

EXECUTIVE SUMMARY

REDUCED FOR QUICK CASH SALE / MAKE AN OFFER / 21 AC Vacant Land On Hwy 79 / Just South Of Florence AZ. / Evans Estate.

HWY 79 S SIDEWINDER CIRCLE FLORENCE AZ



OFFERING SUMMARY

Offering Price: \$360,000

Lot Size: 21.0 Acres

APN #: 206-17-012A , 012B,
012C, 0080.

Zoning: GR - 1.25 AC PER
HOMESITE
(Evans Estate, CCR's
only allow brick or
concrete homes to
be built).

PROPERTY HIGHLIGHTS

- Total Acreage 21.00AC
- Can be sold together or separate.
- Sales Price: \$360,00
- APN: 206-17-0080 / 5.60AC / Driveway from Sidewinder Circle, Electric Pedestal, Septic, Water, 4 RV Hookups.
- APN: 206-17-012A / 6.30AC / Paved Driveway from Sidewinder Circle, Pool, Block Wall, Electric Pedestal, Septic, Water, Well.
- APN: 206-17-012C / 4.51AC / Frontage on Hwy 79 / 626 feet.
- APN: 206-17-012B / 4.51AC / Frontage on Hwy 79 / 621 feet.
- ZONING: GR or 1.25 AC per Homesite
- Only minutes from Florence Business District. Close to large RV Park (Desert Gardens RV Park).
- Close to Saint Anthony's Greek Orthodox Monastery.



KLCommercialGroup.com

FOR MORE INFORMATION CONTACT:

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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

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

9775 N. SIDEWINDER CIRCLE , FLORENCE, AZ

PROPERTY OVERVIEW

21 AC vacant land on Hwy 79 just South of Florence AZ.. 4 Parcels / Can be sold together or separate

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

Highway Frontage 1,247 feet , Drive way from Hwy 79.

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. There were 2 SFR on the property, therefore the are septic tanks and all utilities on the property. Also there will be no impact fee for 2 lots. Parcel 008 also has 4 RV Hook ups.

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.

APN: 206-17-0080 / 5.60 AC / Driveway from Sidewinder Circle, Electric Pedestal, Septic, Water, 4 RV Hookups.

APN: 206-17-012A / 6.30 AC / Paved Driveway from Sidewinder Circle Electric Pedestal, Septic, Water, Well.

APN: 206-17-012C / 4.51 AC / Frontage on Hwy 79 / 626 feet.

APN: 206-17-012B / 4.51 AC / Frontage on Hwy 79 / 621 feet.

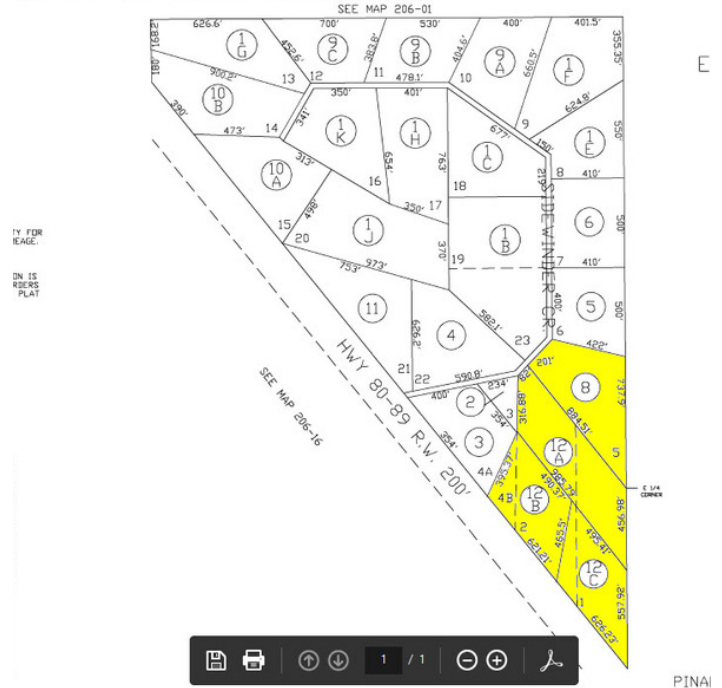
Zoning GR (Evans Estate, CCR's only allow brick or concrete homes to be built

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.

EC. 29 NE TN.55 RG.10E



FOOTER

Additional text



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ADDITIONAL PHOTOS

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

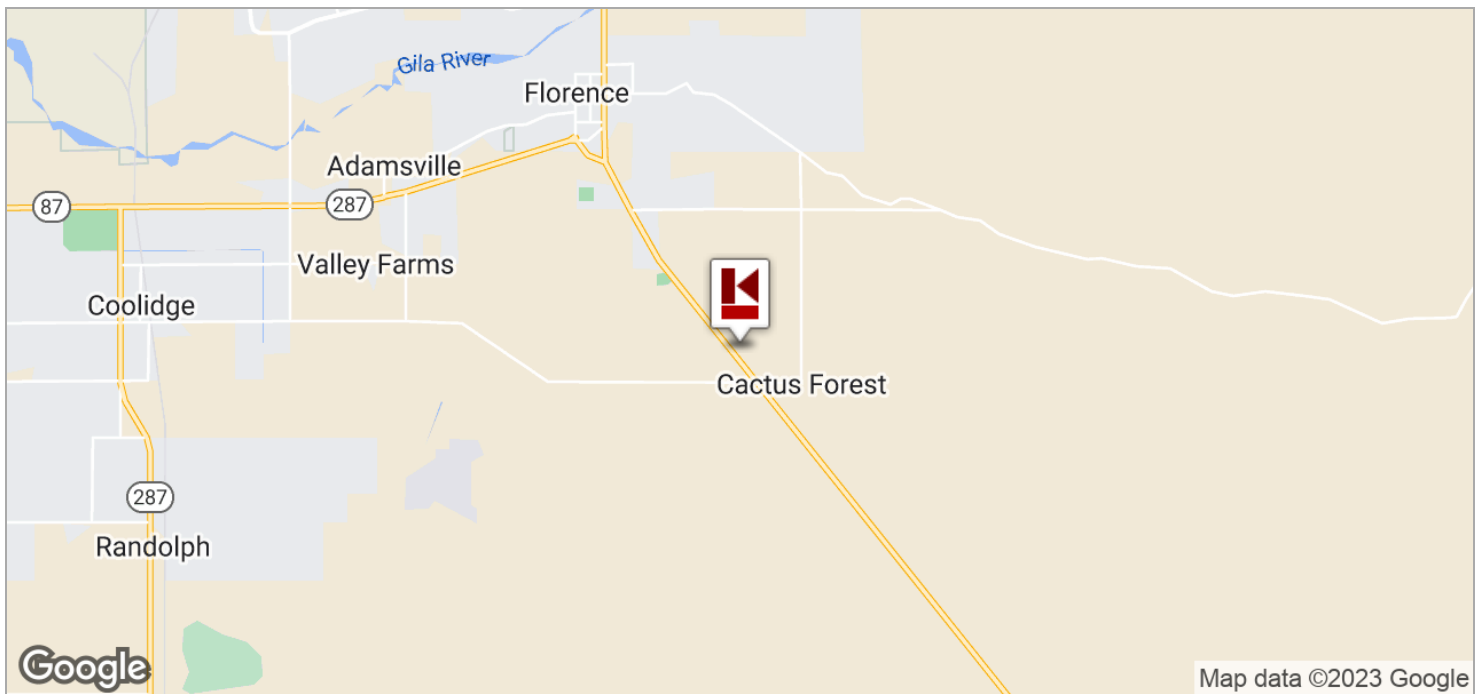
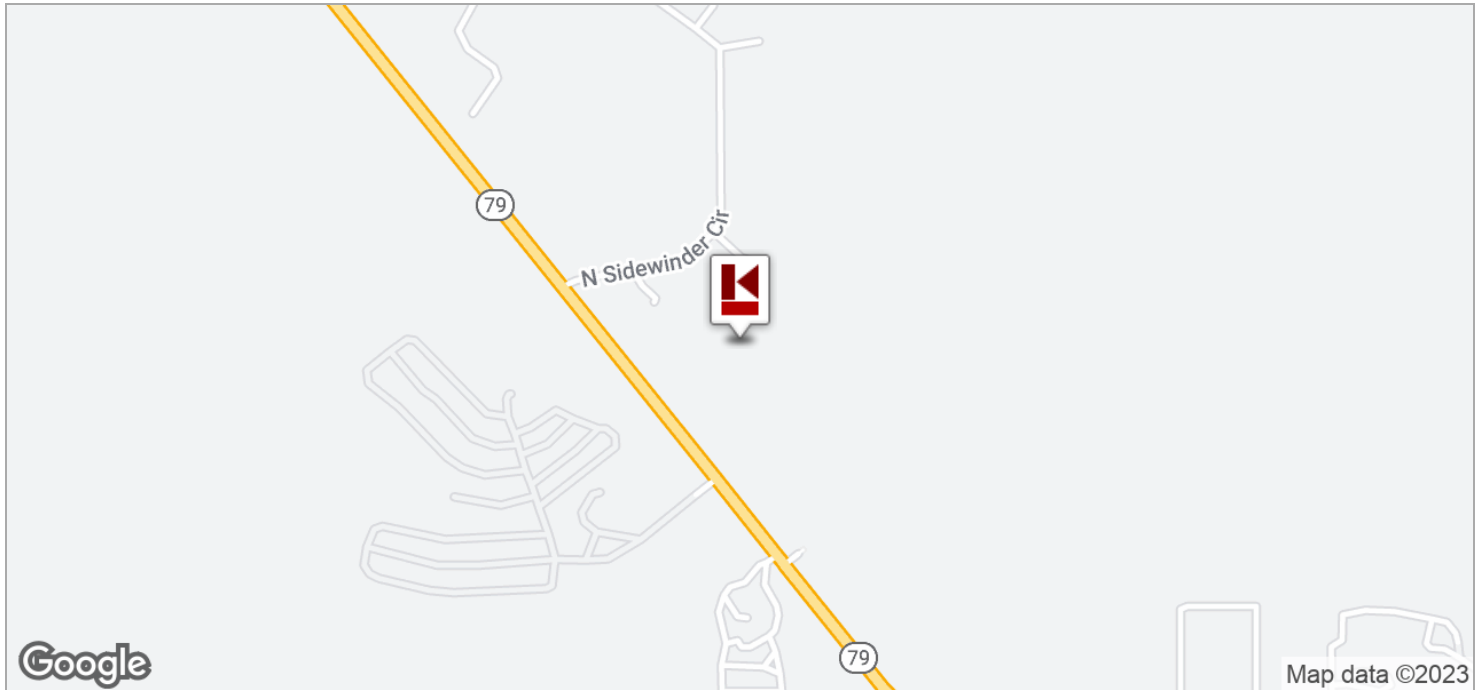
9775 N. SIDEWINDER CIRCLE , FLORENCE, AZ



LOCATION MAPS

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

9775 N. SIDEWINDER CIRCLE , FLORENCE, AZ



KASTEN LONG
COMMERCIAL GROUP
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