

# LAND FOR SALE OR LEASE

104 E 3rd St, Eloy, AZ 85131



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$115,000
<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>	\$15.53

## 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 HIGHLIGHTS

**KW COMMERCIAL**  
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Tempe, AZ 85284

**ALICIA MILTON**  
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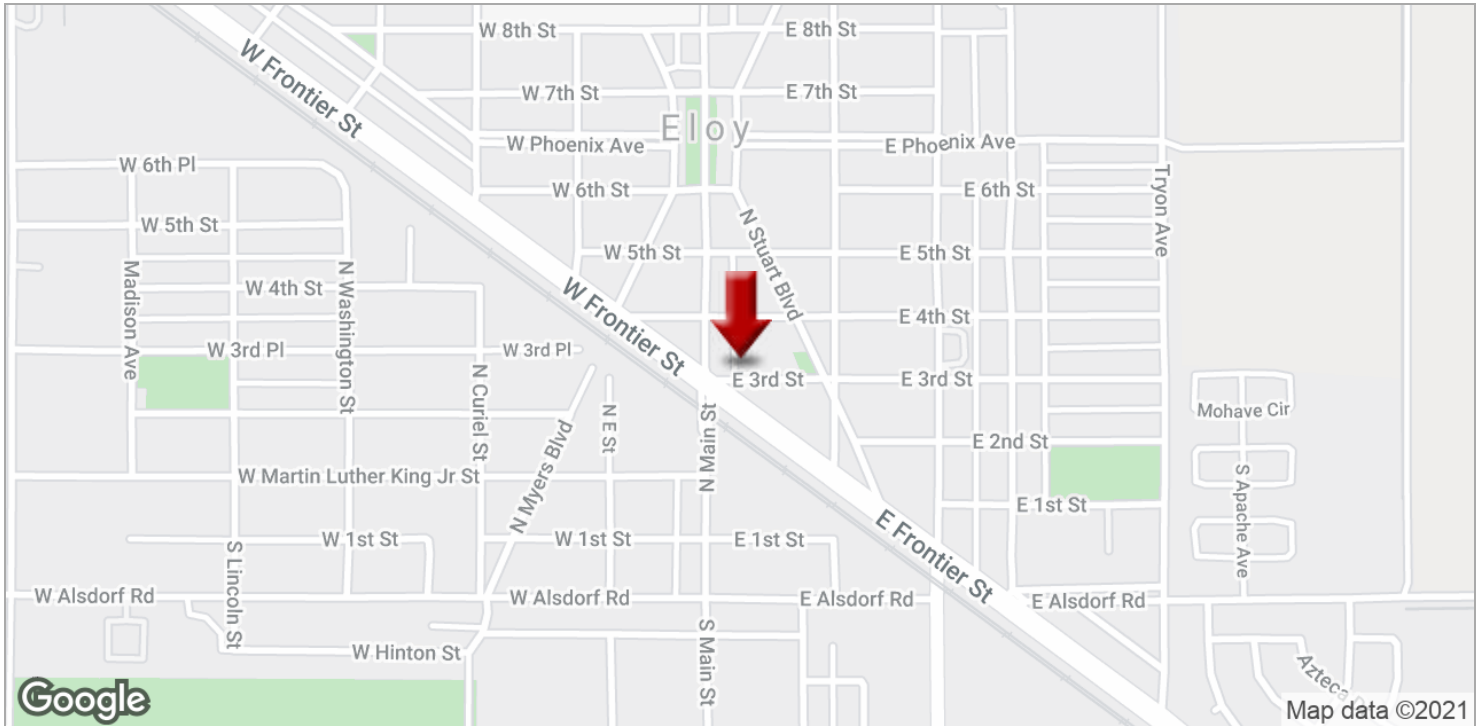
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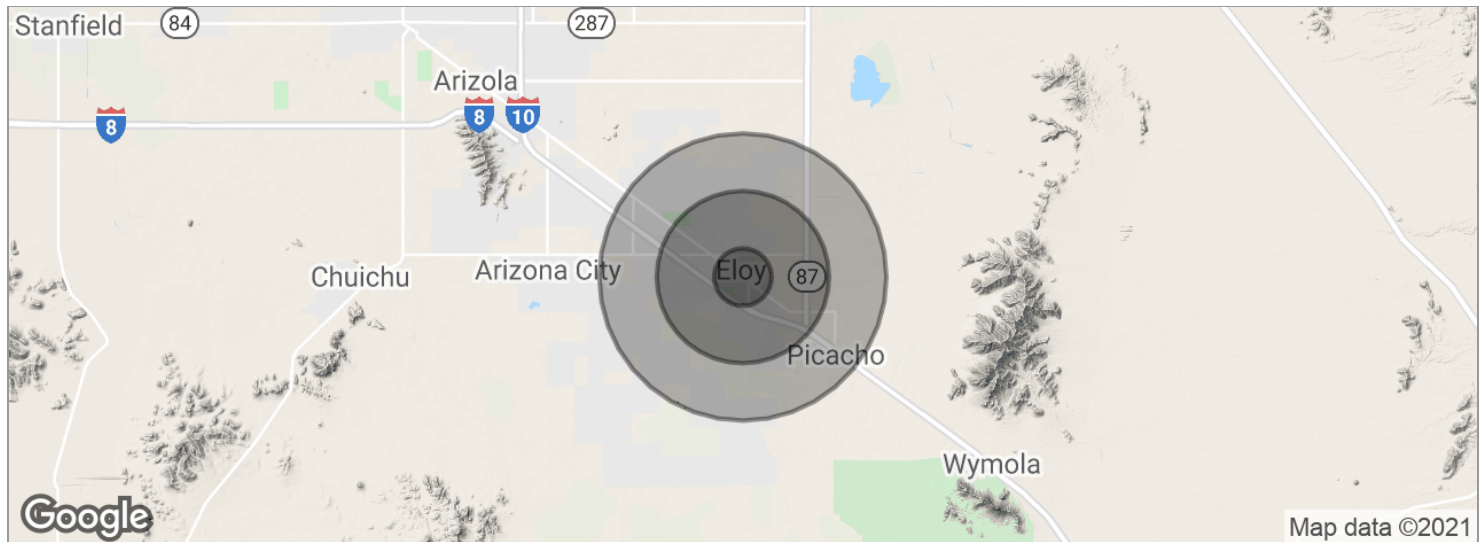
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## LAND FOR SALE

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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

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ELOY, AZ

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**PRESENTED BY:**

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