

A white semi-truck is driving on a multi-lane highway during sunset. The sun is low on the horizon, creating a warm orange glow and long shadows. Other trucks are visible in the distance. The sky is a mix of orange and blue.

Motivated Seller
Price reduced to \$1.00 PSF

Land for sale

SWC Highway 84 & Tweedy Road | Eloy, AZ

±152.09 Acres (divisible)

Conceptual site plan

Property features

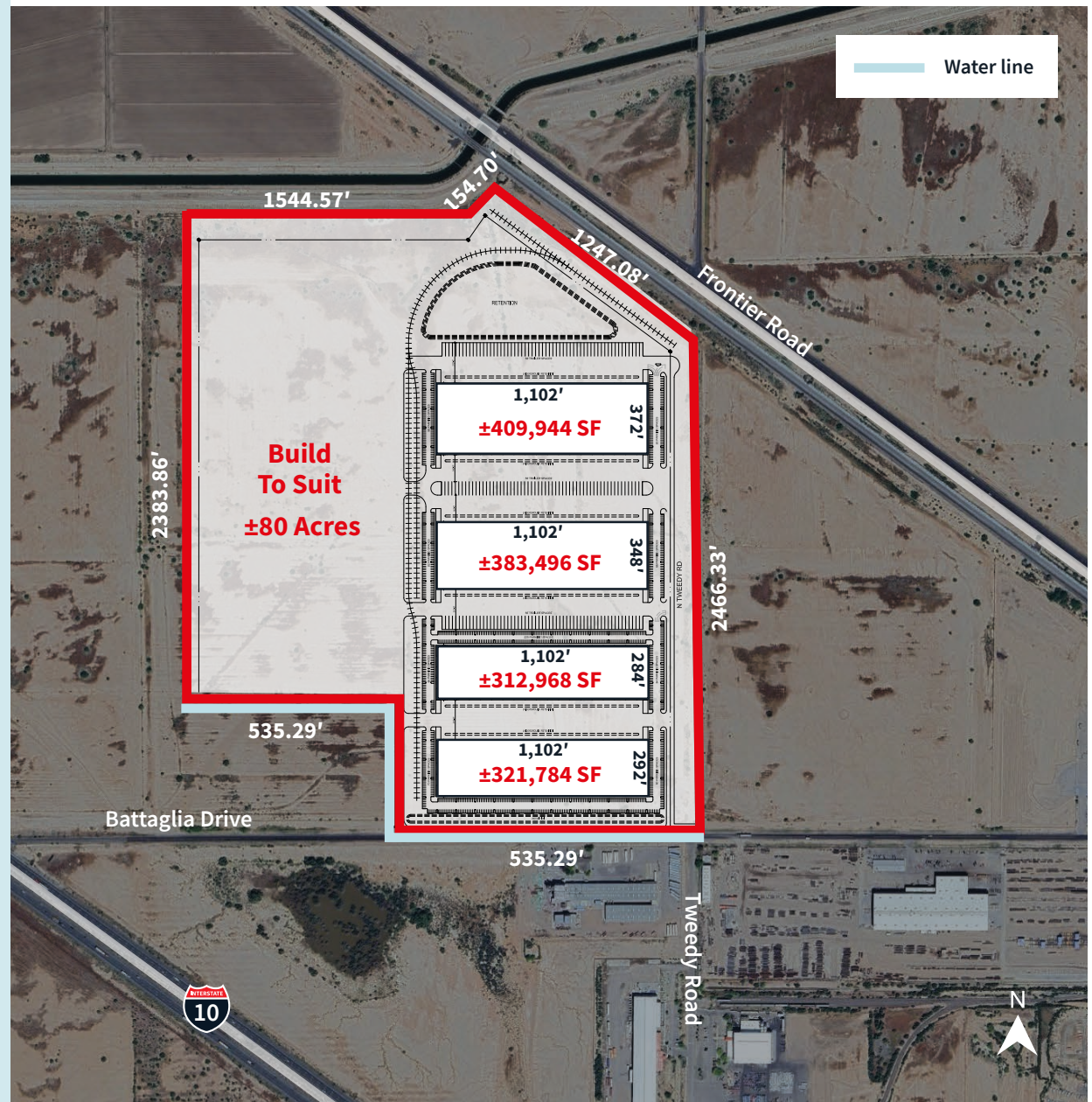
- ±152.09 acres (divisible)
- I-1 zoning
- Opportunity Zone land
- Pinal county parcel #: 404-23-003F
- Power: APS
- Water/Sewer: City of Eloy
- Immediate access to Interstate 10 via Toltec Road; ±2.5 miles
- ±25 minutes (±18 miles) from the City of Casa Grande
- Approximately 50 minutes to Greater Phoenix and 50 minutes to Tucson

Opportunity zone


- Capital gains tax incentives for investing in opportunity zone
- Temporary deferral for capital gains reinvested
- Step-up in basis to 15%
- Permanent exclusion from taxable income of capital gains


Location


- Arizona offers a wide variety of economic incentives, including additional depreciation schedules, tax credits for quality jobs, a job training reimbursable grant program, foreign trade zones, and refundable income tax credits for renewable energy projects and research and development activities








 Pinal county population: ±467,000


 Eloy is located at the confluence of I-8 and I-10

 Total workforce: 207,092

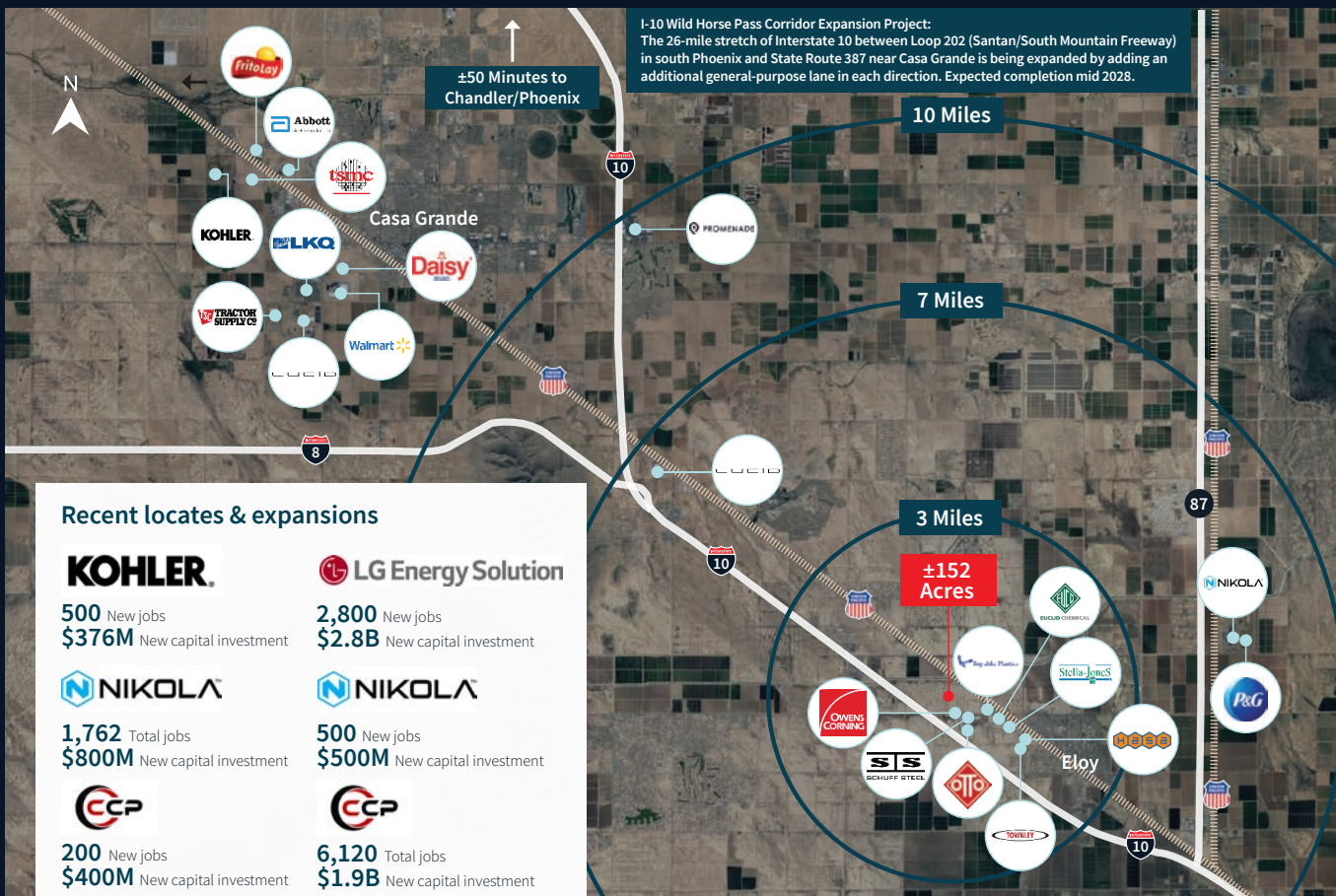
 ±1.5M people within a 50 mile radius

 Median age of 34.1

 Unemployment Rate: 4.1%

 Strategically located halfway between Phoenix and Tucson, Eloy is poised for continued success

 [Click Here for Pinal County Economic Development Profile](#)



City of Eloy

Workforce Story

Employers in Eloy benefit from access to a population of over 200,000 residents within a 40-mile radius, providing a stable and diligent labor force that includes a mix of skilled and semi-skilled workers. The area offers robust workforce development programs available through institutions such as Central Arizona College, Central Arizona Valley Institute of Technology, Arizona at Work, and DRIVE48.

Eloy's strategic location, just an hour's drive from both the University of Arizona and Arizona State University, further enhances its appeal. This proximity enables Eloy businesses to attract interns and collaborate with these prestigious universities, creating strong pipelines for both technical and executive-level positions. This connection fosters a dynamic and well-prepared workforce, ready to meet the needs of employers and drive economic growth in the region.

- **024 Population:** ±18,500
- **Households:** 3,611
- **Eloy Water Company:** City owned water with 48,000 Acre Feet of Assured Water Supply
- **Labor Force:** 206,492 Labor Force within a 40-mile radius
- Foreign Trade Zone No.75 eligible



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