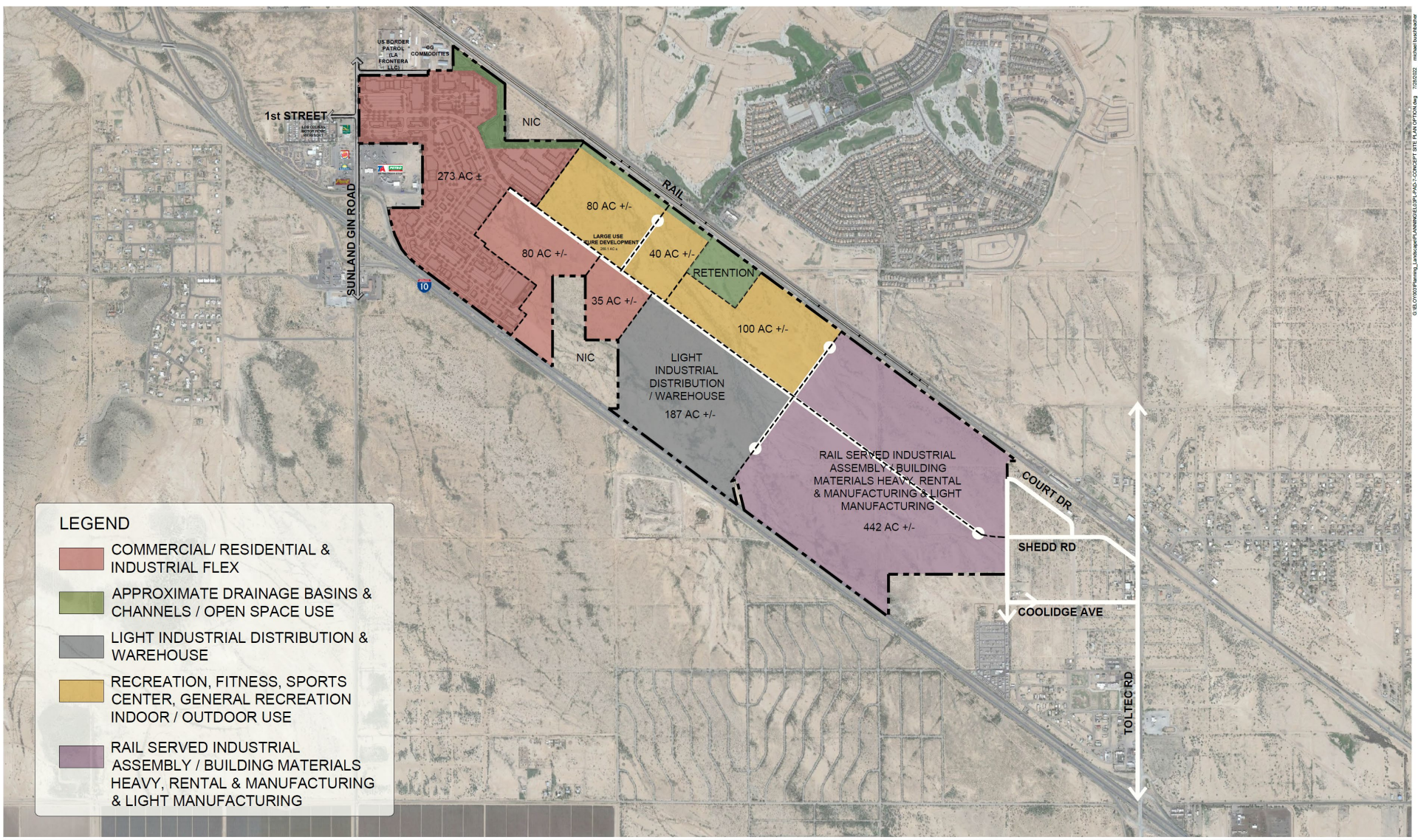
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**LEGEND**

- COMMERCIAL/ RESIDENTIAL & INDUSTRIAL FLEX
- APPROXIMATE DRAINAGE BASINS & CHANNELS / OPEN SPACE USE
- LIGHT INDUSTRIAL DISTRIBUTION & WAREHOUSE
- RECREATION, FITNESS, SPORTS CENTER, GENERAL RECREATION INDOOR / OUTDOOR USE
- RAIL SERVED INDUSTRIAL ASSEMBLY / BUILDING MATERIALS HEAVY, RENTAL & MANUFACTURING & LIGHT MANUFACTURING

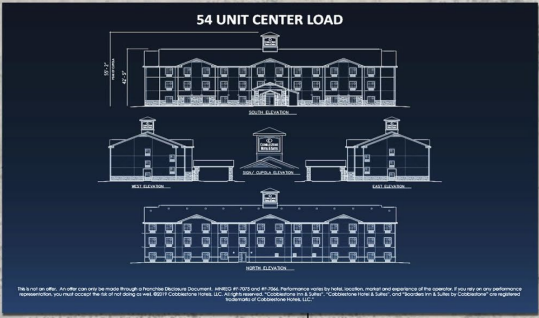
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# Interstate 10-8 Business Park Conceptual Hotel Plan

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**Interstate 10-8 Business Park**  
**Conceptual Hotel & Restaurant Site Plan**

For more information, please contact:

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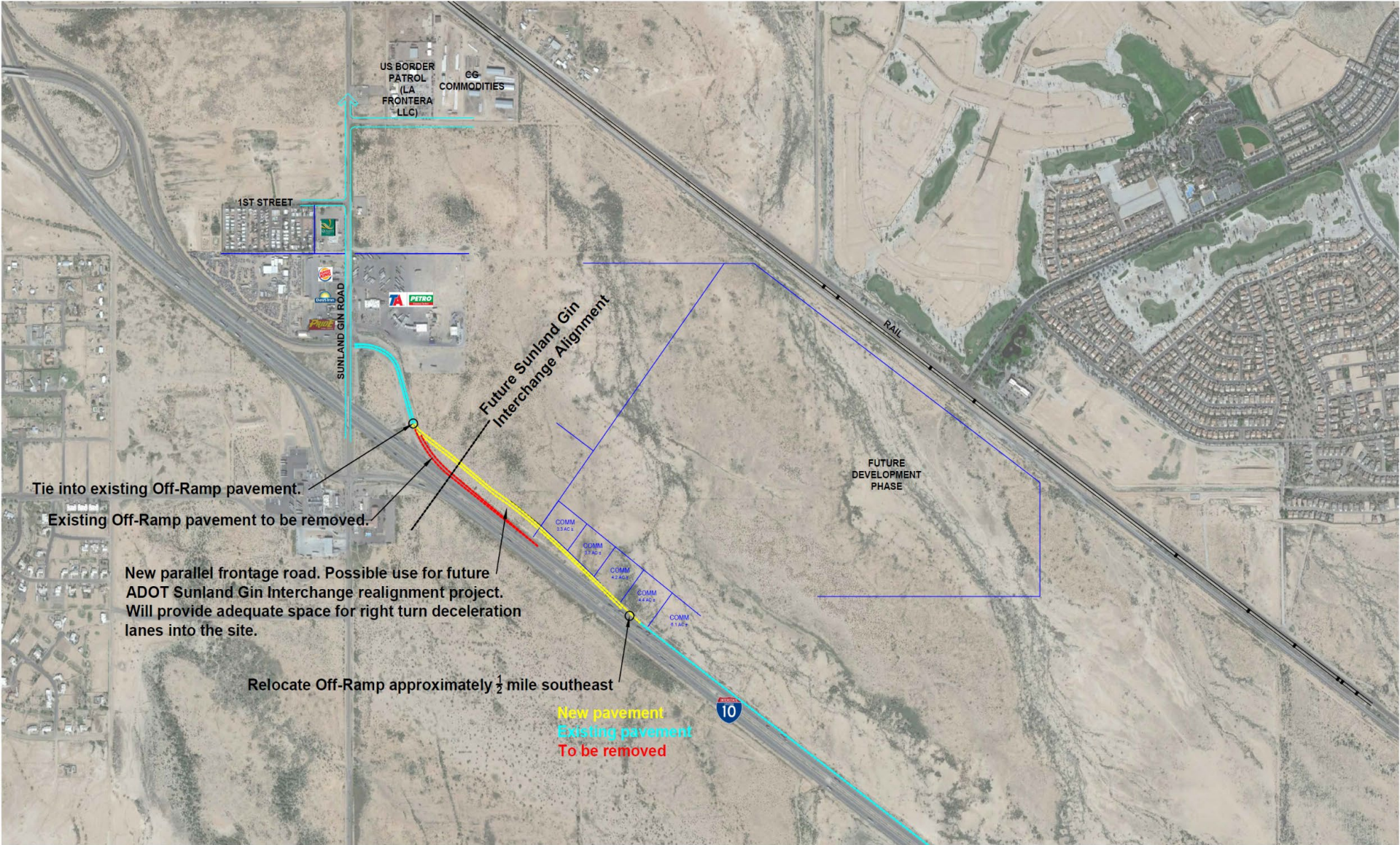
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Tie into existing Off-Ramp pavement.

Existing Off-Ramp pavement to be removed.

New parallel frontage road. Possible use for future ADOT Sunland Gin Interchange realignment project. Will provide adequate space for right turn deceleration lanes into the site.

Relocate Off-Ramp approximately 1/2 mile southeast

New pavement  
Existing pavement  
To be removed

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A



A



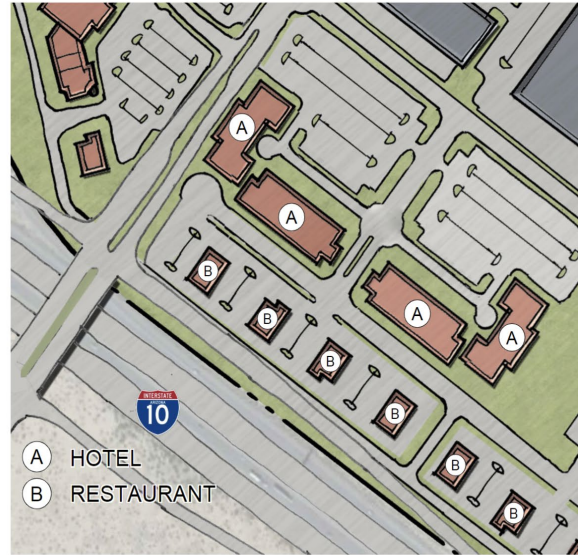
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A



A



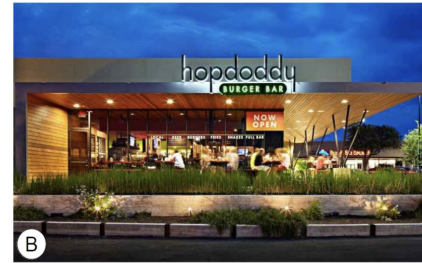
A



B



B



B



B

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# OPPORTUNITY ZONE

## THE INTERSTATE 10 BUSINESS PARK IS FULLY LOCATED WITHIN AN OPPORTUNITY ZONE

Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.

The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low-income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment.

**Investments held 10 years:** taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2026, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2028.\*

**Investments held 7 years:** taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2025. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.\*

**Investments held 5 years:** taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2023. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.\*

\*Source: Economic Innovation Group, 2018

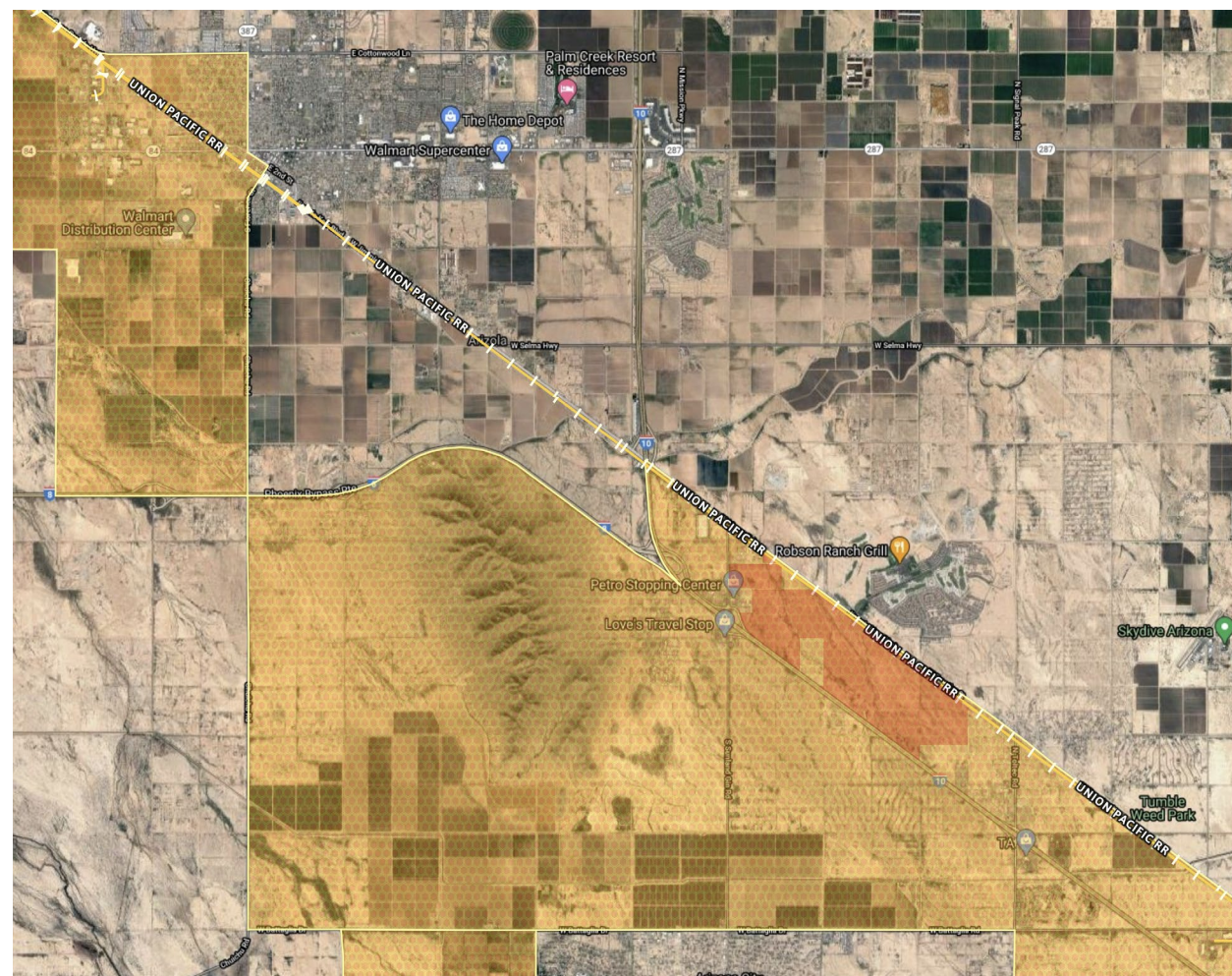
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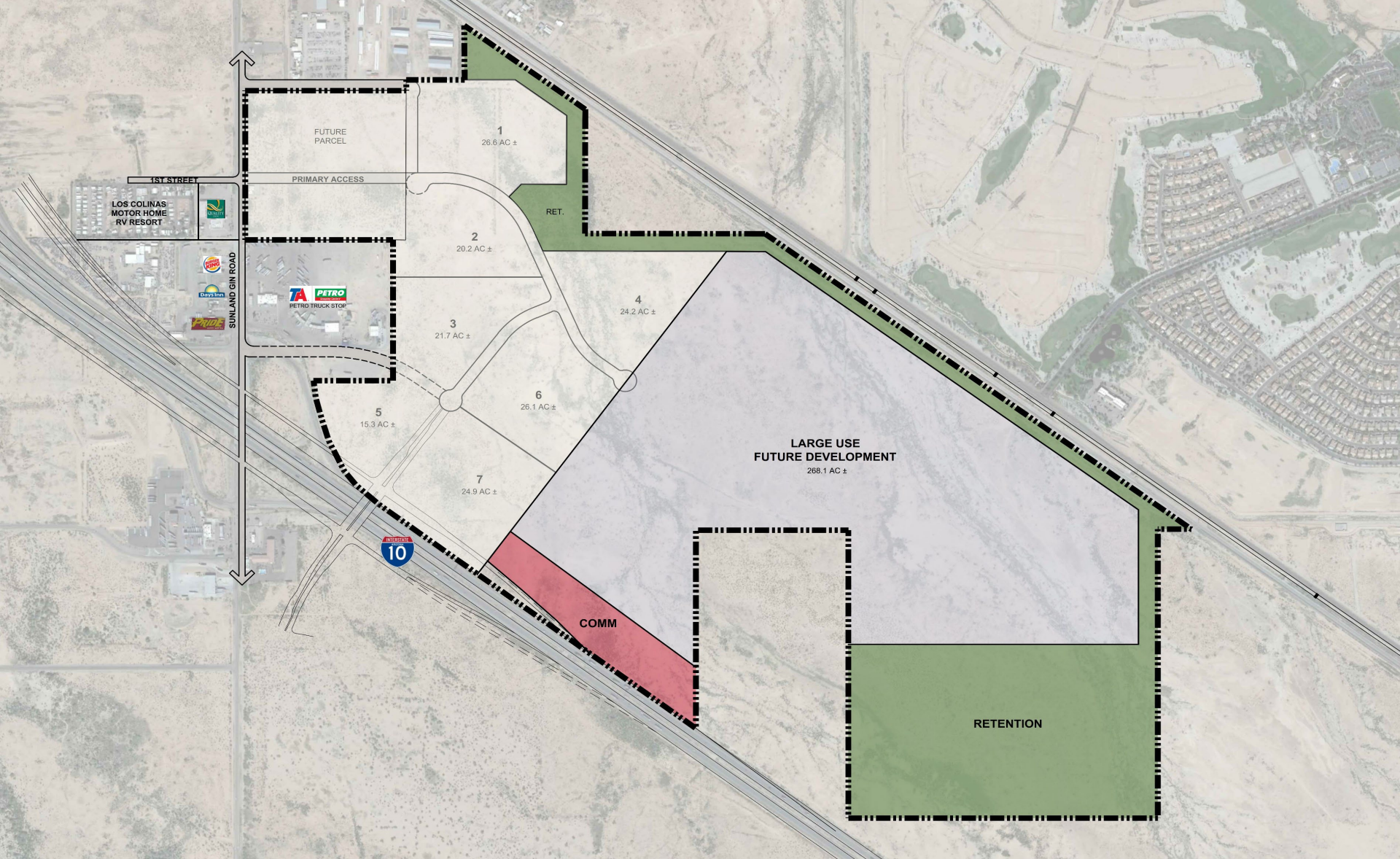
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## interstate 10-8 business park

### Exhibit 14 - Conceptual Phasing Plan

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This plan is conceptual, subject to change, and does not represent any regulatory approval. All data should be verified against a current and accurate survey. Not for construction.

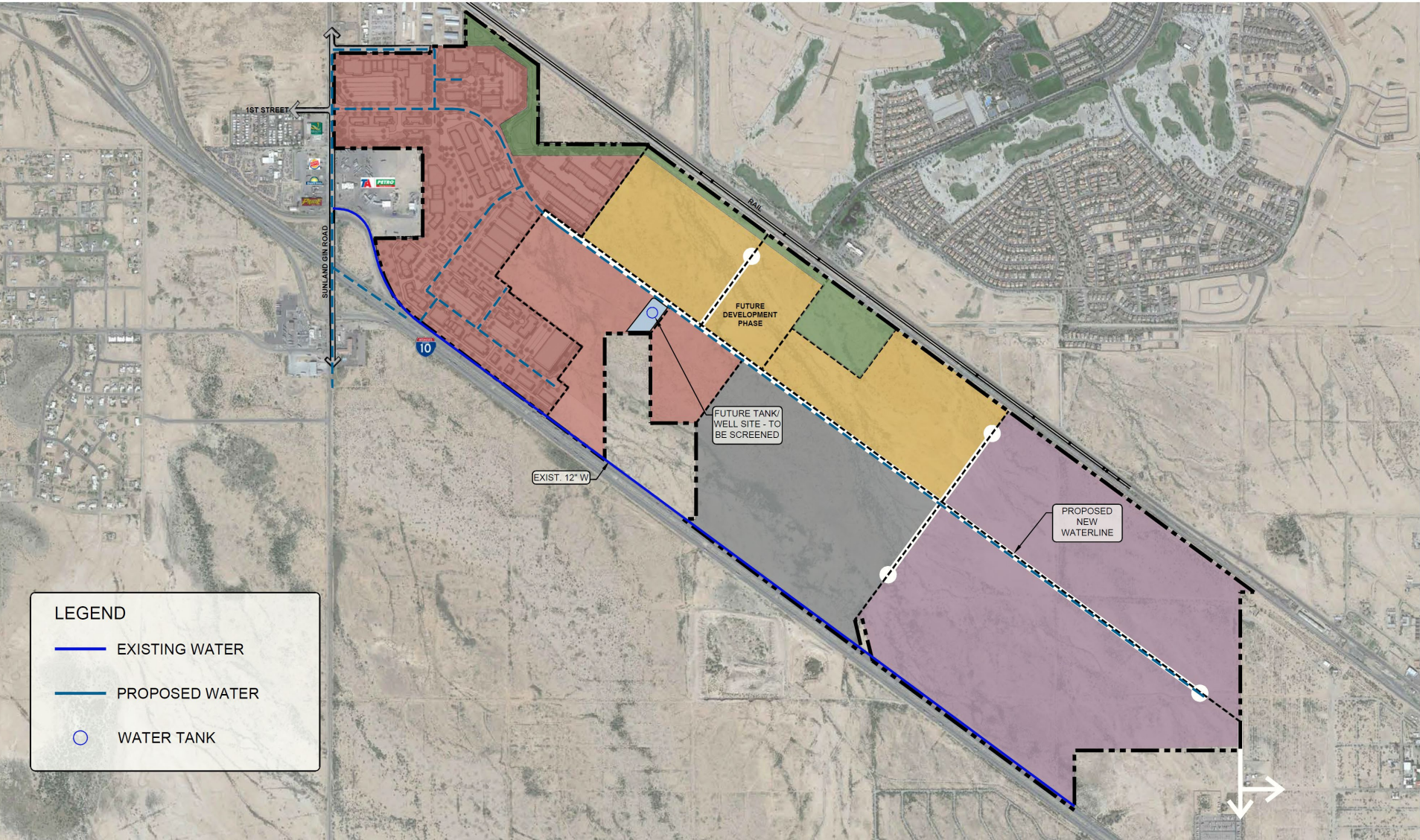
This plan is for conceptual purposes only  
 Not to be used for construction  
 12/2/2019  
 EL01  
 Eloy, Arizona



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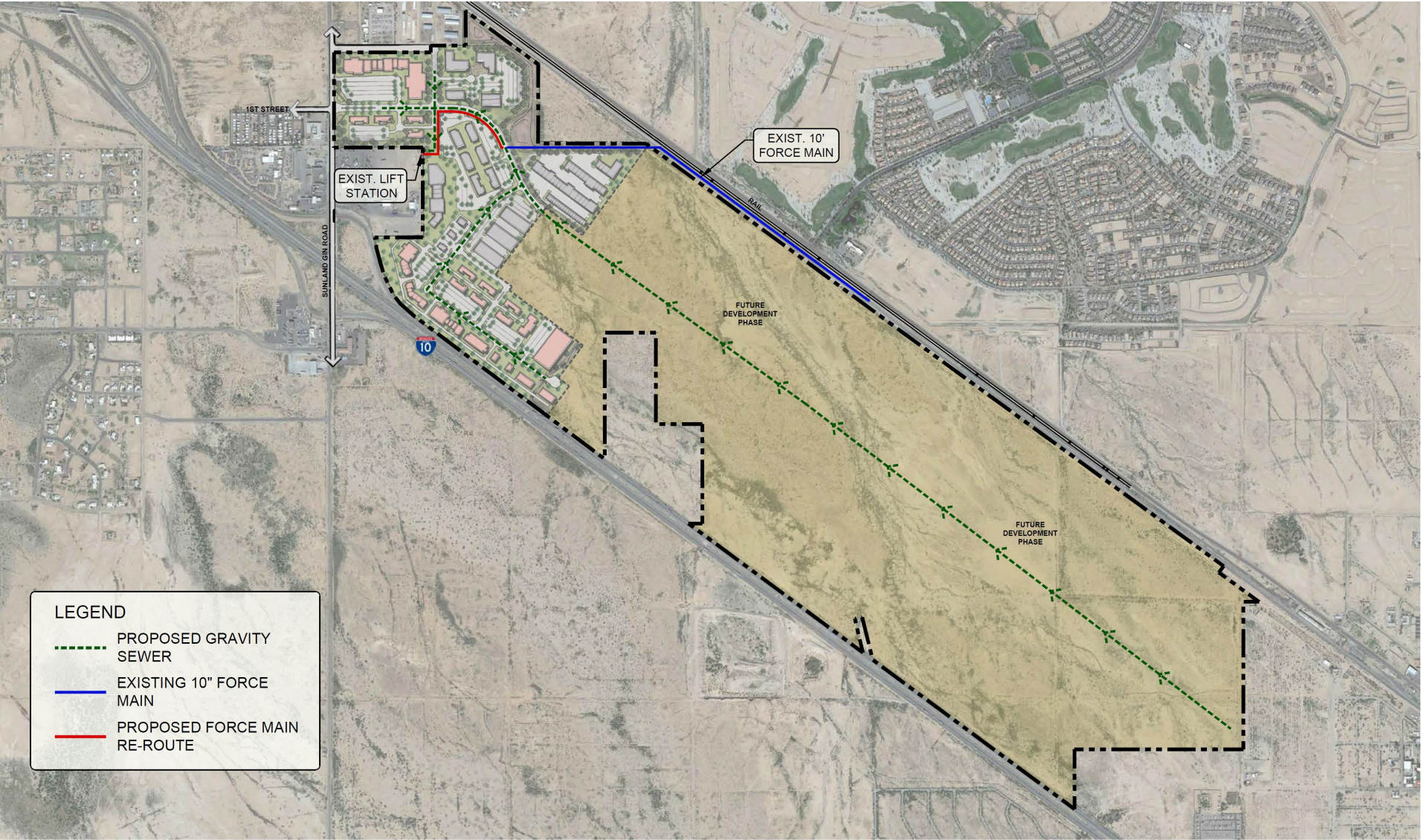
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**LEGEND**

- - - PROPOSED GRAVITY SEWER
- EXISTING 10" FORCE MAIN
- PROPOSED FORCE MAIN RE-ROUTE

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# interstate 10-8 business park

## Exhibit 13 - Conceptual Circulation Plan

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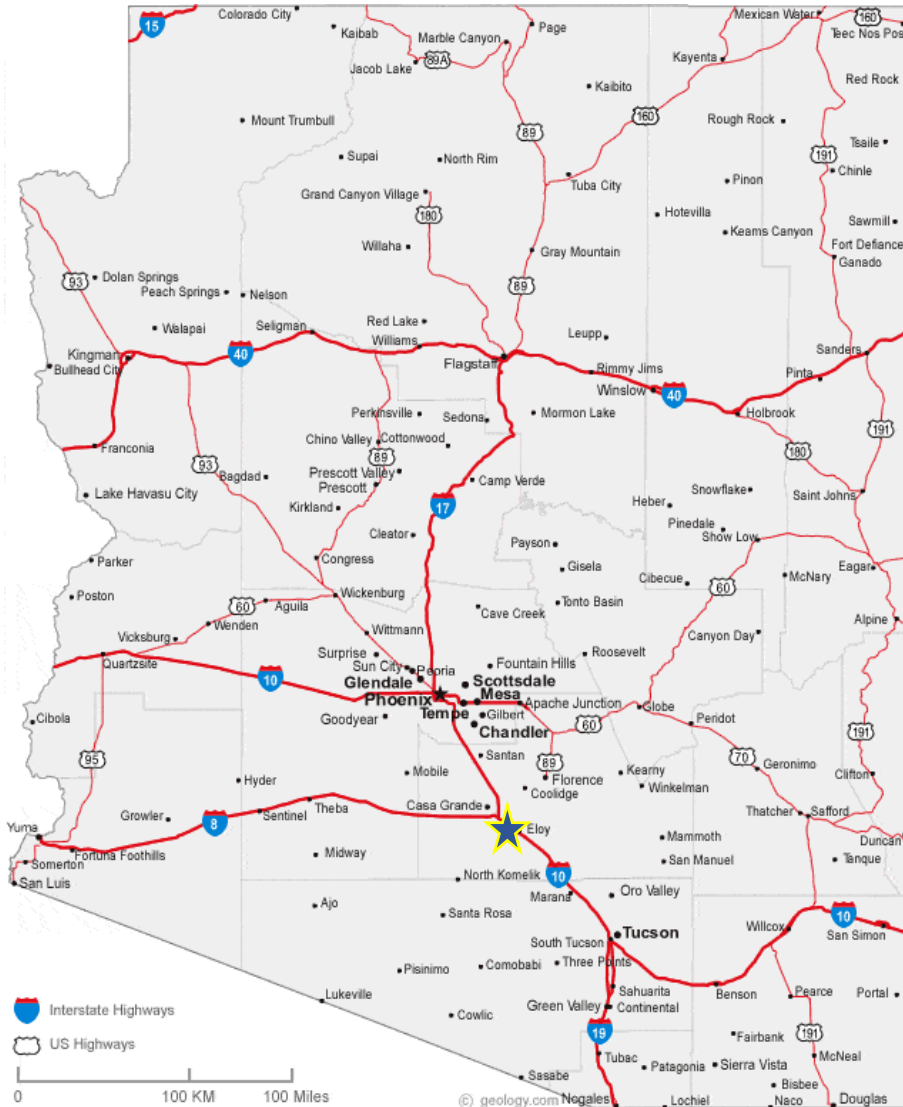
  
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 11/27/2019  
 EL01  
 Eloy, Arizona


  
 HUNTER  
 ENGINEERING  
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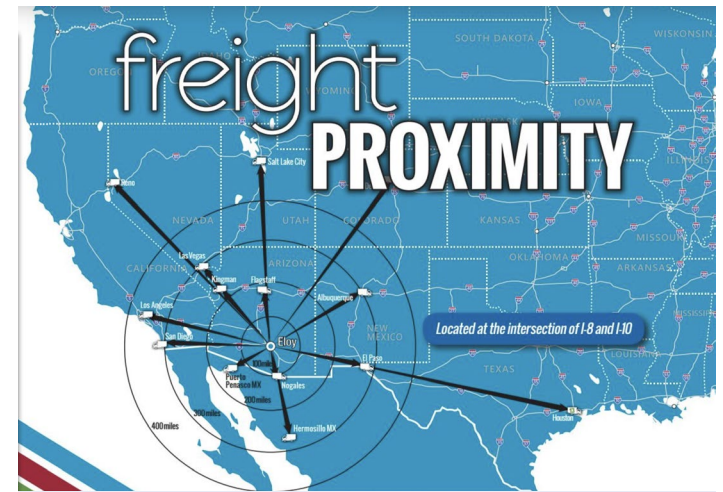




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### FREIGHT DRIVE MILES / TIME\*

\*ungoverned speed, rounded to 10 minute increments

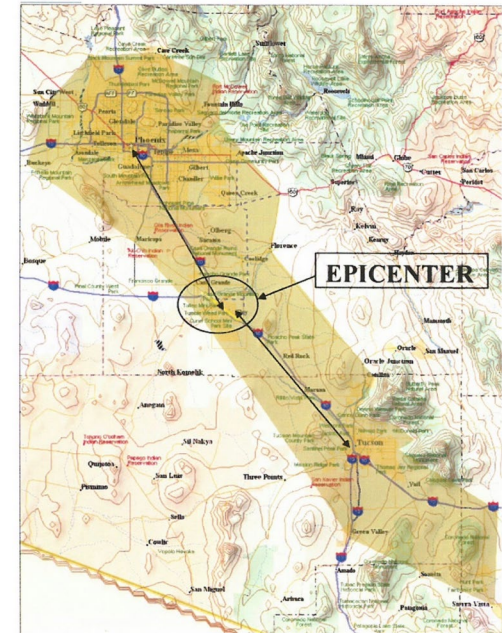
CITY	DISTANCE	DRIVE TIME
Tucson AZ	51 miles	50m
Phoenix AZ	54 miles	60m
Nogales MX	119 miles	2h
Yuma AZ	187 miles	2h, 50m
Puerto Penasco MX	190 miles	3h, 30m
Hermosillo MX	291 miles	5h 20m
San Diego CA	357 miles	5h 10m
El Paso TX	368 miles	5h 10m
Los Angeles CA	434 miles	6h 30m
San Francisco CA	815 miles	12h
Dallas TX	1,003 miles	14h 20m
Houston TX	1,114 miles	16h 10m
New Orleans LA	1,460 miles	21h 20m
Seattle WA	1,483 miles	22h 40m
Calgary AL	1,606 miles	24h
Vancouver BC	1,619 miles	25h
Minneapolis MN	1,639 miles	26h
Detroit MI	1,979 miles	30h
Orlando FL	2,076 miles	30h

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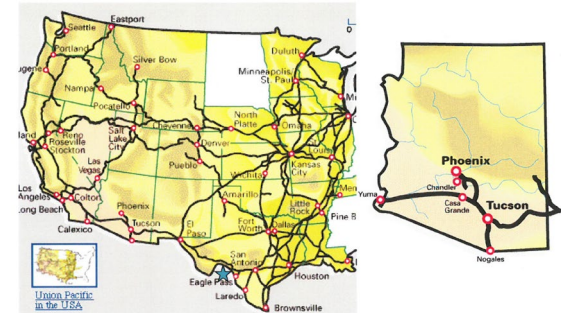
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THE INTERSTATE 10|8 BUSINESS PARK IS ADJACENT TO THE UNION PACIFIC RAIL LINE. A RAIL SPUR CAN BE ADDED TO ACCESS THE UP LINE.



Union Pacific Railroad Map



• **ACDC** sits on UP mainline that connects L.A., Long Beach, San Diego and Mexican port cities to Tucson, El Paso, Kansas City and Chicago

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# ELOY at a glance

For more information visit:  
[www.elayaz.gov](http://www.elayaz.gov)

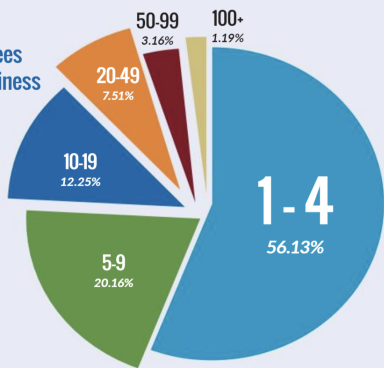


**17,412** Total Population

\*includes approximately 6,800 inmates within area private prisons



Employees  
Per Business



**3,798**  
Labor Force



**14.54%**  
Office and  
Administrative support

### Age Distribution



Median Age  
**34.1**

### POPULATION BY RADIUS

20 miles - 76,490  
25 miles - 99,244  
30 miles - 117,810  
40 miles - 237,771  
50 miles - 1,522,366

BLUE-COLLAR LABOR FORCE WITH  
**ROOM FOR MANAGERS**



Owners

**65.61%**

### HOUSING



Renters

**34.39%**

Average Commute

**23 Minutes**

### FREIGHT DRIVE MILES / TIME\*

\*ungoverned speed, rounded to 10 minute increments

CITY	DISTANCE	DRIVE TIME
Tucson AZ	51 miles	50m
Phoenix AZ	54 miles	60m
Nogales MX	119 miles	2h
Yuma AZ	187 miles	2h, 50m
Puerto Penasco MX	190 miles	3h, 30m
Hermosillo MX	291 miles	5h 20m
San Diego CA	357 miles	5h 10m
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Los Angeles CA	434 miles	6h 30m
San Francisco CA	815 miles	12h
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Houston TX	1,114 miles	16h 10m
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Calgary AL	1,606 miles	24h
Vancouver BC	1,619 miles	25h
Minneapolis MN	1,639 miles	26h
Detroit MI	1,979 miles	30h
Orlando FL	2,076 miles	30h

### A LOOK AT ARIZONA

Low taxes and small state government means Arizona offers one of the lowest costs of doing business in the U.S., according to the Arizona Commerce Authority. The state also boasts a robust, skilled workforce and ease of transportation to local and international markets.

**18.5%**

less than national average per capita income going to taxes

### 2ND LOWEST IN NATION

Government employees per 100 residents  
(Source, 2018 ALEC-Laffer State Economic Competitiveness Index)

### 6TH MOST FAVORABLE IN NATION

Property Taxes

### 15TH MOST FAVORABLE IN NATION

Unemployment Insurance Tax  
(Source, 2018 Tax Foundation State Business Tax Climate Index)

### 13TH LOWEST IN NATION

Average Workers' Compensation Costs (per \$100 of payroll)  
(Source, 2018 ALEC-Laffer State Economic Competitiveness Index)

**+2 MILLION**

Number of Workers Living in Greater Phoenix Area Alone  
(Approximately 54 Miles from Eloy)

**65 MILLION**

Number of people a one-day drive is capable of reaching

**+100 CITIES +4 COUNTRIES**

(Including Mexico, Canada, England and Germany) Served by Phoenix Sky Harbor International Airport

**800 TONS**

Daily Amount of Cargo Handled at Phoenix Sky Harbor International Airport

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