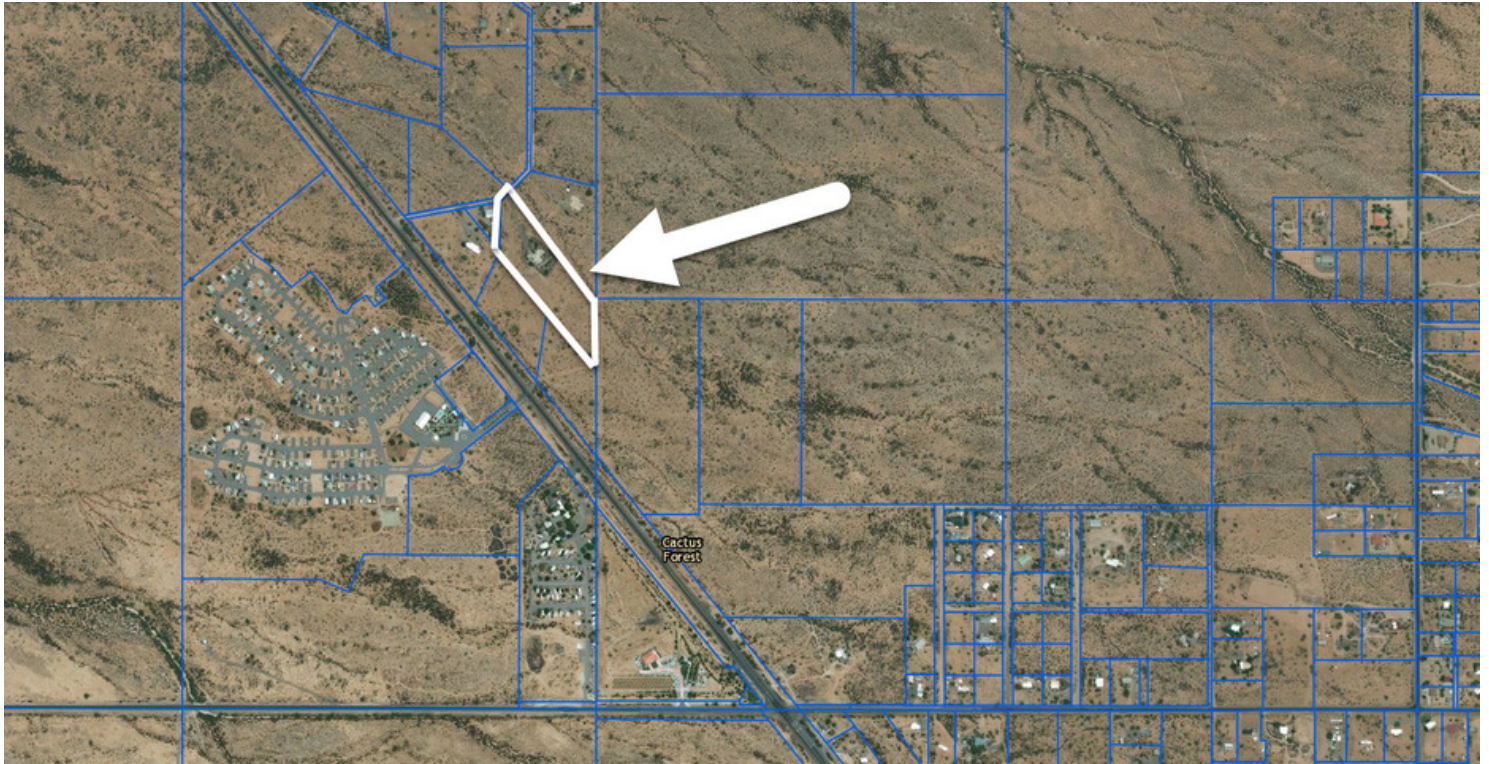


EXECUTIVE SUMMARY

HUGE PRICE REDUCTION - 6.30 AC Vacant Land On Hwy 79 Just South Of Florence AZ. / Evans Estate. Septic, Electric Pedestal, Water On Property. MORE ACREAGE AVAILABLE

9775 N. SIDEWINDER CIRCLE , FLORENCE, AZ



OFFERING SUMMARY

Offering Price: \$107,100

Lot Size: 6.3 Acres

APN #: 206-17-012A

Zoning: GR / 1.25 AC per home site (Evans Estate, CCR's only allow brick or concrete homes to be built).

PROPERTY HIGHLIGHTS

- Paved Driveway from Sidewinder Circle,
- Pool,
- Block Wall,
- Electric Pedestal,
- Septic,
- Water, Well.
- ZONING: GR (1.25 AC per Home site)
- Close to large RV Park (Desert Gardens RV Park).
- Only minutes from Florence Business District.
- Close to Saint Anthony's Greek Orthodox Monastery.



KLCommercialGroup.com

FOR MORE INFORMATION CONTACT:

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walterunger@ccim.net (P) 602.759.1209 (C) 520.975.5207

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

PROPERTY DESCRIPTION

6.30 AC Vacant Land On Hwy 79 Just South Of Florence AZ. / Evans Estate.

9775 N. SIDEWINDER CIRCLE , FLORENCE, AZ

PROPERTY OVERVIEW

6.30 AC vacant land on Hwy 79 just South of Florence AZ.

SSE Corner of Highway 79 and Sidewinder Circle, just opposite Desert Gardens RV Park

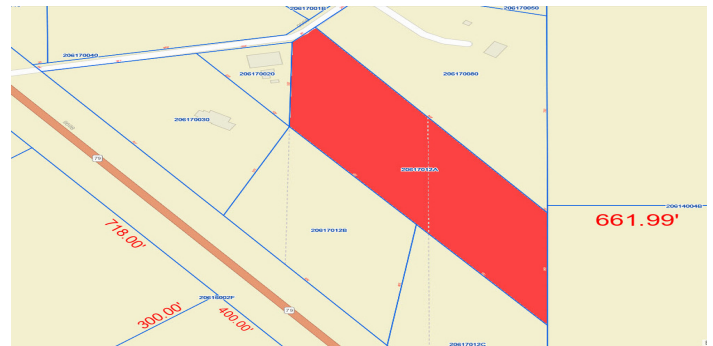
Property is located on Hwy 79, just South of Florence , only a few minute from the Business District, opposite a large RV Park (Desert Garden RV Park) and surrounded by nice SFR. septic tank and all utilities on the property.

The Town of Florence is a full-service municipality. The Town provides police, fire, library, senior center, parks, water, sewer, sanitation and many other services to the community. There are three public schools within Florence, which include K-8 schools, a high school along with the main campus of Central Arizona College. There are a number of major employers in Florence which include Pinal County, Town of Florence, Florence Unified School District, and 9 correctional operations. These employers provide approximately 7,000 jobs. Florence is growing in population, in square miles and surrounded by many new residential subdivision and future developments. Zoning GR (Evans Estate, CCR's only allow brick or concrete homes to be built). More land available.

LOCATION OVERVIEW

Hwy 79 just South of Florence AZ. SSE Corner of Highway 79 and Sidewinder Circle, just opposite Desert Gardens RV Park. Close to large RV Park (Desert Gardens RV Park).

Only minutes from Florence Business district. Close to Saint Anthony's Greek Orthodox Monastery.



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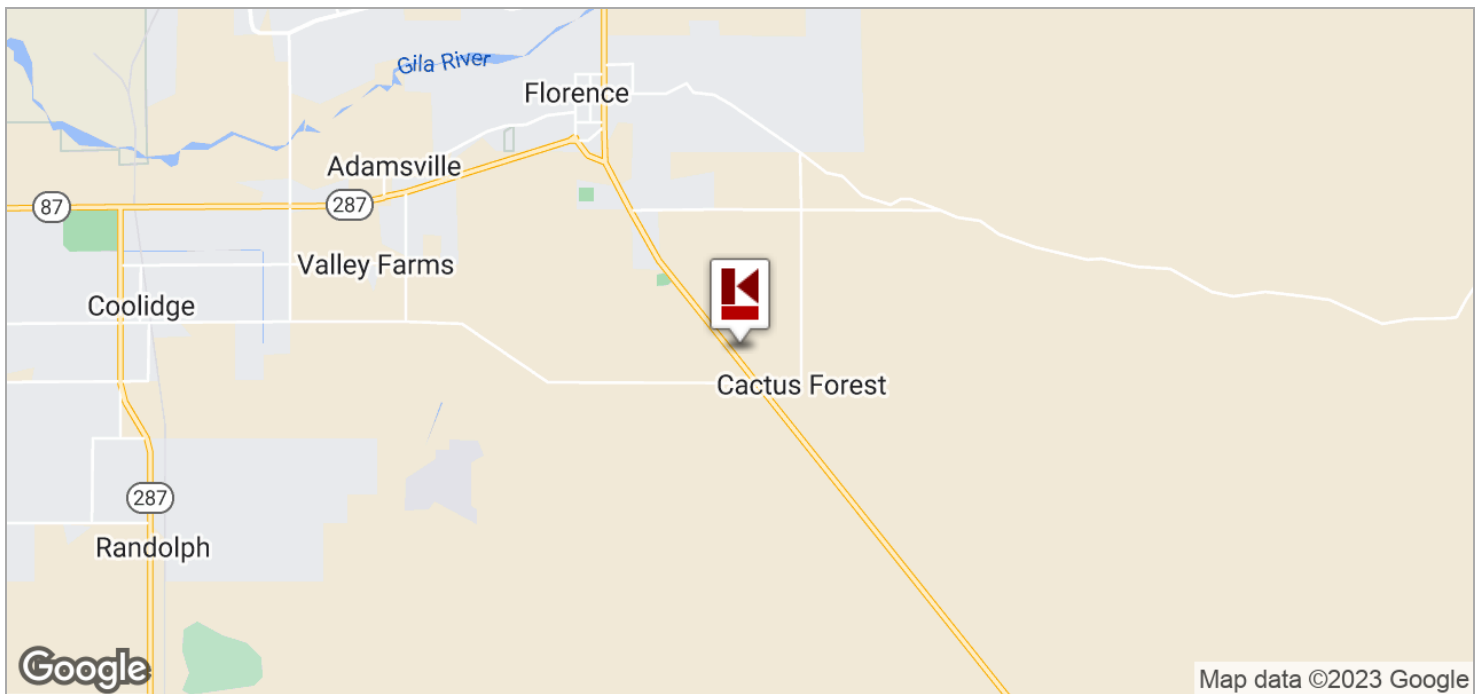
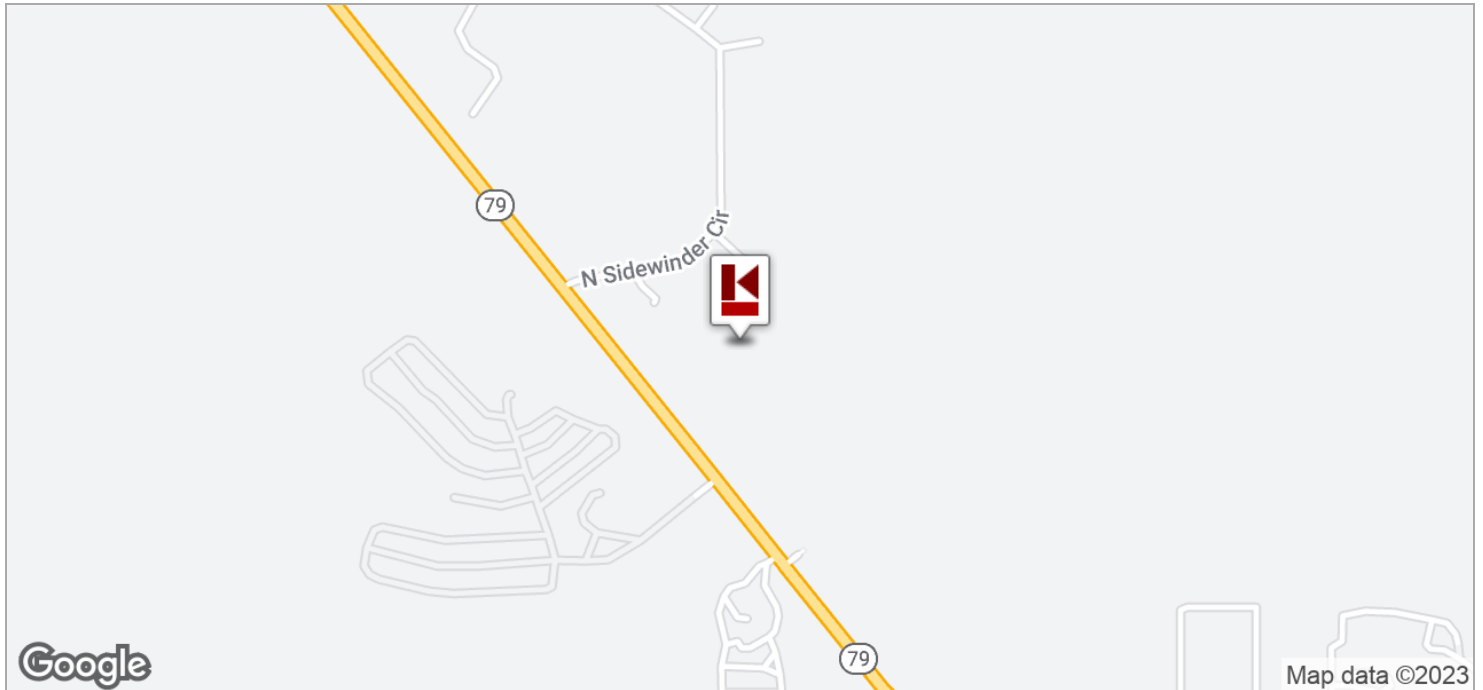
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LOCATION MAPS

6.30 AC Vacant Land On Hwy 79 Just South Of Florence AZ. / Evans Estate.

9775 N. SIDEWINDER CIRCLE , FLORENCE, AZ



 **KASTEN LONG**
COMMERCIAL GROUP
KLCommercialGroup.com

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