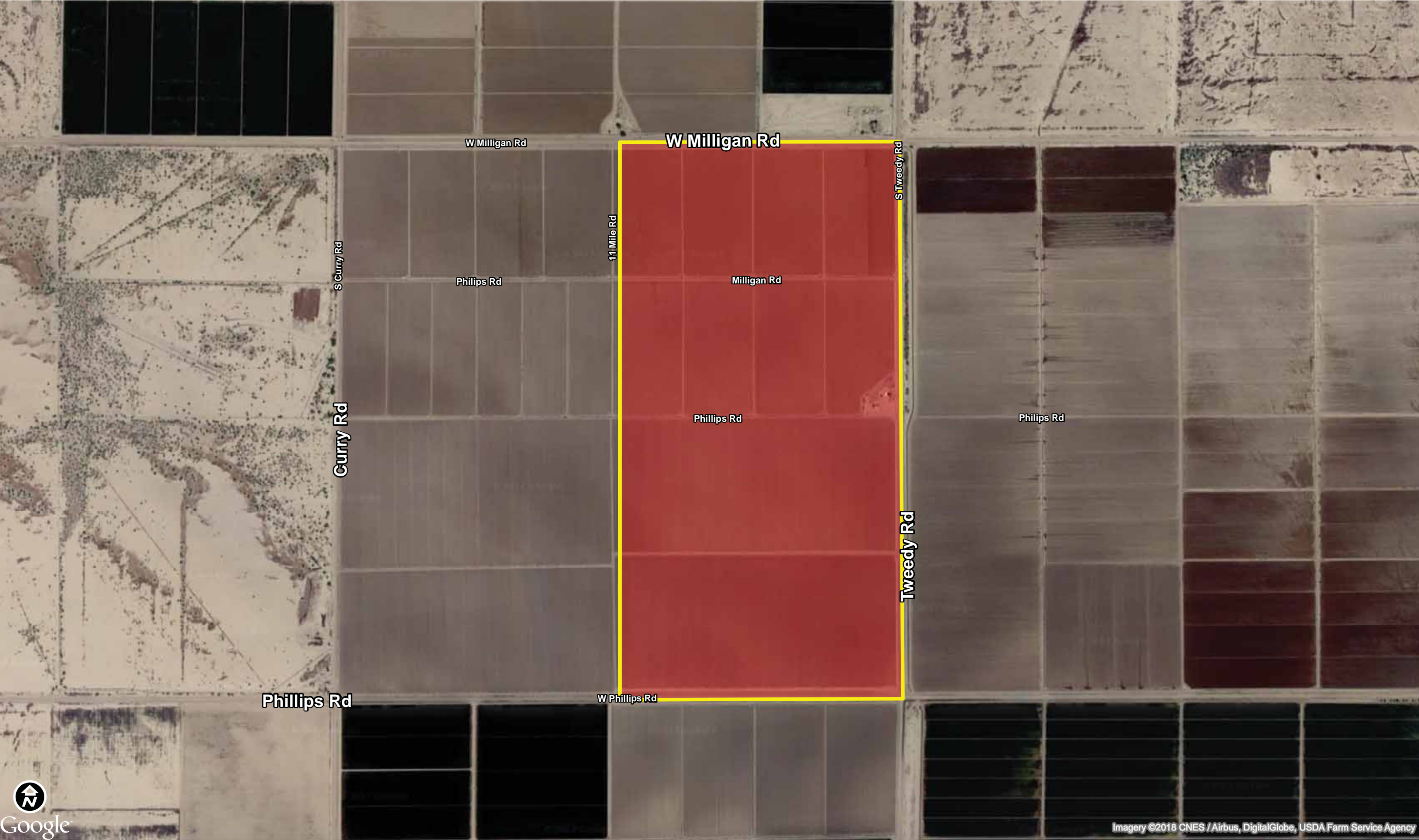


EXCLUSIVE LISTING
TIERRA DEL SOL | FARM LAND / INVESTMENT PROPERTY
PHILLIPS RD & TWEEDY RD | ELOY, ARIZONA

LOCATION	Site is located at the northwest corner of Phillips Rd & Tweedy Rd, Eloy, Arizona
NUMBER OF ACRES	±326 Gross ±313 Net
CURRENT USE	Farm Land
CONCEPTUAL USE	1,110 Single Family Lots 3.8 DUA
APPROVED ZONING	PAD / City of Eloy
SUGGESTED PRICE	\$2,445,000 \$7,500/Acre
SUGGESTED TERMS	Cash. 45-day Feasibility Period with a close of escrow 30-days thereafter
UTILITIES	Water City of Eloy Sewer City of Eloy Electric City of Eloy
CONTACT	Grant D. Helgeson, Don McCaul Westland Properties Group
COMMENTS	This site is a perfect 1031 Exchange Property. Site has a Pre-Annexation and Development Agreement with the City of Eloy, that includes all Utility Services to be provided by the City of Eloy. Property is currently being farmed and has an adequate assured water supply by way of 3 active wells on site (316 Irrigable Acres with an annual allotment of 892.91 Acre Feet). 2017 Annual Taxes estimated at \$15,034 as Farmed Land.



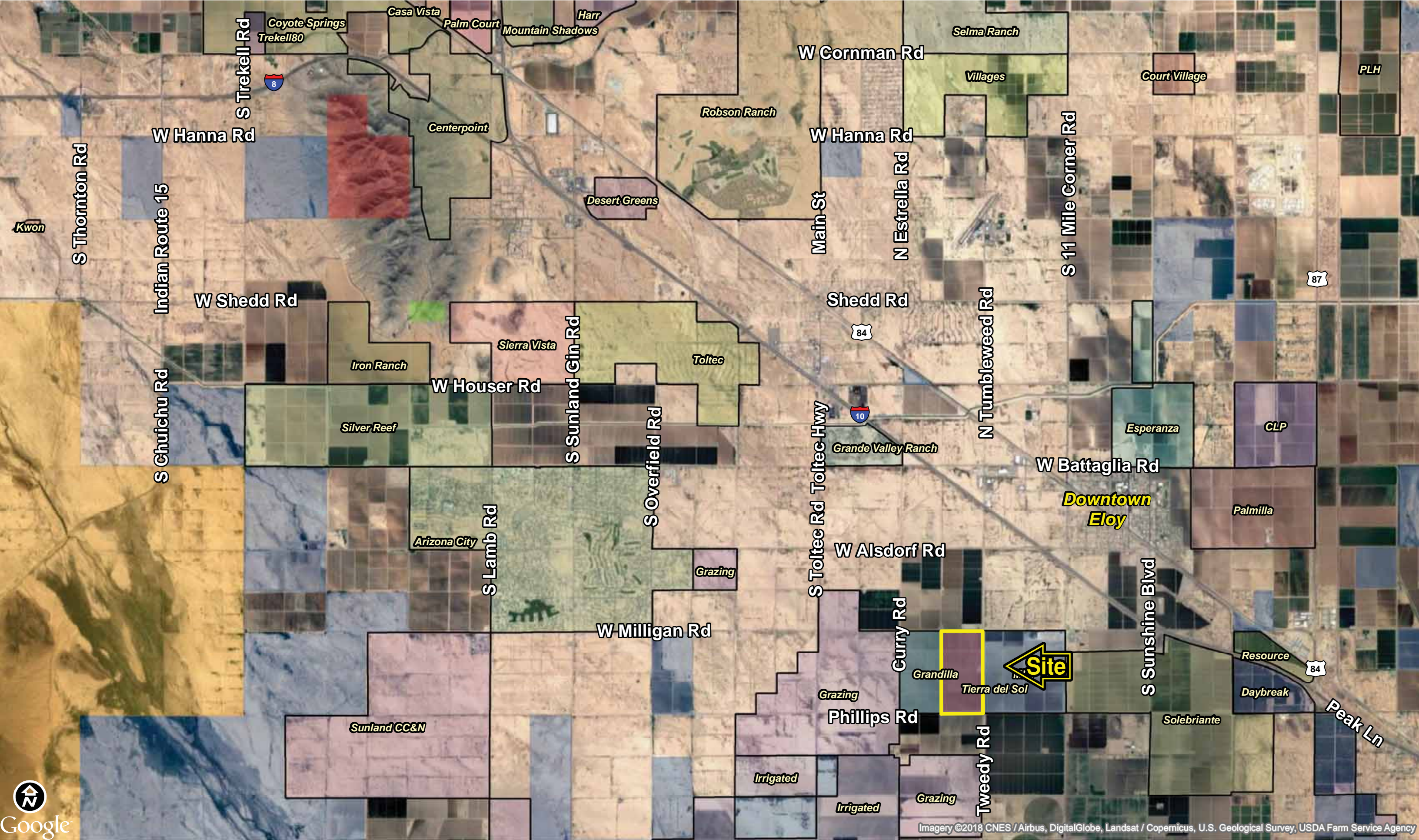
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TIERRA DEL SOL
±326 GROSS ACRES | ZONED PAD
PHILLIPS RD & TWEEDY RD
ELOY, ARIZONA

Grant D Helgeson, Broker - Direct: (480) 675-5149

Don McCaul, Broker - Direct: (480) 675-5144

WPG WESTLAND PROPERTIES
GROUP
8141 E Indian Bend Rd, Ste 103 Scottsdale AZ 85250
Tel: (480) 443-8570 / Fax: (480) 443-3736
www.westland-properties.com



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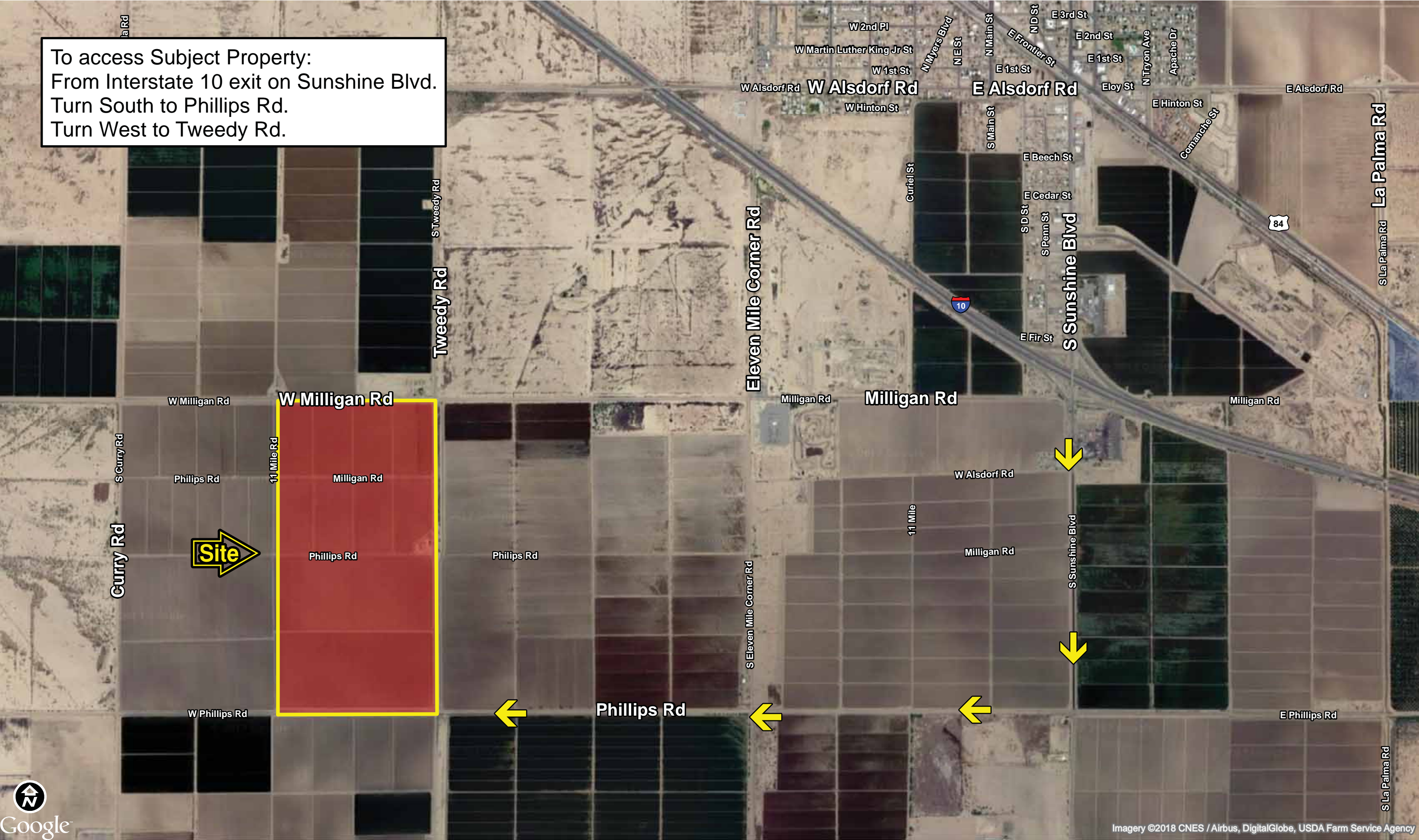
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To access Subject Property:
From Interstate 10 exit on Sunshine Blvd.
Turn South to Phillips Rd.
Turn West to Tweedy Rd.



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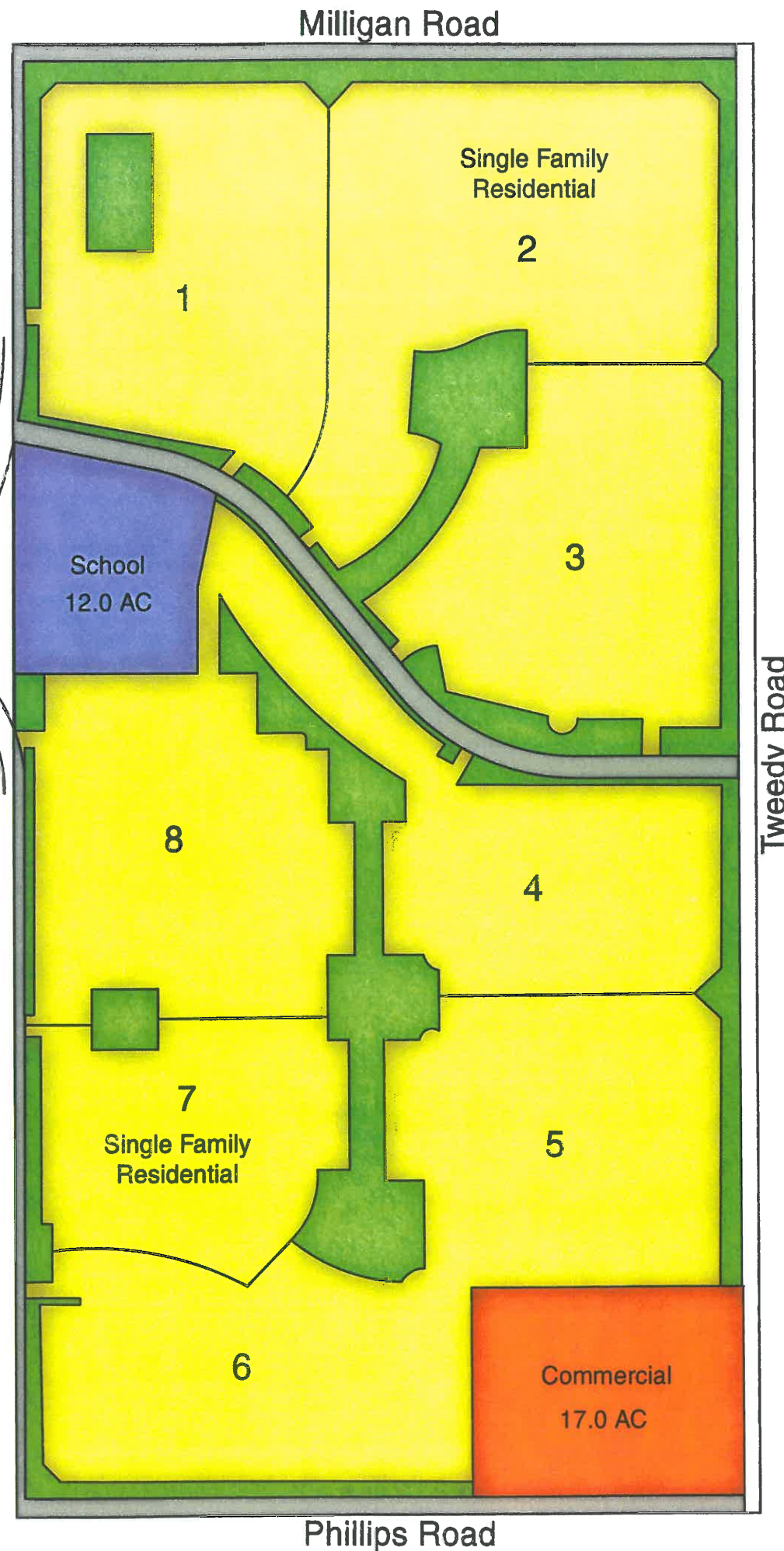
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Tierra del Sol

Preliminary Development Plan

Eloy Acres (PAD)



Use	Area
Single Family	223.4 Acres
Commercial	17.0 Acres
School	12.0 Acres
Open space	43.8 Acres
Roads	13.12 Acres
Total	309.32 Acres

Density

Net Residential = 292.32 @ 3.8 Du/Ac = 1,110 Du

Open Space = 43.8 = (15% of net residential area)



DATE: 5-15-06

PROJECT# 0108001

Note: Open Space/Parcels are approximate and subject to change at platting

