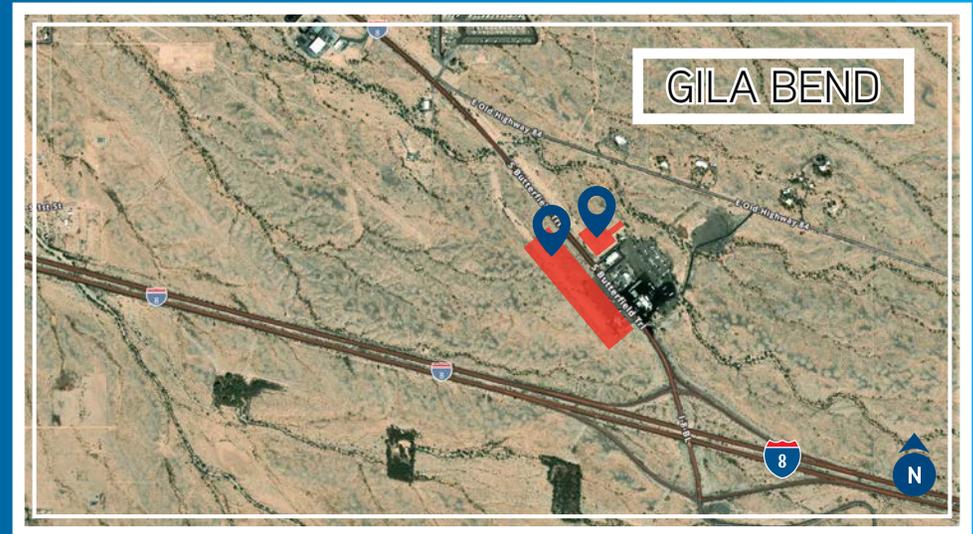
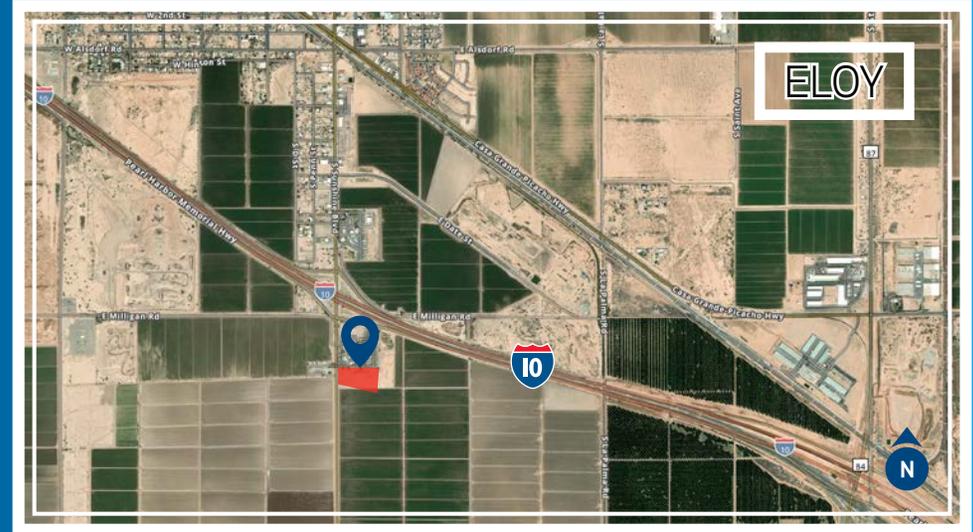


# LAND FOR SALE

FOR SALE | ±2.44 - ±16.21 ACRES  
EHRENBERG | ELOY | GILA BEND III ARIZONA



Four parcels of land, adjacent to Pilot gas centers, in Ehrenberg, Gila Bend, and Eloy, Arizona are for sale. The parcels range in size from approximately 2.44 acres to 16.21 acres.

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**Sale Price: \$225,000**

## Features

- ±2.44 Acres
- ±106,286 Square Feet of Land
- Parcel #302-54-040/Lat: 33.602823 | Long:-114.526168
- Commercial Land | Zoning: C-2, La Paz County
- Strategically located approximately equidistant between Phoenix, Las Vegas, and Los Angeles.

## City Information

### EHRENBERG

Ehrenberg is an unincorporated community and census-designated place (CDP) in western La Paz County, Arizona. It is located on the Colorado River, that forms the border of Arizona and California, near the city of Blythe, California. The community is along Interstate 10, which leads east 145 miles to Phoenix and west 100 miles to Indio, California. The area around Quartzsite, approximately 17 miles from Ehrenberg, grows from a summer population of 2,600 to over 250,000 during the winter months.

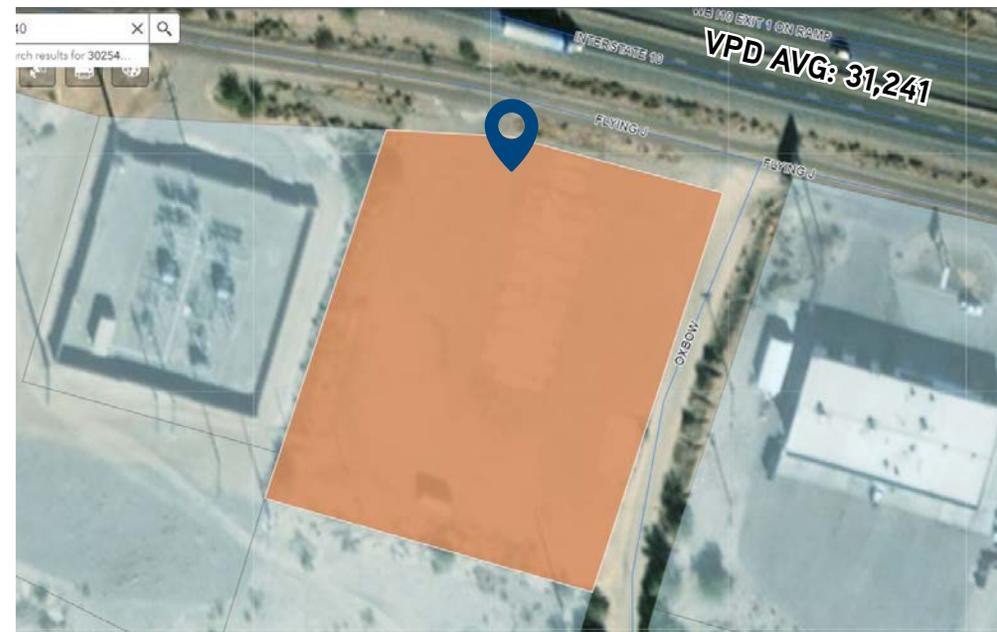
### BLYTHE

Blythe is located in eastern Riverside County, California, approximately 224 miles east of Los Angeles. It is in the Palo Verde Valley of the Lower Colorado River Valley region, an agricultural area. Tourism is a major component of the local economy. During the winter months, with the influx of “winter visitors”, the trade area more than triples. Unlike other parts of Southern California, Blythe is one of the most seismically stable cities in the Western states.

**USE RESTRICTIONS:** No retail sale of fuel/DEF; no truck repair or tire sales; no QSR; no adult-oriented business.

## Demographics

Population	3 Mile Radius	5 Mile Radius
2020 Population:	2,517	14,239
2025 Population Projection:	2,626	14,758
Median Age:	38.7	34
Households		
2020 Total Households:	986	4,949
2025 Household Projection:	1,022	5,119
Median Home Value:	\$97,377	\$148,617
Average Household Income:	\$53,972	\$60,983
Traffic Counts:		
Along I-10, Exit 1:	31,241 Average Daily	
Frontage Rd N Cross St: Juneau Avenue	11,577 Average Daily	



**Sale Price: 2.75 Acres (\$150,000) | 16.21 Acres (\$700,000)**

## Features

- Two Parcels: ±2.75 Acres | ±16.21 Acres (sold separately or together)
- Parcel #402-25-010A | 119,627 SF | Lat: 32.931913 | Long:-112.674839
- Parcel #402-25-015 | 706,085 SF | Lat: 32.930250 | Long: -112.675714
- Commercial Land | Zoning: B-2, Town of Gila Bend, Maricopa County
- Strategically positioned at the I-8 and Hwy 85 interchange with direct access for logistic service providers to and from Mexico and Southern California\*
- A suite of incentives and tax credits are available to support business growth and expansion in Gila Bend\*

## City Information

### GILA BEND\*

The Town of Gila Bend sits on 70 square miles of incorporated land. The Town of Gila Bend sits atop an AQUIFER which supports the high demand of energy generation. The Gila Bend power grid has a more reliable capacity to meet energy needs than most areas. As Gila Bend moves forward, an investment will be made to develop a formal Town Center, as well as facilitate shovel-ready sites for future development. Streamlined regulatory processes such as expedited permitting, are one of the many ways Gila Bend has become a business-friendly market.

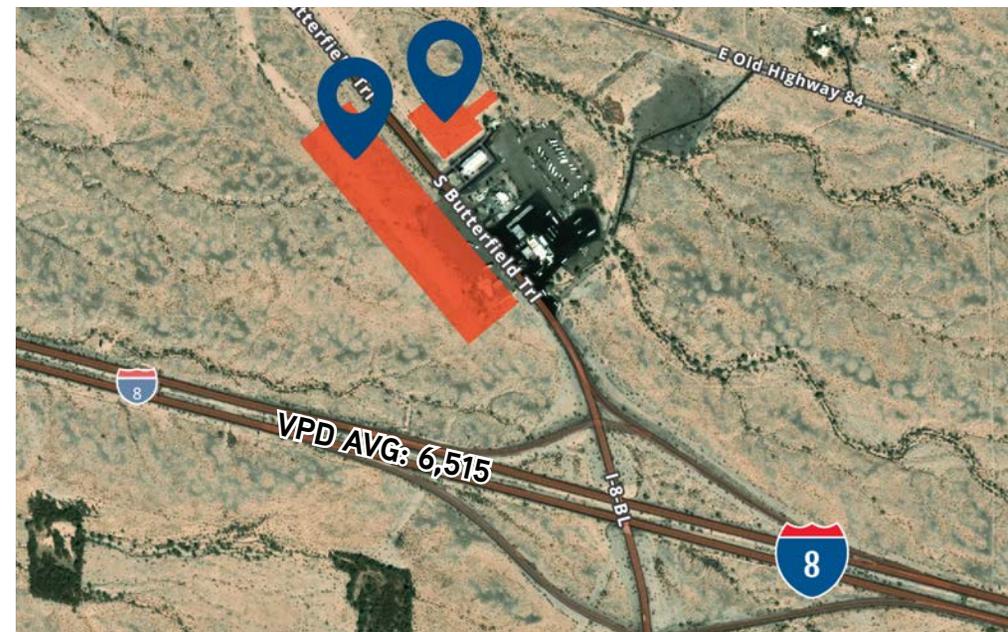
The Union Pacific Rail connects 23 States in the western 2/3 of the country, providing a critical link in the global supply chain. Gila Bend has two manufacturing plants totaling \$60M in direct investment, along with strong tourism and agri-business, which includes 43,000 acres under cultivation. Green energy includes 367 MW of utility-scale solar development.

\*Town of Gila Bend

**USE RESTRICTIONS: No retail sale of fuel/DEF; no truck repair or tire sales; no QSR; no adult-oriented business.**

## Demographics

Population	3 Mile Radius	5 Mile Radius
2020 Population:	642	1,706
2025 Population Projection:	674	1,806
Median Age:	33.4	33.7
Households		
2020 Total Households:	208	569
2025 Household Projection:	219	604
Median Home Value:	\$178,571	\$175,372
Average Household Income:	\$55,923	\$54,665
Traffic Counts:		
Along I-8:	6,515 Average Daily	
S Butterfield Trail/I-8	2,686 Average Daily	



**Sale Price: \$645,000**

## Features

- Two Parcels: ±2.65 Acres | ±4.46 Acres (SOLD TOGETHER)
- Parcel #41117008C | Lat: 32.730659 | Long:-111.548117
- Parcel #41117004D | Lat: 32.730732 | Long: -111.549255
- Strategically positioned off I-10, Exit 208A in an Opportunity Zone\*
- Next door to the future locations of Lucid Motors, Attesa Entertainment Complex and Nikola Motor Company\*

## City Information

### ELOY\*

- 10 miles of I-10 east and west frontage
- Direct access to I-8
- Numerous semi-truck services
- Located approximately midway between Phoenix and Tucson.
- Eloy Municipal Airport is a general aviation facility conveniently located 4 miles north of downtown.

Eloy has an abundance of vacant, shovel-ready land which is ideally suited for commercial and industrial development. The Union Pacific Railroad mainline parallels I-10 the entire width of Eloy and includes several rail spurs with access to the industrial business area. Eloy employers draw upon a base population of nearly 117,000 residents living within 30 minutes of the city. Skilled and semiskilled workers are available to provide a stable, hard-working labor force for area employers.

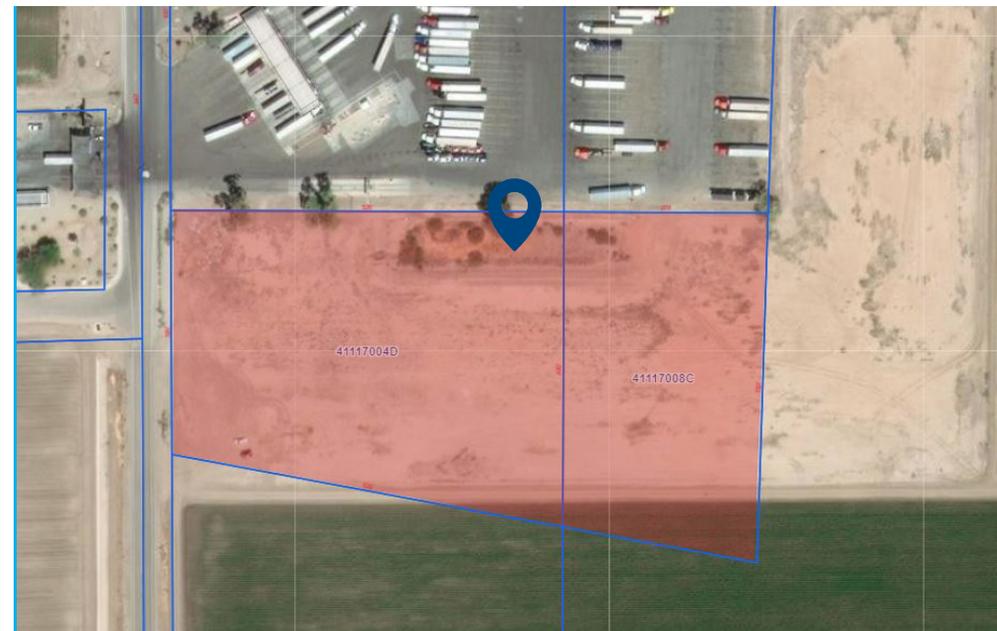
Pinal County voters recently approved an increase in the county's sales tax for the purpose of constructing regional roadway and transit improvements. A major project will connect the eastern portion of the Phoenix Metropolitan Area and Williams Gateway Airport with I-10 and Eloy.

\*City of Eloy

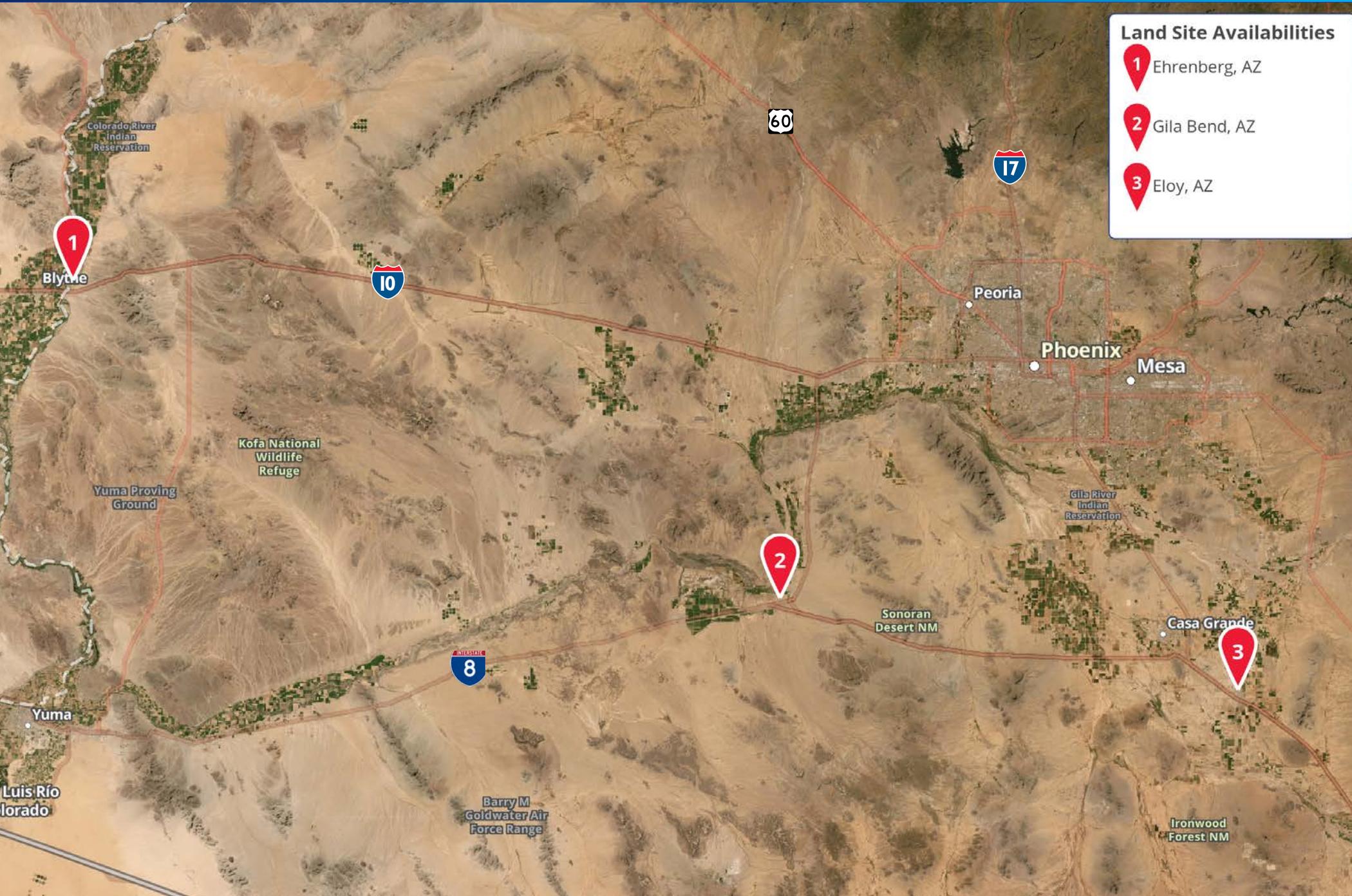
**USE RESTRICTIONS: No retail sale of fuel/DEF; no truck repair or tire sales; no restaurant; no adult-oriented business.**

## Demographics

Population	3 Mile Radius	5 Mile Radius
2020 Population:	6,571	8,323
2025 Population Projection:	7,452	9,425
Median Age:	33.9	34.3
Households		
2020 Total Households:	1,995	2,531
2025 Household Projection:	2,257	2,858
Median Home Value:	\$75,459	\$84,862
Average Household Income:	\$43,321	\$47,331
Traffic Counts:		
Along I-10, Exit 208A:	44,107 Average Daily	
S Sunshine Blvd	1,030 Average Daily	



# LAND SITES AVAILABLE FOR SALE



### Land Site Availabilities

- 1 Ehrenberg, AZ
- 2 Gila Bend, AZ
- 3 Eloy, AZ

### Driving Times from Ehrenberg, AZ

Phoenix	146 Miles	2 Hours
Las Vegas	210 Miles	4 Hours
Los Angeles	228 Miles	3.25 Hours
El Paso	576 Miles	8.5 Hours
Salt Lake City	629 Miles	9.75 Hours

### Driving Times from Gila Bend, AZ

Phoenix	68 Miles	1.1 Hours
Las Vegas	323 Miles	5.5 Hours
Los Angeles	375 Miles	5.5 Hours
El Paso	439 Miles	6.5 Hours
Salt Lake City	724 Miles	11 Hours

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### Driving Time/Miles from Eloy, AZ

Phoenix	65 Miles	1 Hour
Las Vegas	362 Miles	6 Hours
Los Angeles	437 Miles	6.4 Hours
El Paso	369 Miles	5.5 Hours
Salt Lake City	727 Miles	11 Hours