

SUNHILL PROJECT



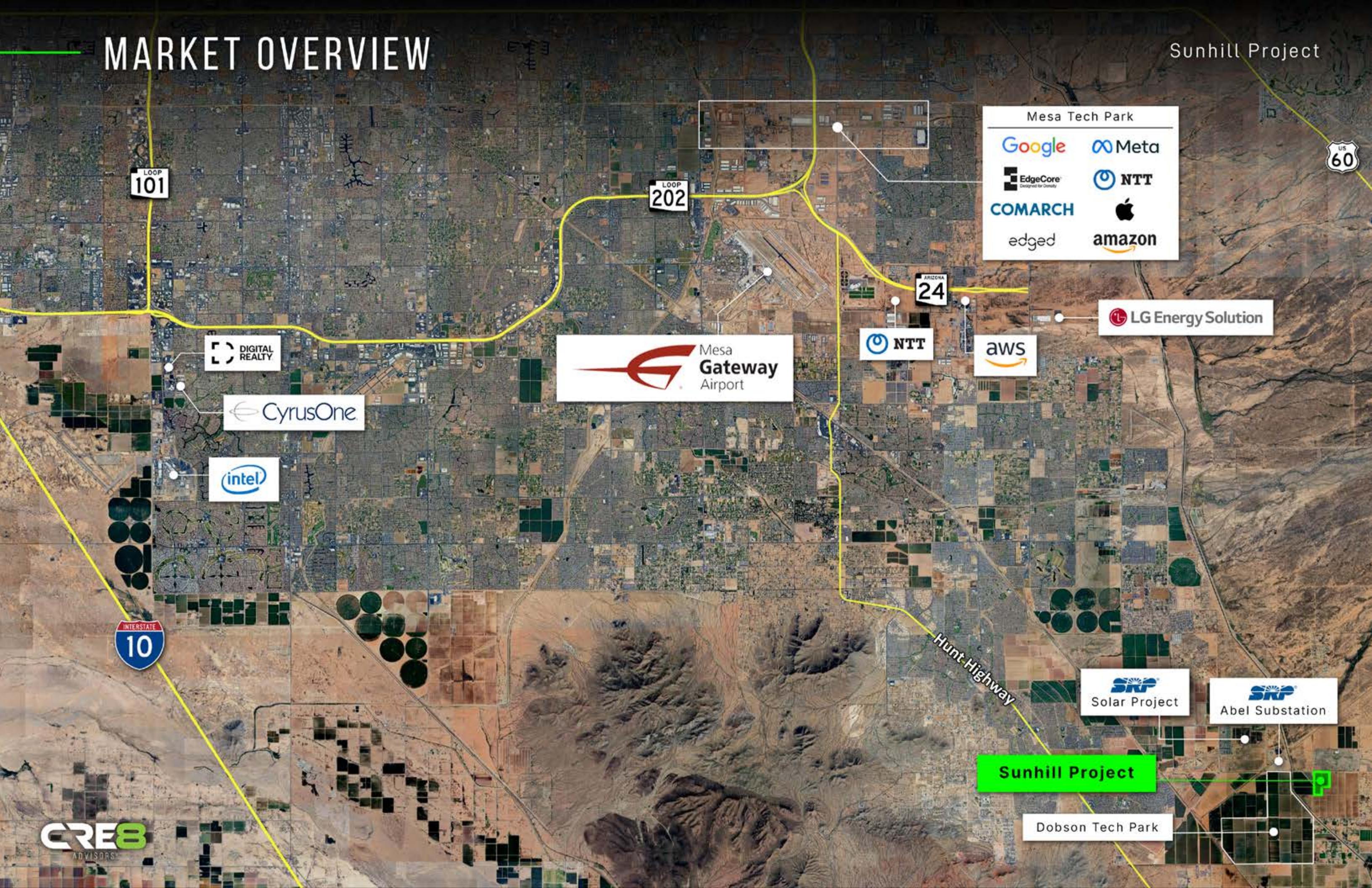
PINAL COUNTY, ARIZONA

EXCLUSIVELY LISTED BY



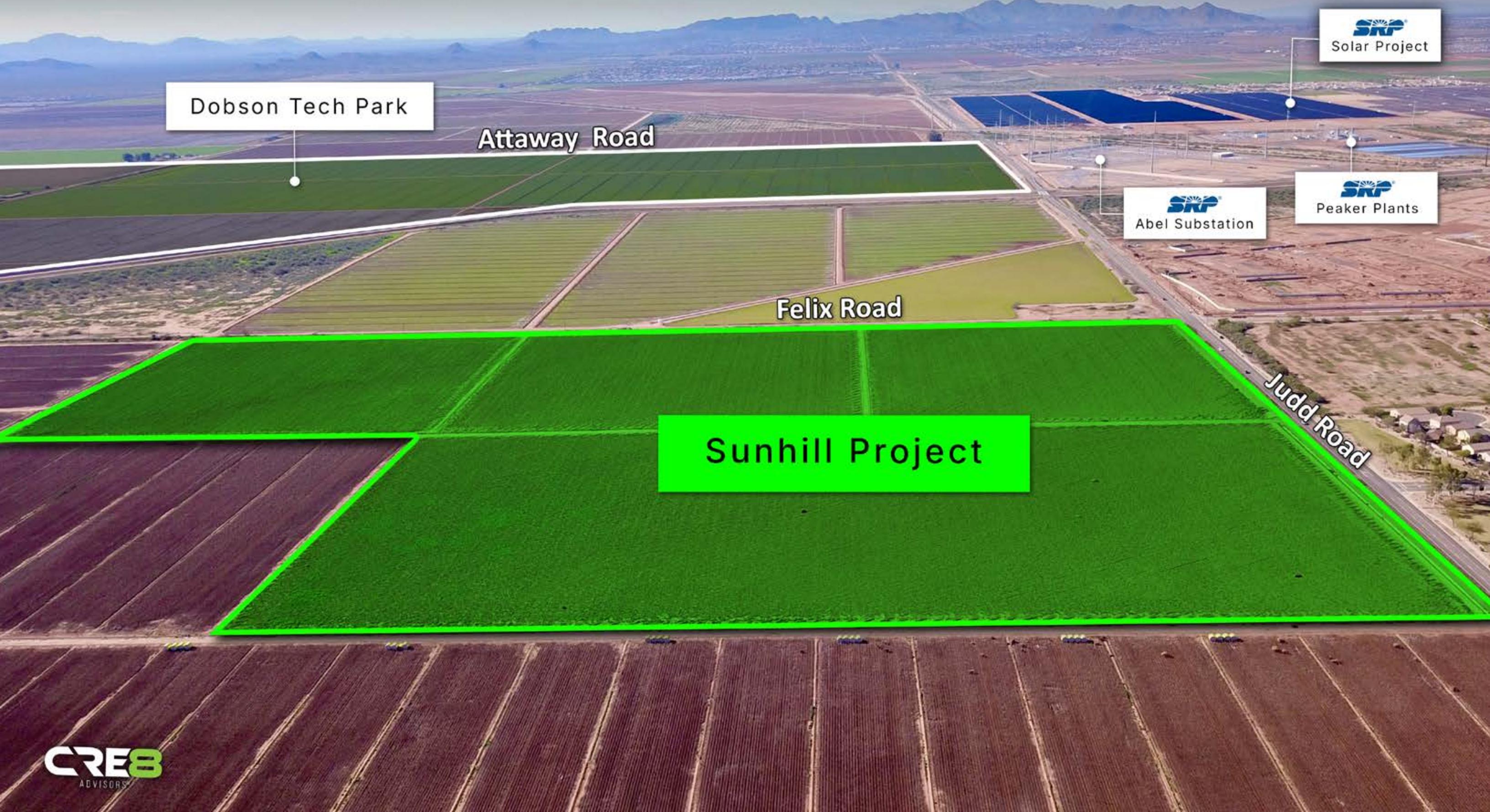
MARKET OVERVIEW

Sunhill Project



JUDD CORRIDOR AERIAL

Sunhill Project



SRP ABEL SUBSTATION AERIAL

Sunhill Project



SUNHILL PROJECT AERIAL

Sunhill Project

Judd Road

Mixed Use
16 Acres

Employment
80 Acres

Felix Road

CAP Canal

PROPERTY HIGHLIGHTS

Sunhill Project

SUMMARY

Intersection	SEC E Judd Road & N Felix Road
Location	Pinal County
Asking Price	Call For Pricing
Total Acres	96
Zoning	PAD (Employment & Mixed Use)
Flood Plain	Zone X
APN	210440020 & 210440040

UTILITIES

Power	Salt River Project - SRP
Water	EPCOR
Sewer	EPCOR

CONTACT

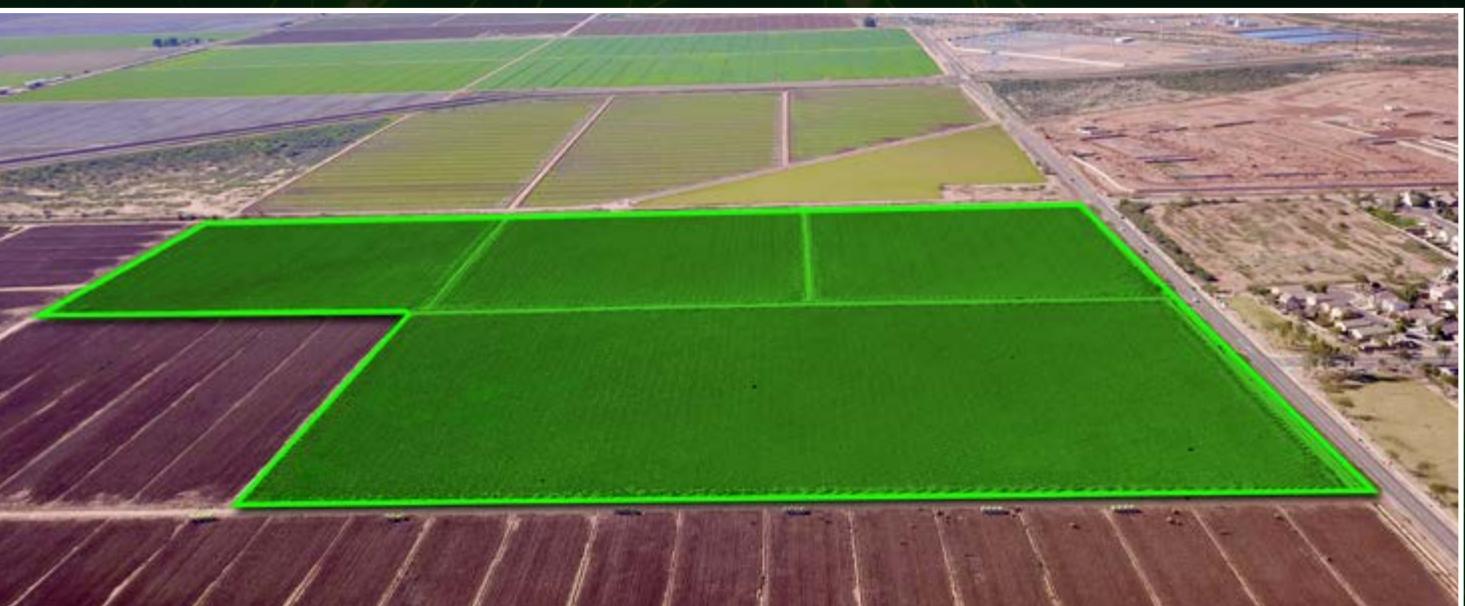
Kevin Smith
Kevin@cre8advisors.com
518.428.8316

Rommie Mojahed
Rommie@cre8advisors.com
602.702.4663

CRE8
ADVISORS™

OVERVIEW

- » Approved Major Comprehensive Plan Amended that calls for 16-acres of Mixed-Use and 80 acres of Employment. **Can rezone to I-3 (BESS & Data Center).*
- » Strategically located within SRP Service Territory - one of the most reliable service providers in the US.
- » Half-mile from SRP Abel Substation - expanding to become one of the largest substations in the Arizona.
- » Adjacent to Dobson Tech Park - a 1,600 acre technology hub with BESS, Data Center, and Industrial coming soon.
- » Join TSMC, Intel, Apple, Meta, AWS, LG Energy Solutions, Amcor, Google, and others in the Phoenix Metro Area.

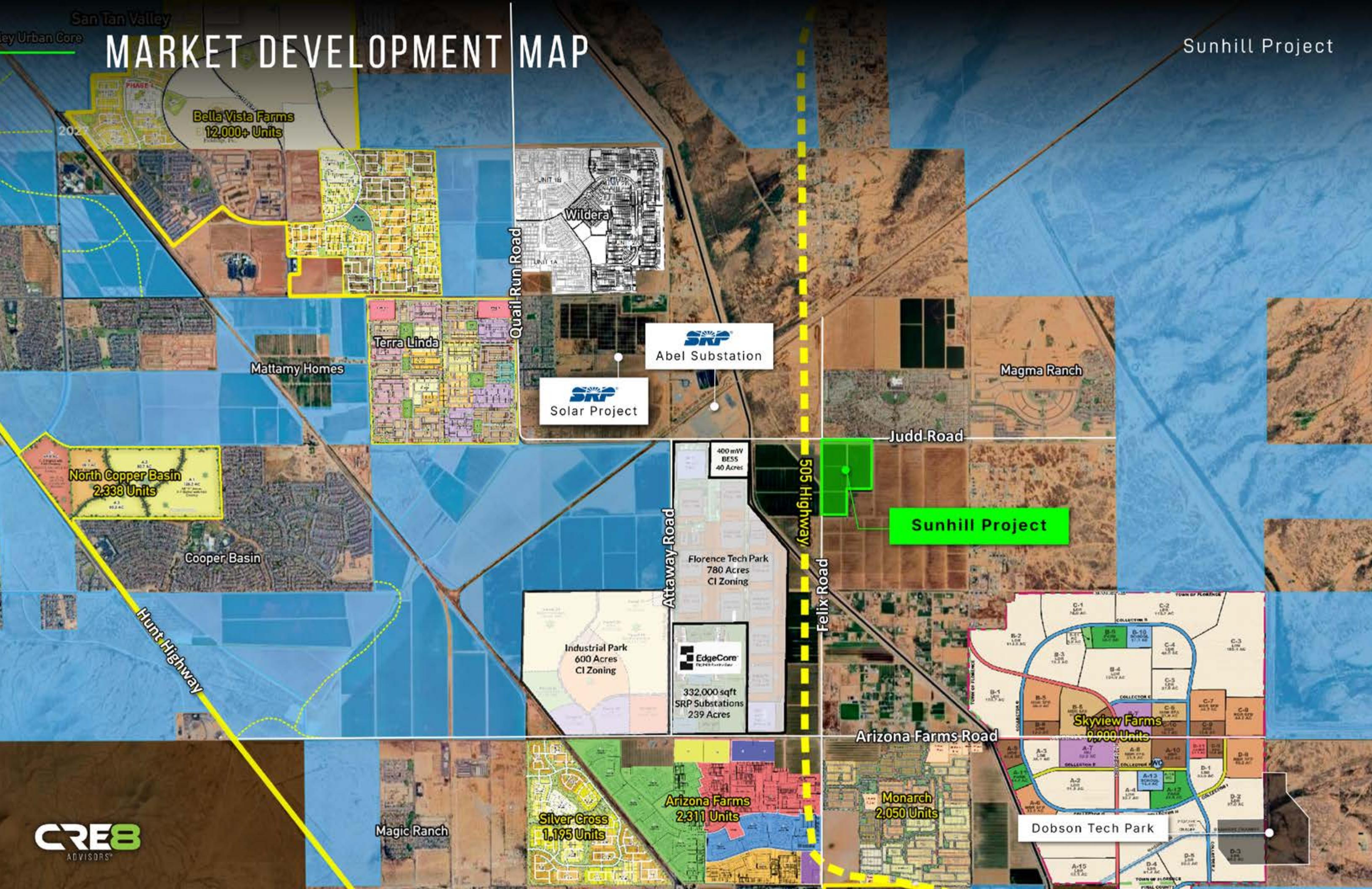


San Tan Valley

ley Urban Core

MARKET DEVELOPMENT MAP

Sunhill Project





EXCLUSIVELY LISTED BY:



Rommie Mojahed

Rommie@cre8advisors.com
602.702.4663

Lindsey Dulle

Lindsey@cre8advisors.com
602.317.7713

Kevin Smith

Kevin@cre8advisors.com
518.428.8316