

EXECUTIVE SUMMARY

160 ACRES Of Vacant Land / South Of Cactus Forest Rd. Approximately One Mile West Of Hwy 79.

CACTUS FOREST RD AND HWY 79, FLORENCE, AZ, 85132



OFFERING SUMMARY

Offering Price: \$350,000
or \$2,187 per Acre

Lot Size: 160.0 Acres

APN #: 206-19-0060

Zoning: GR

PROPERTY HIGHLIGHTS

- Only minutes from Florence Business District.
- Close to Saint Anthony's Greek Orthodox Monastery.
- Close to large RV Park and (Desert Gardens RV Park).
- Electric access just a few feet away from the property line.
- No Well but others are close by at 500 ft depth.
- Two easements for access via Cactus Forest and another goes towards Hwy 79.

PROPERTY DESCRIPTION

160 AC South Of Cactus Forest Rd / One Mile West Of Hwy 79 / Florence AZ.

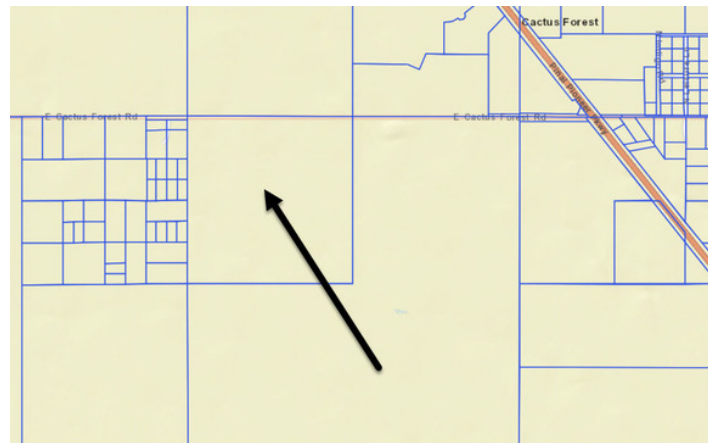
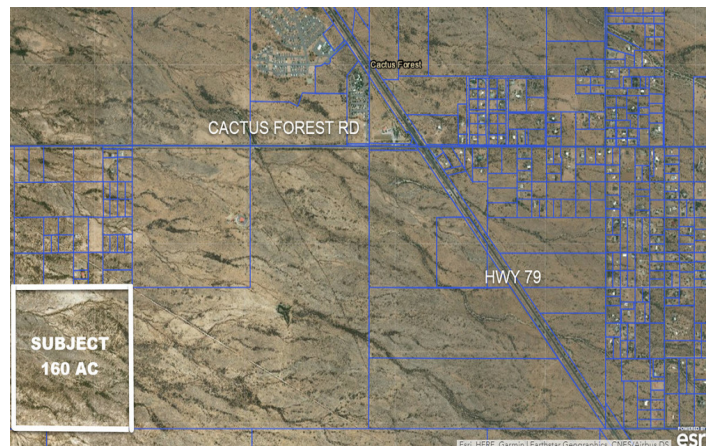
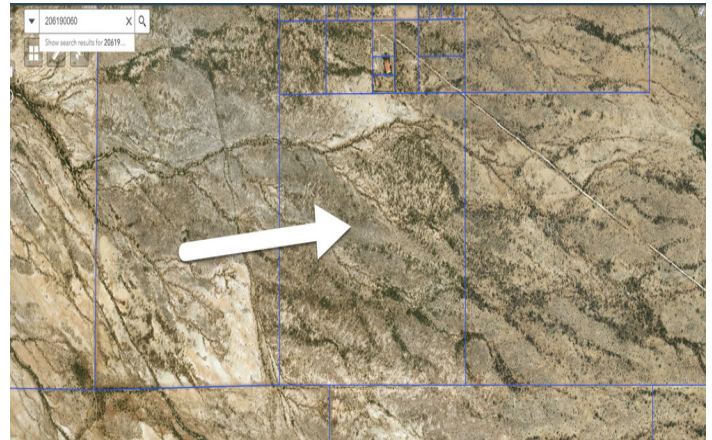
CACTUS FOREST RD AND HWY 79. , FLORENCE, AZ

PROPERTY OVERVIEW

The Property is located on South of Cactus Forest Rd / one mile west of Hwy 79 and only minutes from Florence Business district and to Saint Anthony's Greek Orthodox Monastery and a large RV Park (Desert Garden RV Park). 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.

LOCATION OVERVIEW

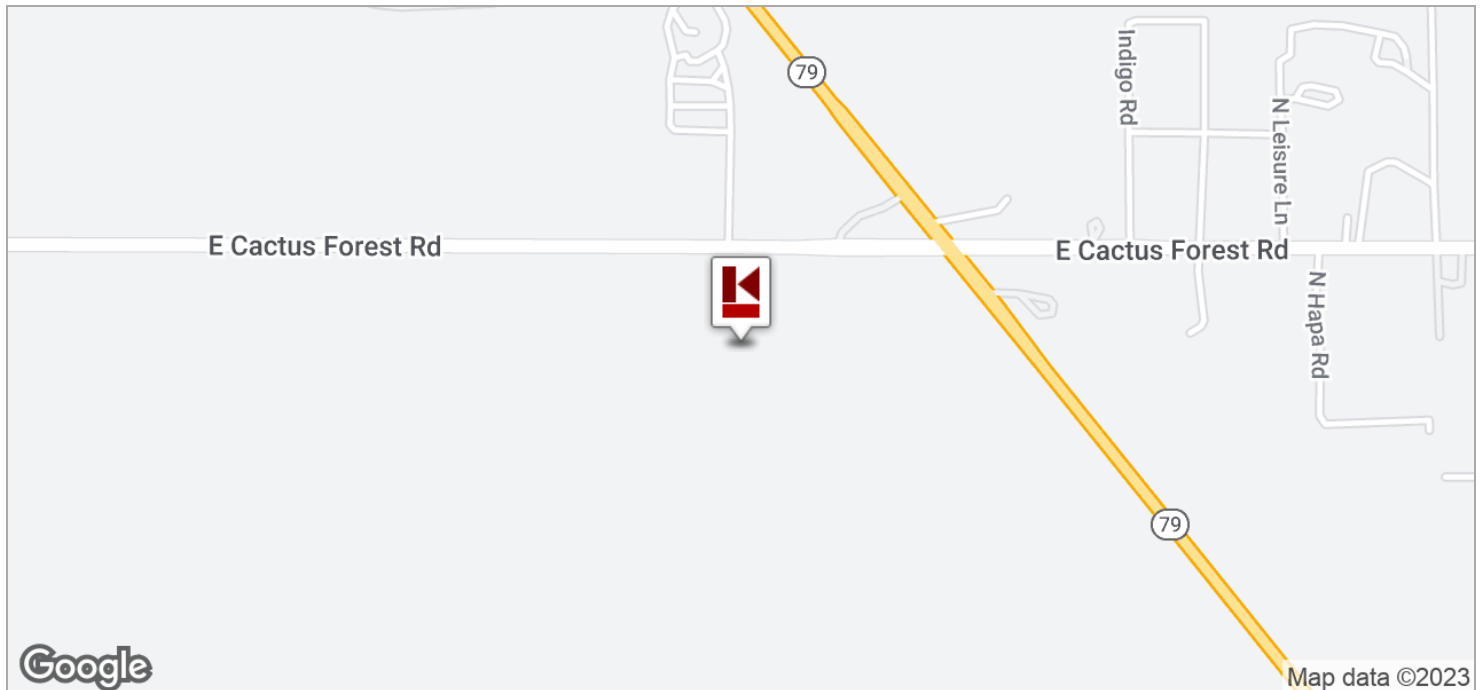
South of Cactus Forest Rd / one mile west of Hwy 79 and only minutes from Florence Business district and to Saint Anthony's Greek Orthodox Monastery.



LOCATION MAPS

160 AC South Of Cactus Forest Rd / One Mile West Of Hwy 79 / Florence AZ.

CACTUS FOREST RD AND HWY 79. , FLORENCE, AZ



KASTEN LONG
COMMERCIAL GROUP
KLCommercialGroup.com

FOR MORE INFORMATION CONTACT:

WALTER UNGER, CCIM CCIM, CCSS, CCLS, Senior Associate Broker
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.