



INTERLINK 8-10 | ±306.33 ACRES FOR SALE

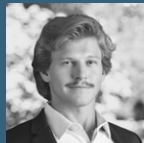
S/SEC I-10 & SUNLAND GIN ROAD



CONTACT FOR MORE INFORMATION



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EXECUTIVE SUMMARY



1-10 & SUNLAND GIN RD

KIRK MCCARVILLE, CCM | 520.251.0348 | TREY DAVIS | 602.363.3901 | landadvisors.com



LOCATION

The property is located east of the southeast corner of Interstate 10 & Sunland Gin Road in Eloy, Arizona.



LOT SIZE

±306.33 Acres
(smaller lots available)



PRICE

Submit



ZONING

PAD



TAXES

\$6,551.60 (2025)



PARCELS

403-02-014A, 403-02-023, 403-03-005B



CONCEPTUAL SITE DESIGNS



CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.



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PHOENIX, ARIZONA 85018
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CONCEPTUAL SITE DESIGNS



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DRIVE TIME & WORKFORCE CONNECTIVITY

1-10 & SUNLAND GIN RD

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SIGNIFICANT I-10 FRONTAGE OFFERING EXCEPTIONAL VISIBILITY, IMMEDIATE FREEWAY ACCESS, AND EFFICIENT WORKFORCE CONNECTIVITY



DISTANCE TO AIRPORTS



SKY HARBOR INTERNATIONAL AIRPORT
± 45 MILE
± 55 MIN



PHOENIX-MESA GATEWAY AIRPORT
± 47.8 MILE
± 64 MIN



DRIVE TIME TO METROPOLIS

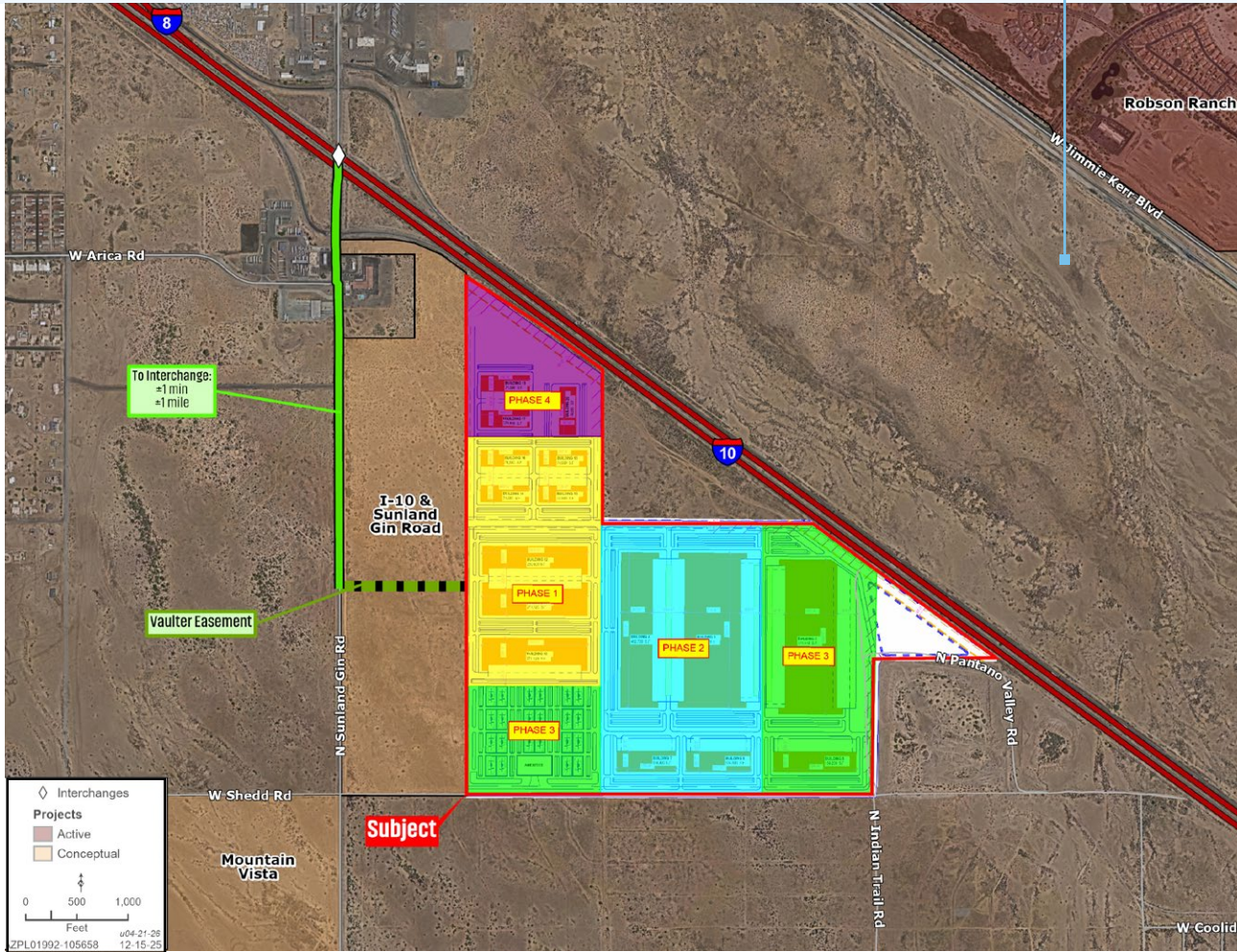
PHOENIX ± 55 MILE 50 MIN	TUCSON ± 60 MILE 50 MIN
SAN DIEGO ±352 Miles 5 H 10 Min	LOS ANGELES ±430 Miles 6 H 28 Min
LAS VEGAS ± 359 MILE 5H 34 Min	DENVER ±908 Miles 13 H 17 Min
ALBUQUERQUE ±462 Miles 7 H 7Min	SAN BERNADINO ±377 Miles 5 H 39 Min

DISTANCE TO INTERCHANGE

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LOCATED AT THE CONVERGENCE OF INTERSTATE 8 AND INTERSTATE 10, PROVIDING SUPERIOR REGIONAL AND NATION DISTRIBUTION ACCESS



DISTANCE TO INTERCHANGE



DISTANCE
± 2.4 MILE
± 1 MIN



DISTANCE
± 2.4 MILE
± 1 MIN



TRAFFIC COUNTS

N SUNLAND GIN RD
10,045

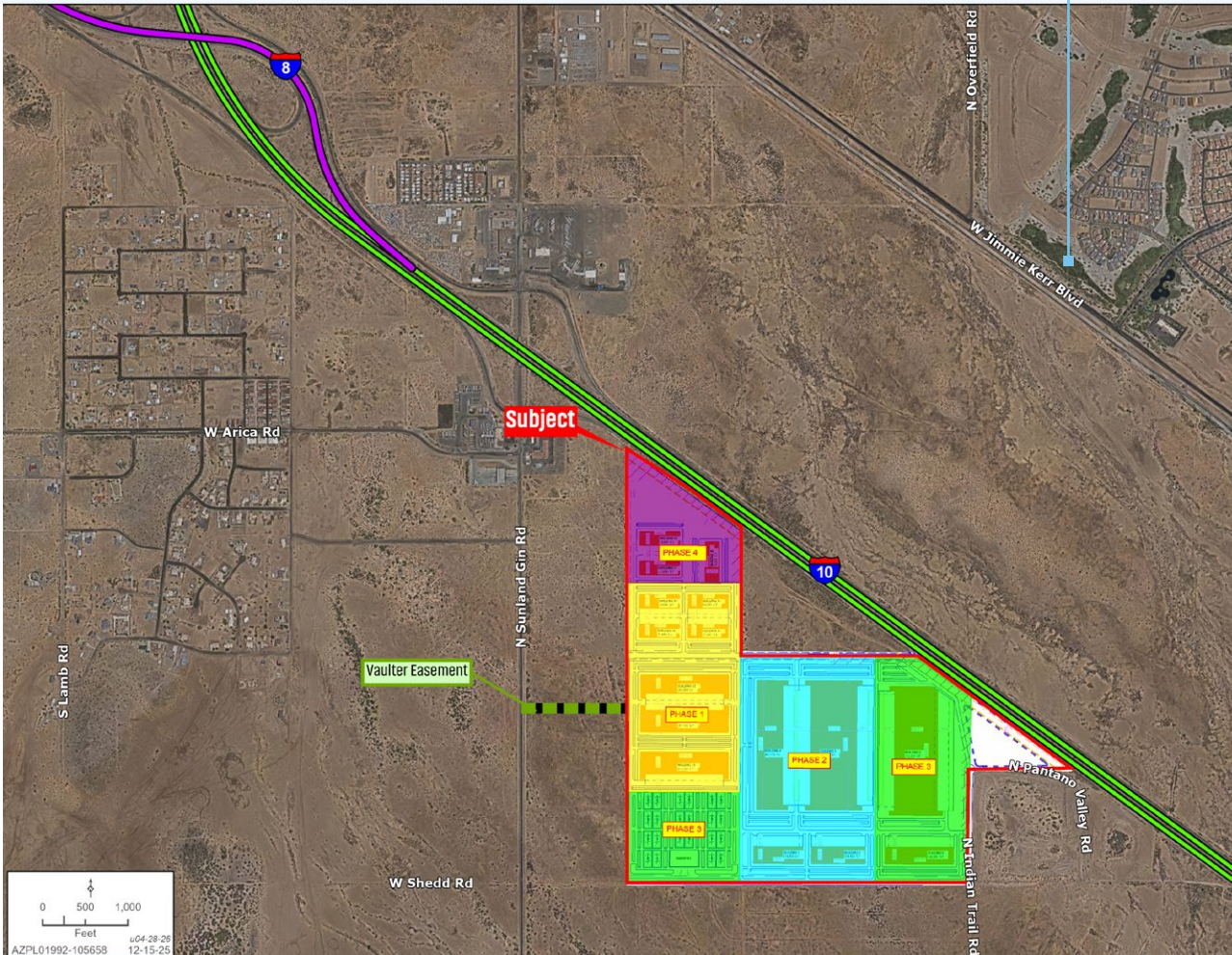
INTERSTATE 10
40,568

DUAL HIGHWAY ACCESS

1-10 & SUNLAND GIN RD

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IDEALLY POSITIONED BETWEEN THE PHOENIX AND TUCSON METROS, BOTH WITHIN APPROXIMATELY ONE HOUR



DISTANCE TO INTERCHANGE



DISTANCE
± 2.4 MILE
± 1 MIN



DISTANCE
± 2.4 MILE
± 1 MIN



TRAFFIC COUNTS

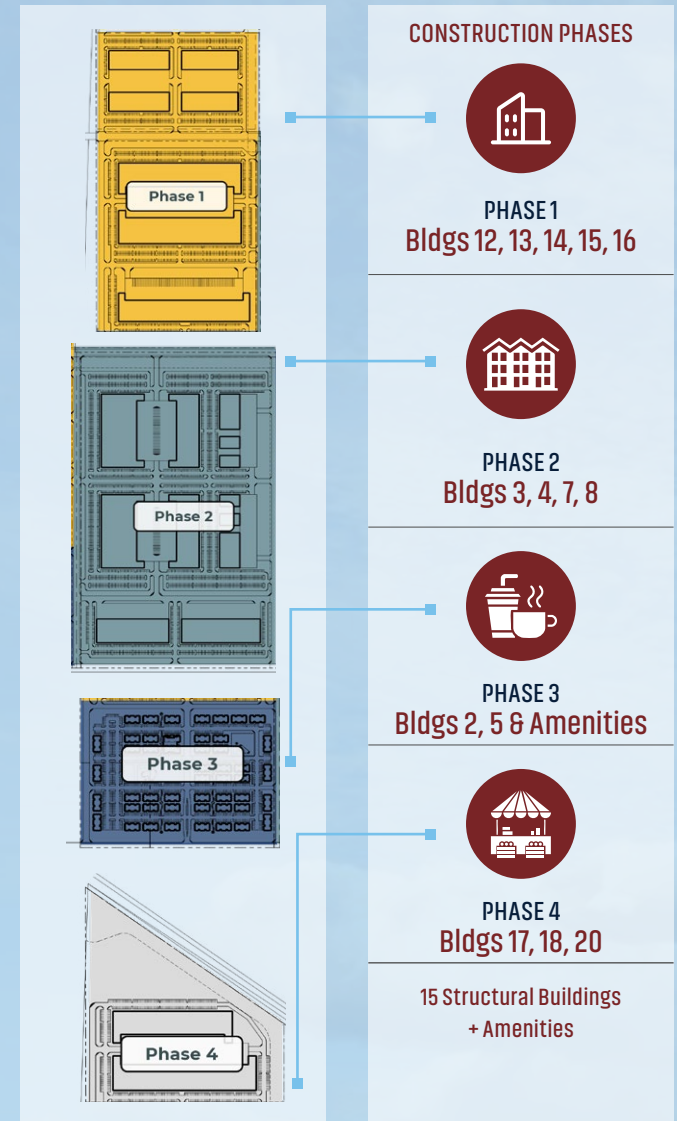
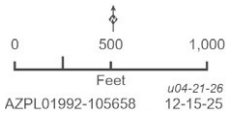
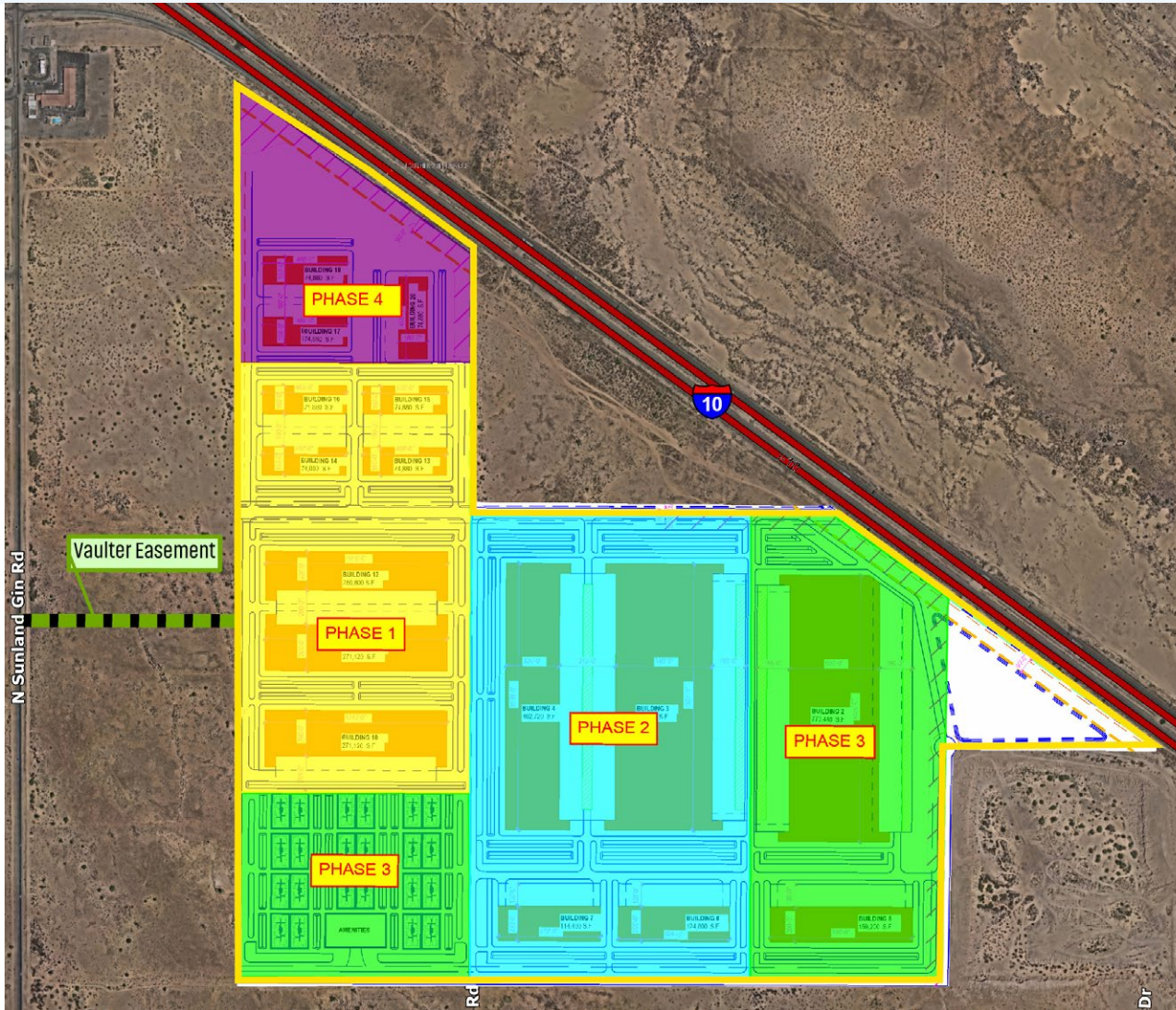
N SUNLAND GIN RD
10,045

INTERSTATE 10
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CONCEPTUAL PHASING PLAN

1-10 & SUNLAND GIN RD

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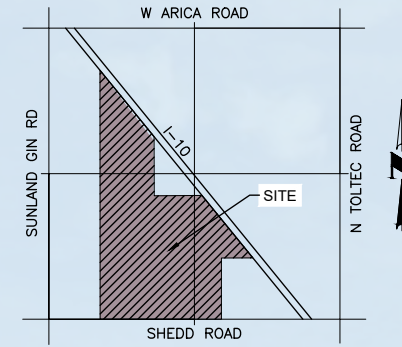
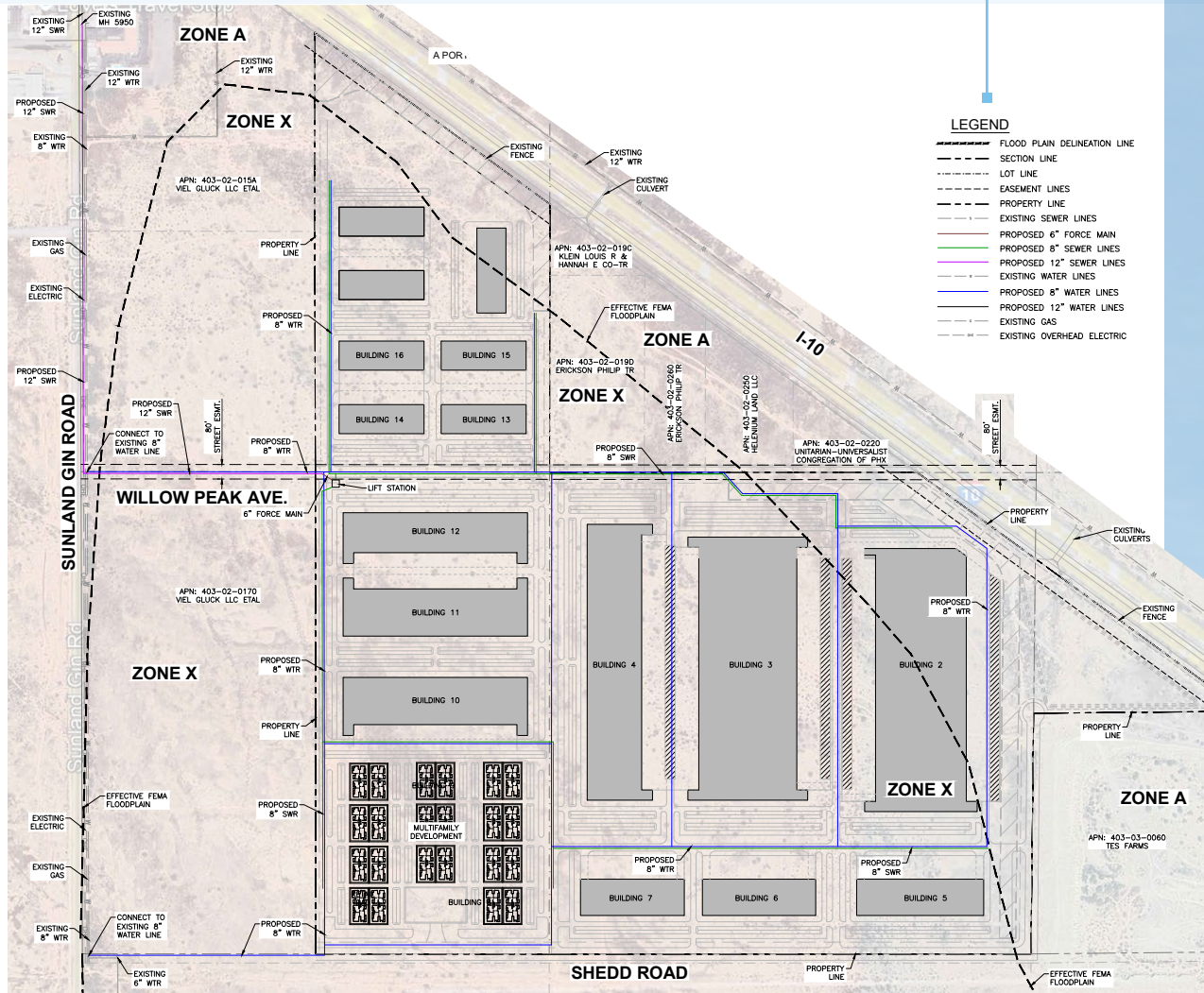
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PRELIMINARY WATER & SEWER PLAN

1-10 & SUNLAND GIN RD

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RELIABLE AND COST-EFFICIENT
WATER AND SEWER SERVICE
PROVIDED BY THE CITY OF ELOY



UTILITIES SHOVEL READY UTILITY APPROVALS IN PLACE



POWER
APS



GAS
Southwest Gas



WATER
City of Eloy



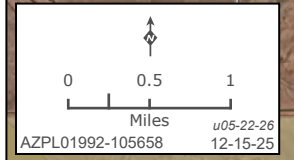
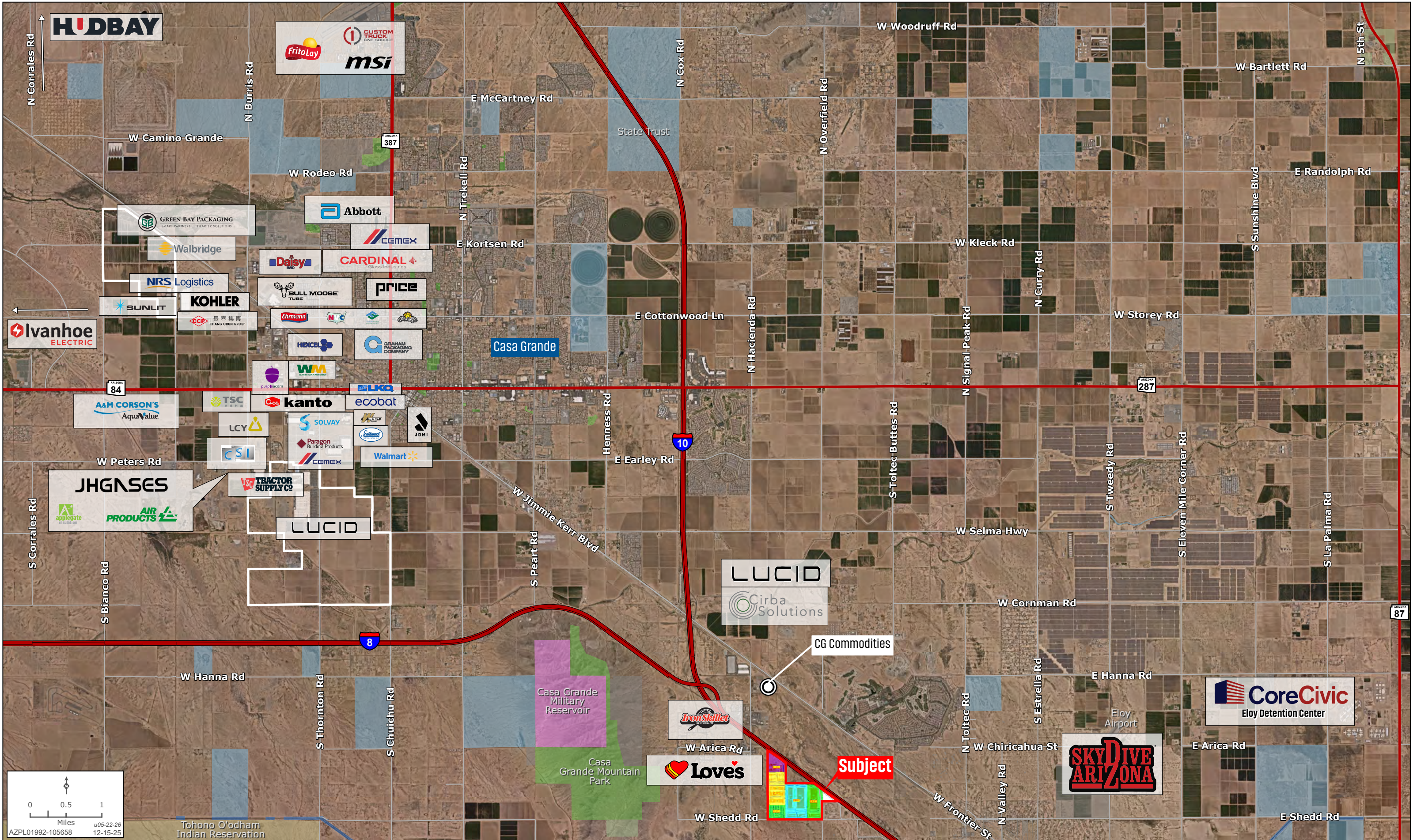
SEWER
City of Eloy

10" line between Toltec
& Sunland Gin Road

8" line at I-10 &
Sunland Gin Road

CORPORATE NEIGHBORS

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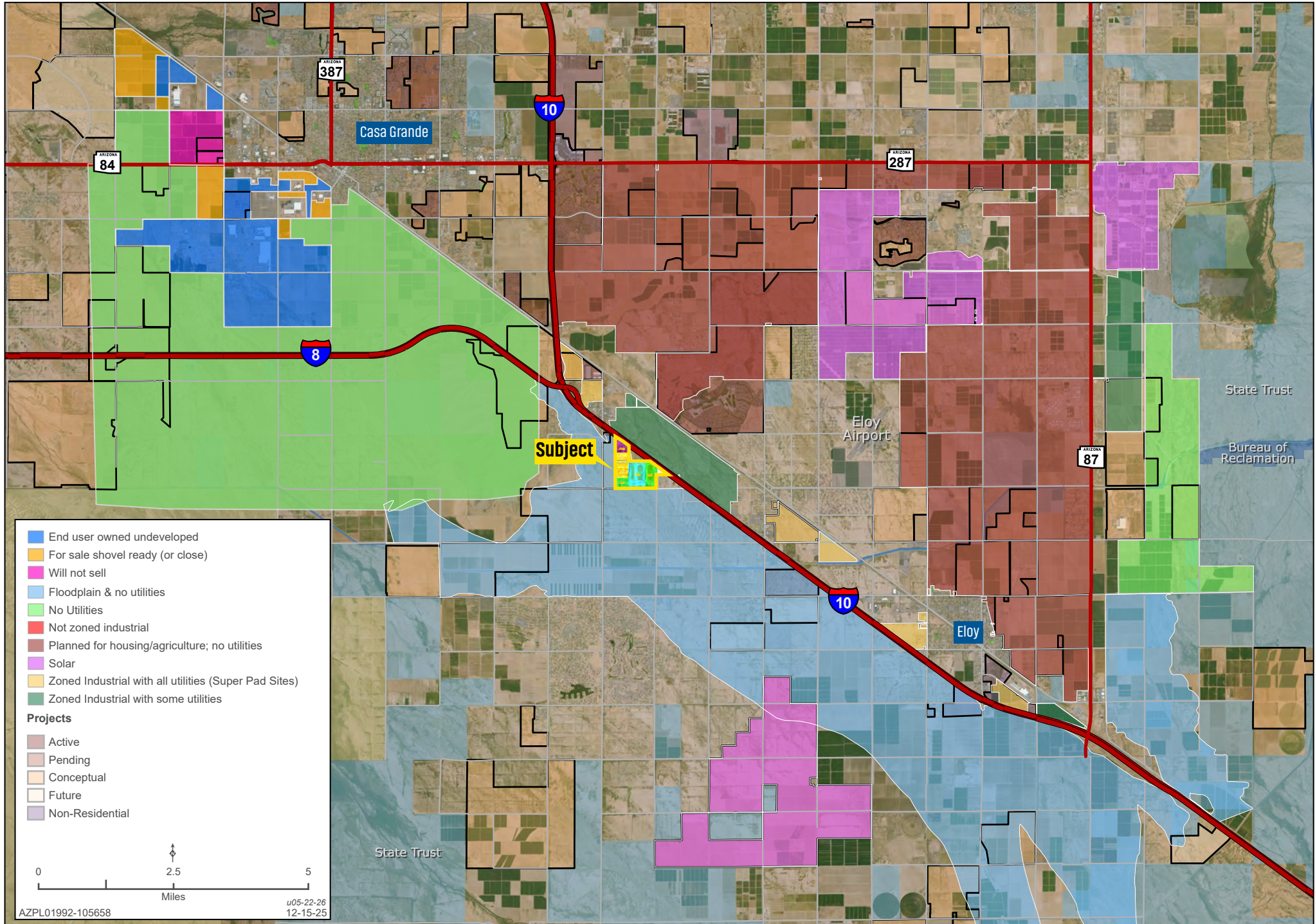
ELOY CORPORATE NEIGHBORS | I-10 & SUNLAND GIN RD

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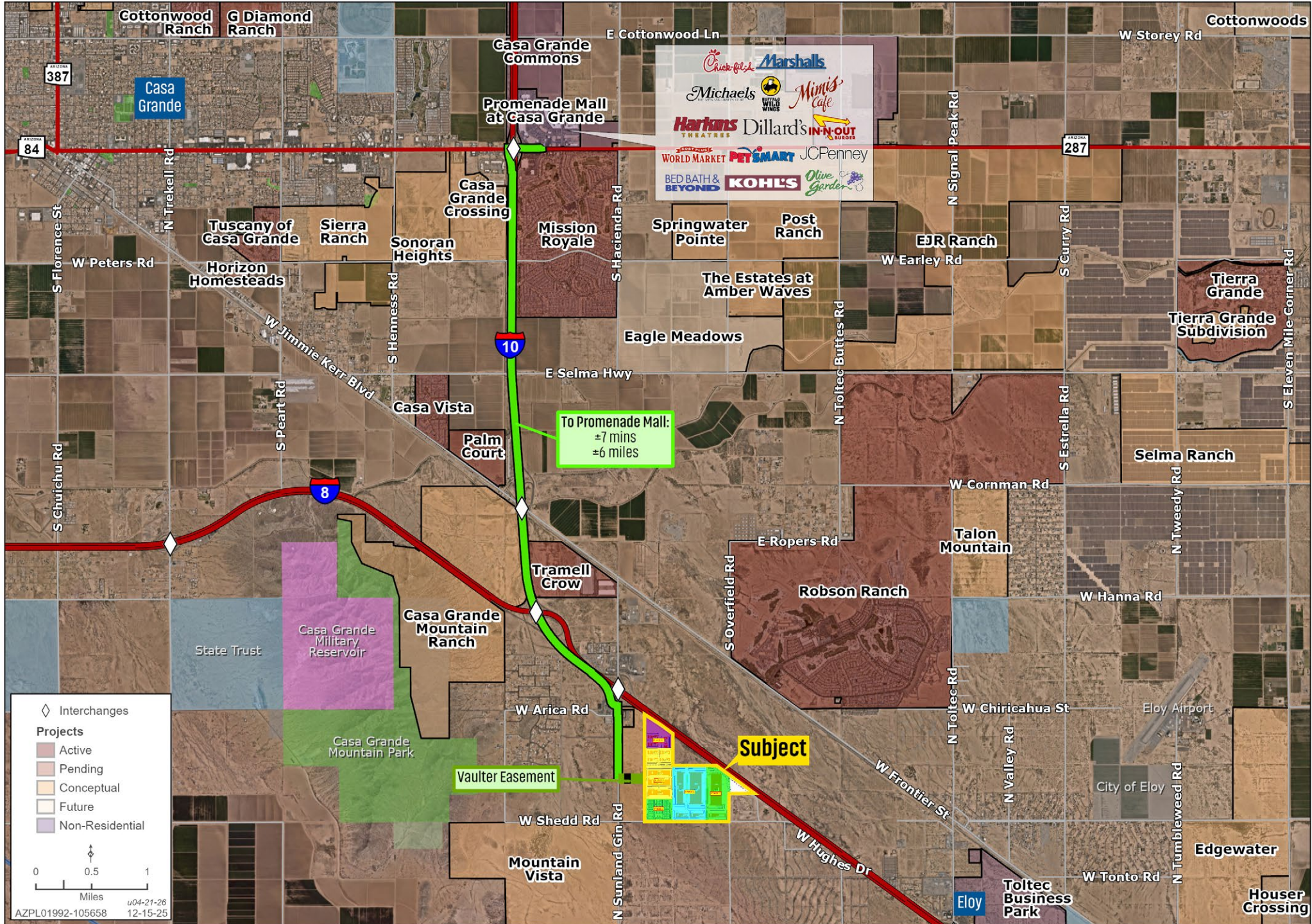
CASA GRANDE & ELOY LAND CONSTRAINTS

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DISTANCE TO PROMENADE MALL | I-10 & SUNLAND GIN RD

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CONCEPTUAL SITE DESIGNS



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INDUSTRY USES

Heavy Industrial (I-2) zoning allowing a broad range of manufacturing, logistics, and high-intensity industrial uses



SERVICES IN PLACE

Reliable and cost-efficient water and sewer service provided by the City of Eloy



TECHNOLOGY CORRIDOR

Be a part of the technology hub - Pinal County tech corridor



CAPITAL AT SCALE

More than \$10B in capital investments nearby



ECONOMIC GROWTH

More than 12k new jobs coming to Pinal County



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PINAL COUNTY HIGHLIGHTS | [CLICK THE LINKS BELOW FOR MORE INFORMATION](#)



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