



Edgewater 320
Northwest Corner of Eleven Mile Corner and
Shedd Road

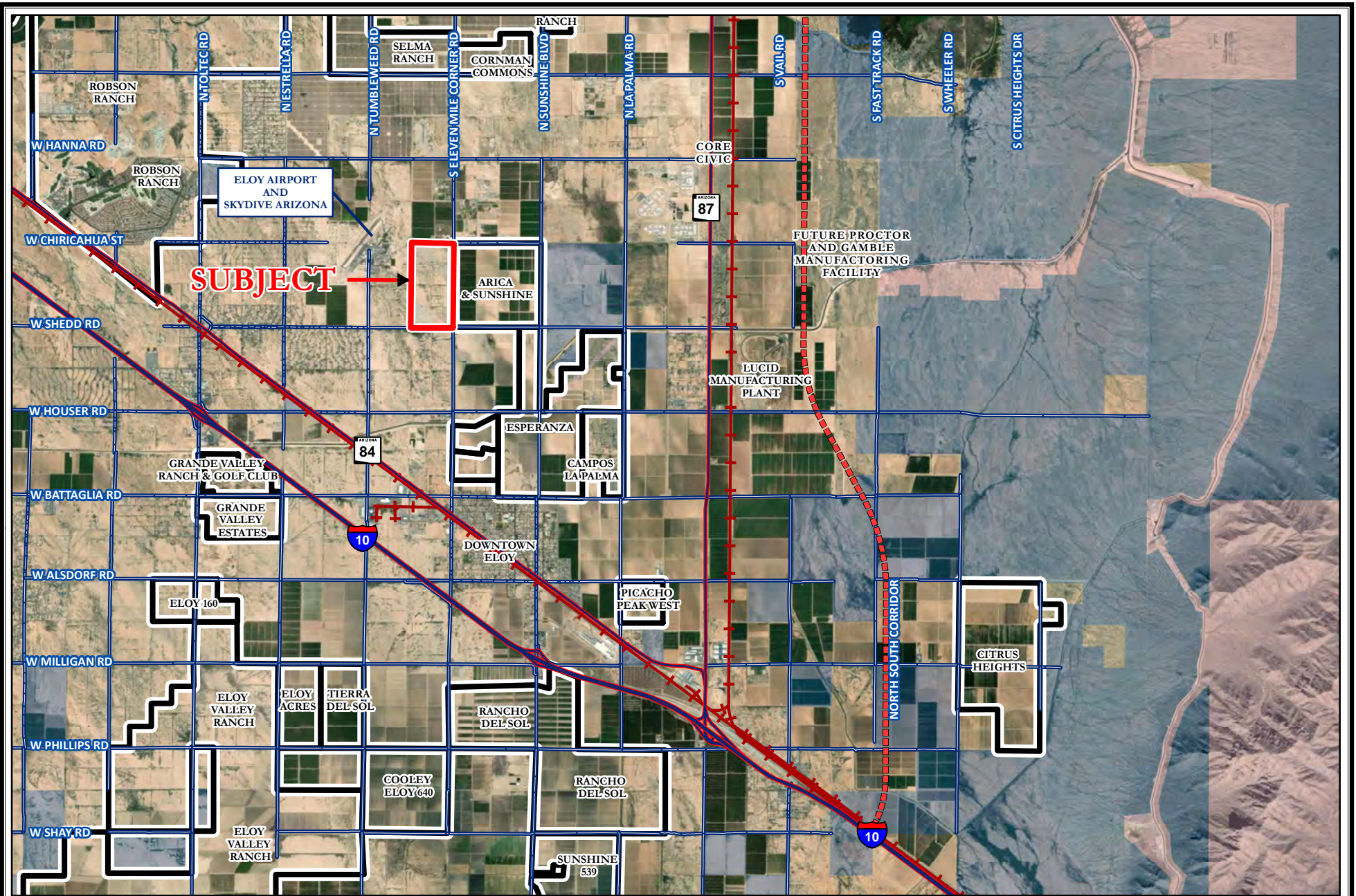
Eloy, Arizona

(Exclusively Available)


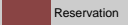







Project Details

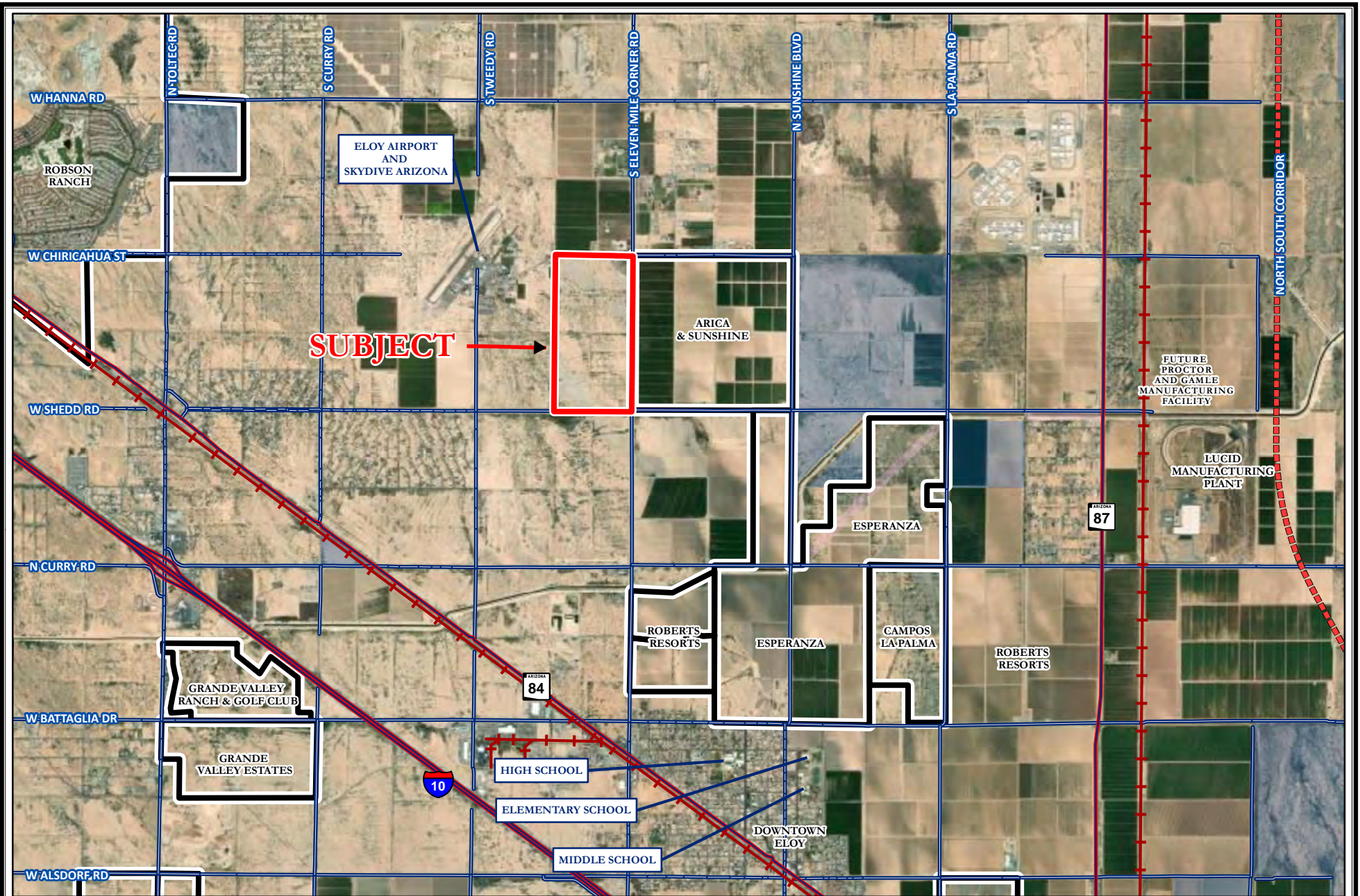
Location:	NWC of Eleven Mile Corner and Shedd Road Eloy, Arizona	
Parcel:	404-24-001E and 404-24-001F	
Acres:	+/- 313.45 Acres	
Zoning:	PAD-Previously approved for 1,042 single family residential lots, 16 Acres of multi-family, and 6.6 Acres of commercial. Preliminary plat was previously approved.	
General Plan:	Medium Density Residential (3-6 DU/AC) High Density Residential (10-24 DU/AC) Neighborhood Commercial	
Utilities:	Water:	City of Eloy (ADWR 100-Year Designated Water Provider)
	Sewer:	City of Eloy
	Electricity:	APS
Price:	Call for Pricing	
Terms:	Cash	
Setbacks:	Front:	20' minimum garage 10' for side entry garage
	Rear:	20'
	Sideyard:	5' and 5'
Impact Fees:	\$6,465 per single family lot	
Comments:	The PAD document and preliminary plat are available. Taxes are \$9,350 per year. Property is located near Eloy Airport and Skydive Arizona, so there is also possible future uses for support of the airport and skydiving.	







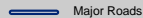


Property Aerial View

- | | | | |
|---|----------------------------|---|--------------|
|  | Subject |  | Reservation |
|  | Master Planned Communities |  | State Land |
|  | Major Roads |  | Federal Land |
|  | Highways | | |

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Property Zoom
View

- | | | | |
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