

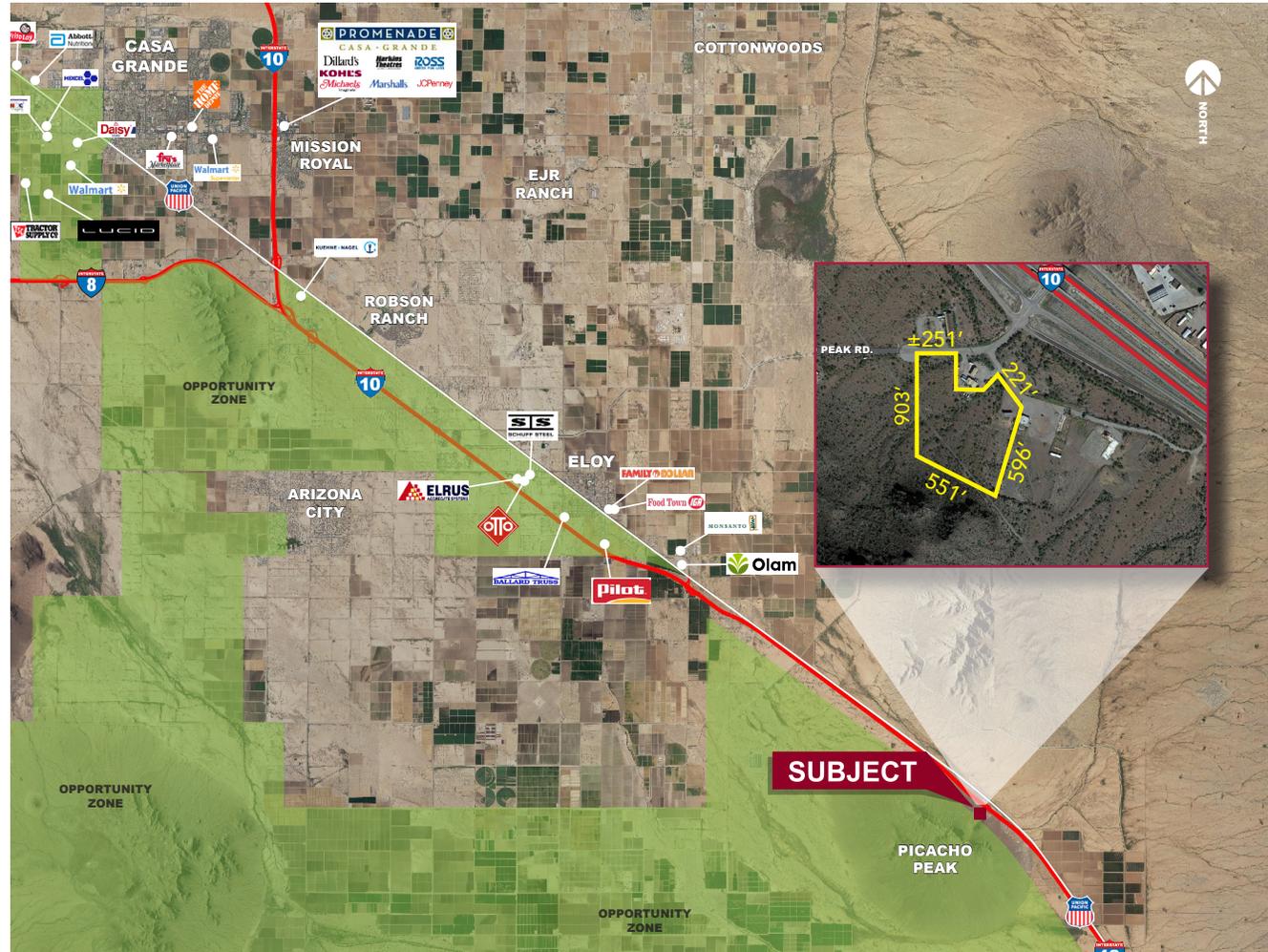
WEST OF SWC OF I-10 & PICACHO PEAK RD

VACANT LAND FOR SALE

PICACHO, ARIZONA

PROPERTY OVERVIEW

- ±10 Acres (Unimproved Land)
- 02RL Zoning (Undetermined Use)
- Potential C-Store/Retail Site
- Full Diamond Interchange
- I-10 Freeway Visibility
- Located at Entrance to Picacho State Park
- 13 Miles South of Eloy, Arizona
- APN# 410-05-012B
- **Sale Price: \$350,000.00 (\$0.80/SF)**



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PICACHO AT A GLANCE

Located just off Interstate 10 between Tucson and Phoenix, this unincorporated town may be small, but it stands tall with attractions.

At 1,500 feet, Picacho Peak has been a landmark for travelers for centuries, as the mass of volcanic rock juts into the sky, disrupting the relatively flat surrounding landscape. But there's more to this town's centerpiece than meets the eye.

Picacho Peak State Park is most famous for its Civil War connections. In 1862, Confederate and Union scouting parties collided in the Battle of Picacho Pass, becoming the largest Civil War battle in Arizona. Catch the annual battle reenactment during the Civil War in the Southwest celebration each spring (also a great time to see the fields of Mexican poppies surrounding the peak displaying their golden blooms).

The hiking trails on the peak remain open year-round. From the peak, expect expansive, panoramic views of the valley below. The visitor center's informational exhibits are worth a gander, as is the gift shop. Campsites, picnic areas, ramadas, grills, restrooms, and other facilities are also at your disposal year-round.

Just down the road, you won't be able to resist stopping at Rooster Cogburn Ostrich Ranch. Proudly advertised as one of America's best roadside attractions, this ranch will entertain any road-weary traveler. Who can say "no" to frolicking with quirky ostriches, as well as deer, African goats, colorful lorikeets, and more. And don't forget about the monster trucks! That's right. They've got monster truck tours of the ranch, which are great for all ages.



WHY PINAL COUNTY?



Pinal County's strategic location has propelled the County to become the destination of choice for people and business. As one of the fastest growing counties in the United States, with a current population of 396,200 that is projected to grow to nearly 1.1 million by 2045, Pinal County offers unparalleled opportunities for domestic and international businesses across all economic sectors

Pinal County has been a leader in Arizona in terms of historical growth, ability to fully recover from the past recession, and has one of the most optimistic economic futures in the Southwest U.S. Not only has Pinal County achieved strong rates of growth, but is now focusing on growing in terms of quality. This will enable profitable opportunities for all business sectors, from technology-based companies to trade and transportation, to local serving businesses. Pinal County is truly a place to successfully locate a business or grow one from within.