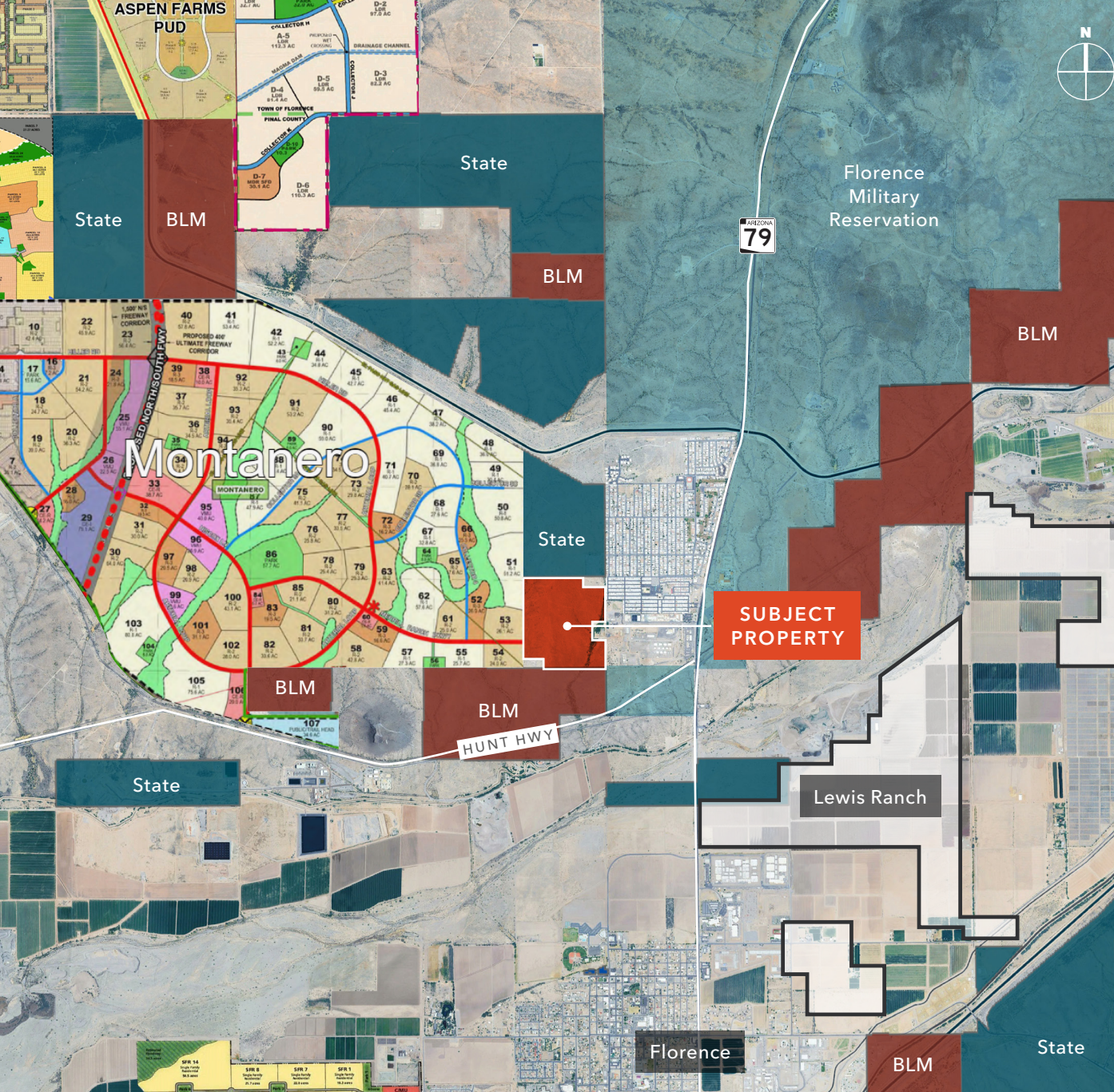


±144 ACRES FOR SALE

HWY 79 & HUNT HWY, FLORENCE, AZ





PROPERTY HIGHLIGHTS

±144 AC

APN - 200-31-017C

Utilities: Water & Sewer adjacent to site
(Town of Florence)

PUD (planned for 381 lots)

\$4,320,000 (\$30,000 per acre)

3 MIN

DRIVE TO N PINAL
PKWY AVE (HWY 79)

23 MIN

DRIVE TO THE SHOPS
AT COPPER BASIN

4 MIN

DRIVE TO HUNT
HIGHWAY

27 MIN

DRIVE TO BELLA
VISTA VILLAGE

Exclusively listed by

BRIAN ROSELLA

602.513.5103 | brian.rosella@kidder.com

JOSEPH CALISTRI

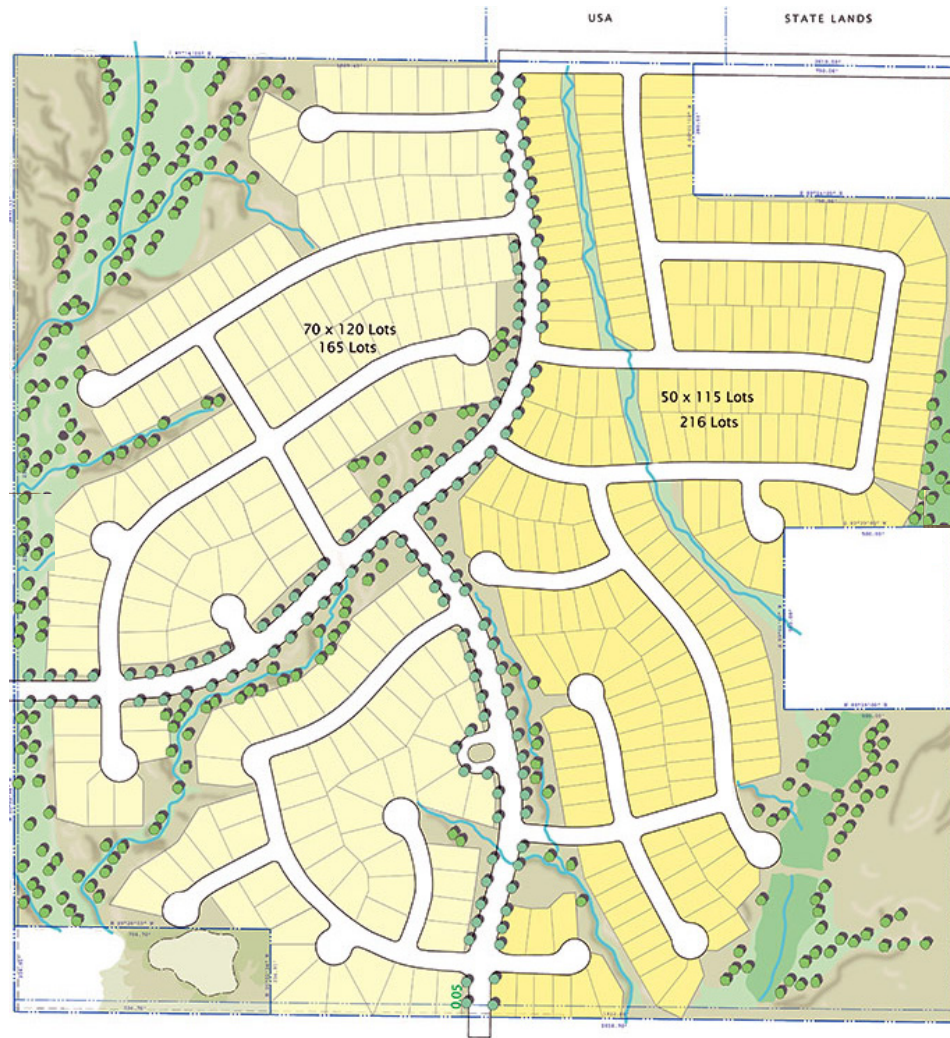
602.513.5130 | joseph.calistri@kidder.com

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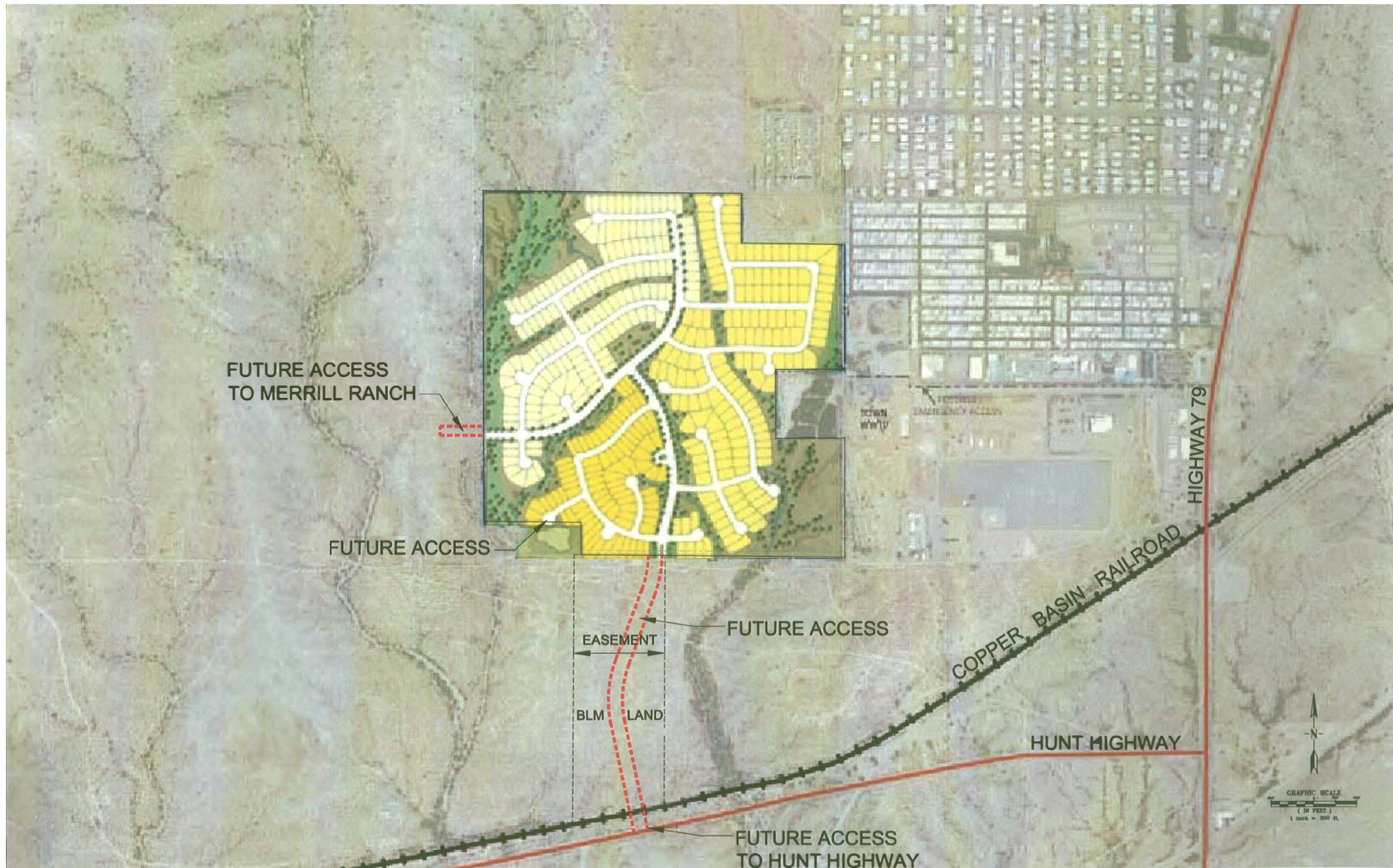
CONCEPTUAL SITE PLAN



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ROADWAY ACCESS MAP



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Positioned at the heart of Arizona's growth corridor, Pinal County offers scalable opportunity, being one of the fastest-growing populations in the state.



**502,000
POPULATION**



**23.5%
POP GROWTH**



**\$380,767
MEDIAN HOME
VALUE**



**\$99,187
AVG HH
INCOME**



**40.8
MEDIAN AGE**



**23.5% COLLEGE
EDUCATION OR
HIGHER**

Pinal County has emerged as one of Arizona's most productive and fastest-growing regions, driven by strong population growth, strategic transportation access, and large-scale industrial investment. Located along Interstate 10, Interstate 8, and US-60, the county is well positioned to capture spillover growth from Phoenix's East Valley and the Tucson metro area. Since 2010, Pinal County's population has increased approximately 23.5%, approaching 500,000 residents. Growth has been fueled by major manufacturing, logistics, and distribution investments that have created thousands of jobs and strengthened economic resilience, highlighted by significant commitments from companies such as LG Energy Solution, Lucid Motors, Nikola, Procter & Gamble, Kohler, and others.

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