

SEC Sunshine Blvd and Battaglia Rd

Eloy, Arizona

D. L. Slaughter
Company



Available:

Land

For more information please contact:

Mike Ord
mike@dlslaughter.com
C: 602-421-2788

4742 North 24th Street
Suite 315
Phoenix, AZ 85016

O: 602.957.3553

www.dlslaughterco.com

SEC Sunshine Blvd and Battaglia Rd

Eloy, Arizona

D. L. Slaughter
Company

Property Highlights:

- Over 30,000 residents in immediate, untapped trade area
- Situated strategically at "Main & Main" for Eloy/Toltec/Arizona City region
- Was once an approved major grocer site
- Conveniently located with immediate connectivity to Hwy 87, 84, and I-10
- Eloy is poised to experience the same boom as Casa Grande, Maricopa, Coolidge, Florence, and Marana



Demographics:

• Average Income	1 mile \$51,279	3 mile \$58,402	5 mile \$61,250
• Population	1 mile 3,490	3 mile 4,880	5 mile 6,938

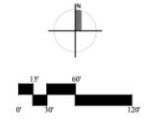
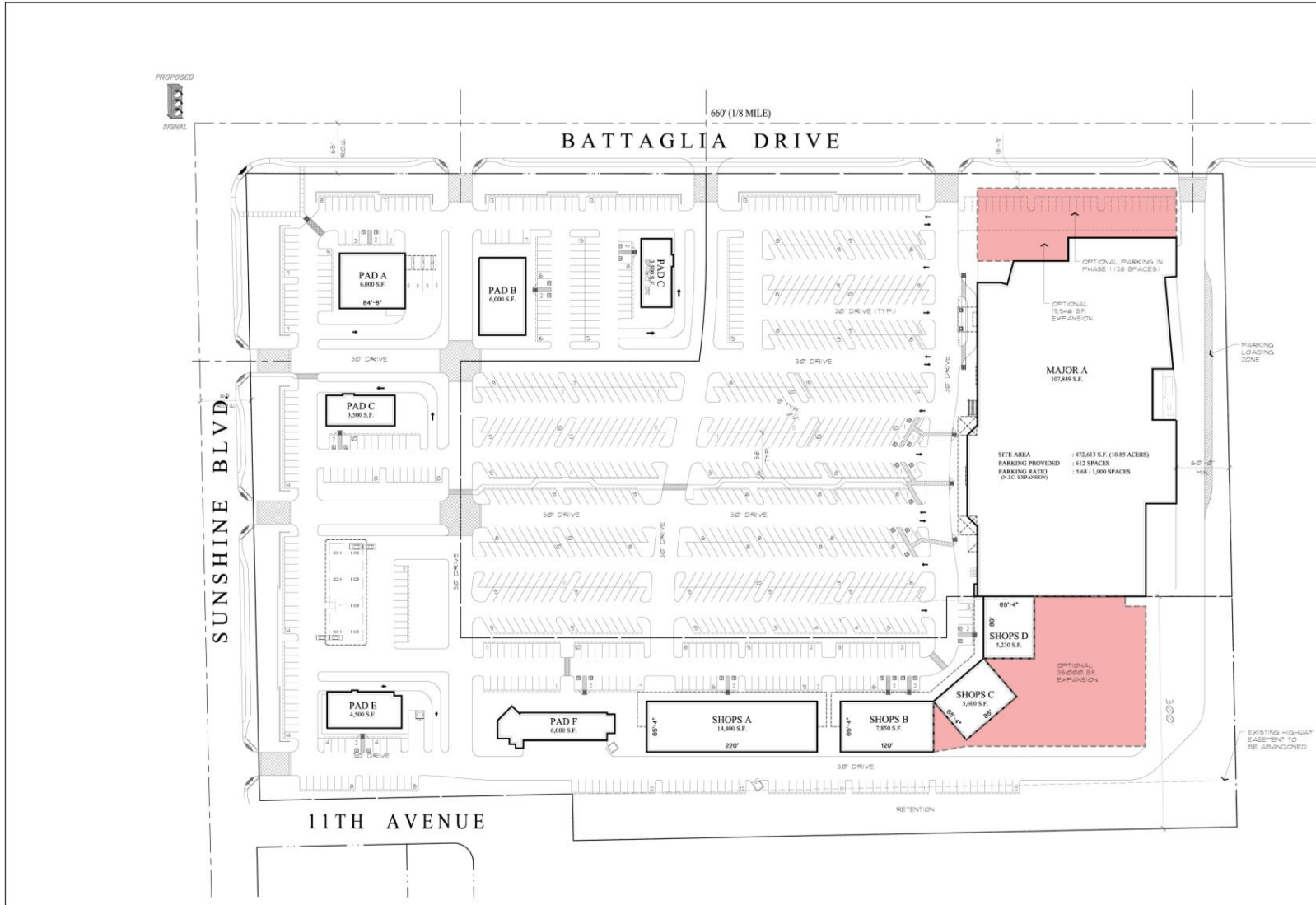
For more information please contact:

Mike Ord
mike@dlslaughter.com
C: 602-421-2788

4742 North 24th Street
Suite 315
Phoenix, AZ 85016

O: 602.957.3553

www.dlslaughterco.com



SITE DATA

OVERALL SITE DATA	
SITE AREA	: 1,055,359 S.F. (24.23 ACRES)
BUILDING AREA	: 170,429 S.F.
% COVERAGE	: 16.2 %
PARKING PROVIDED	: 1,028 SPACES
PARKING RATIO	: 6.03 / 1,000

OVERALL SITE DATA (WITH 28K EXPANSION)	
SITE AREA	: 1,055,359 S.F. (24.23 ACRES)
BUILDING AREA	: 190,429 S.F.
% COVERAGE	: 18.0 %
PARKING PROVIDED	: 1,028 SPACES
PARKING RATIO	: 5.40 / 1,000

VICINITY MAP

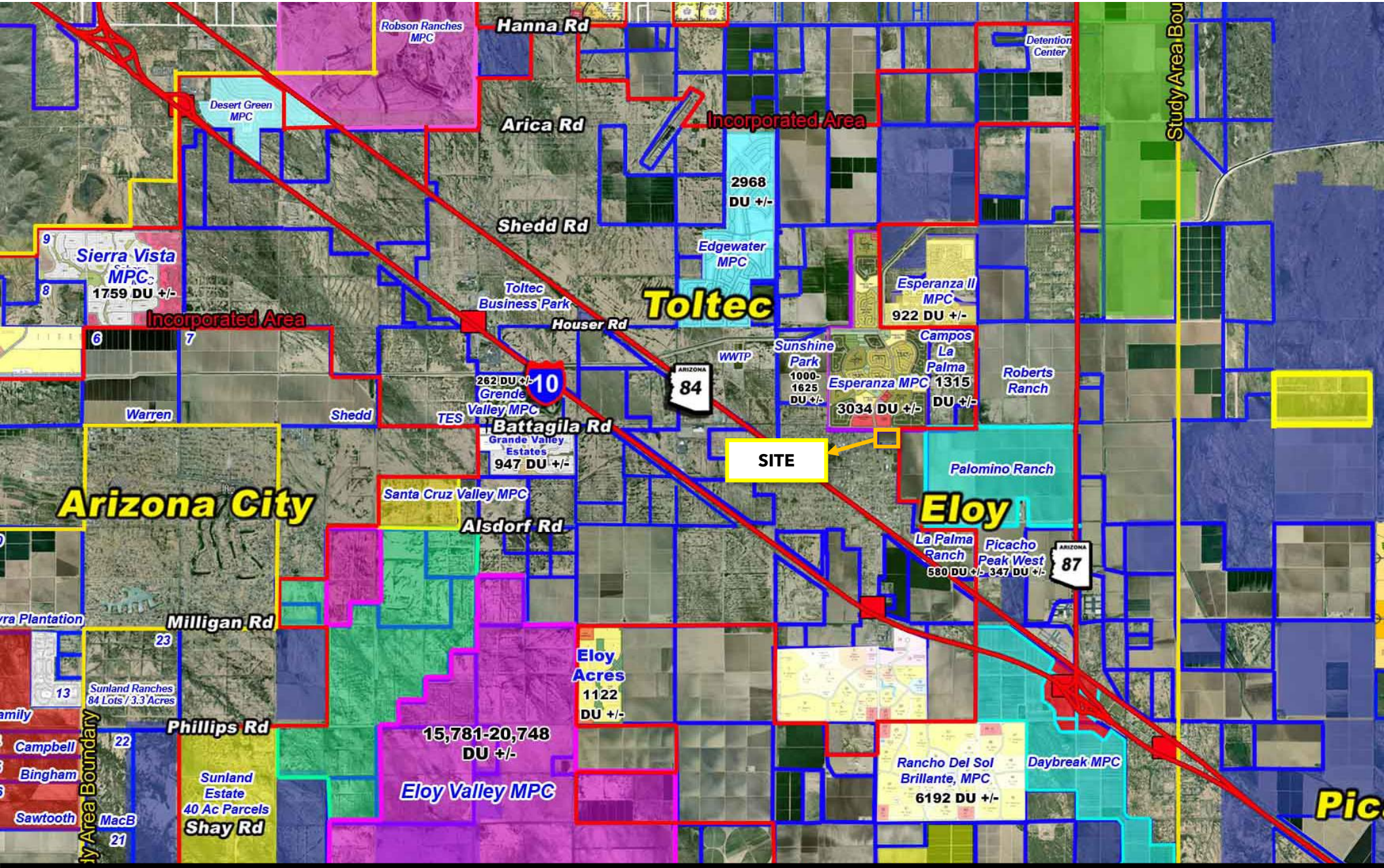


DATE: 08.17.07
 2018 NUMBER: 07962
 07962-0703page B

SUNSHINE BLVD. & BATTAGLIA DRIVE
 PROPOSED NEIGHBORHOOD SHOPPING CENTER
 ELOY, ARIZONA

Bd
grp

Butler Design Group
 Architects & Planners
 5555 East Van Buren St.
 Suite 215
 Phoenix, Arizona 85008
 phone 602-957-1800
 fax 602-957-7722



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	3,295	4,617	6,610
2023 Estimate	3,490	4,880	6,938
2010 Census	4,325	5,984	8,212
Growth 2023 - 2028	-5.59%	-5.39%	-4.73%
Growth 2010 - 2023	-19.31%	-18.45%	-15.51%
2023 Population by Hispanic Origin	2,807	3,809	5,012
2023 Population	3,490	4,880	6,938
White	2,785 79.80%	3,863 79.16%	5,597 80.67%
Black	224 6.42%	352 7.21%	451 6.50%
Am. Indian & Alaskan	350 10.03%	475 9.73%	616 8.88%
Asian	23 0.66%	30 0.61%	44 0.63%
Hawaiian & Pacific Island	10 0.29%	15 0.31%	18 0.26%
Other	97 2.78%	144 2.95%	213 3.07%
U.S. Armed Forces	0	0	3

Households			
2028 Projection	981	1,393	2,002
2023 Estimate	1,038	1,470	2,095
2010 Census	1,313	1,840	2,515
Growth 2023 - 2028	-5.49%	-5.24%	-4.44%
Growth 2010 - 2023	-20.94%	-20.11%	-16.70%
Owner Occupied	552 53.18%	803 54.63%	1,240 59.19%
Renter Occupied	486 46.82%	668 45.44%	855 40.81%

2023 Households by HH Income			
Income: <\$25,000	409 39.44%	504 34.26%	674 32.16%
Income: \$25,000 - \$50,000	225 21.70%	312 21.21%	432 20.61%
Income: \$50,000 - \$75,000	184 17.74%	266 18.08%	372 17.75%
Income: \$75,000 - \$100,000	98 9.45%	157 10.67%	237 11.31%
Income: \$100,000 - \$125,000	62 5.98%	101 6.87%	178 8.49%
Income: \$125,000 - \$150,000	26 2.51%	47 3.20%	68 3.24%
Income: \$150,000 - \$200,000	15 1.45%	56 3.81%	94 4.48%
Income: \$200,000+	18 1.74%	28 1.90%	41 1.96%
2023 Avg Household Income	\$51,279	\$58,402	\$61,250
2023 Med Household Income	\$36,389	\$44,846	\$47,583

For more information please contact:

Mike Ord
mike@dlslaughter.com
C: 602-421-2788

4742 North 24th Street
 Suite 315
 Phoenix, AZ 85016

O: 602.957.3553

www.dlslaughterco.com