

# MULLIGAN & 87

COMMERCIAL PADS AVAILABLE



RETAIL PADS

COMMERICAL OR INDUSTRIAL PAD

4-ACRE GAS PAD

MULLIGAN ROAD

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EXCLUSIVELY LISTED BY



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# MARKET OVERVIEW

Mulligan & 87

Logos for Loves, McDonald's, TA, Empire, and CAT.

P&G

**IPAZ**  
INLAND PORT ARIZONA  
2,700-acre, rail-served industrial mega park.

LUCID

**Pamilla  
Planned Area Development**  
1,224 Acres

**National Developer  
(in excrow)**  
2,300 Acres



**ELOY**

Pilot



GOLD BOND

Olam



**Mulligan & 87**

FUTURE SR 505

**Orsted**  
Mulligan Energy Project  
315 mW Solar / 315 mW BESS



56,900 VPD



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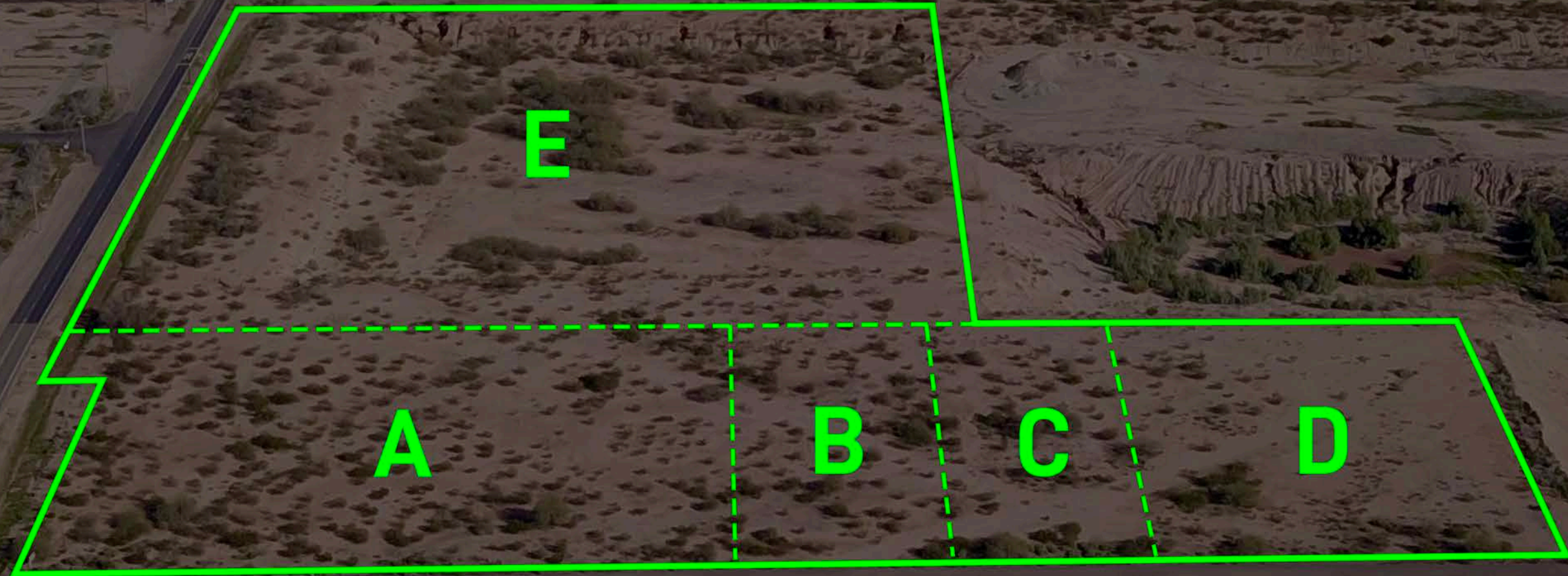
Mulligan Road

# CONCEPTUAL SITE LAYOUT

## PADS

PAD A	4.00 Acres
PAD B	1 Acre
PAD C	1 Acre
PAD D	2.25 Acres
PAD E	14.92 Acres

\*All are +/- and can be split or combined.



# PROPERTY HIGHLIGHTS

Mulligan & 87

## SUMMARY

Intersection	SEC Mulligan & 87
Location	Eloy, Arizona
Asking Price	Call For Pricing
Total Acres	20.44
Zoning	GR
Flood Plain	Zone X
APN	41115004C

## CONTACT

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## OVERVIEW

- » 4-acre hard corner gas pad, commercial pads available along SR 87 and Mulligan Road in Eloy.
- » First hard corner gas opportunity off the I-10, half a mile north on your way to downtown Eloy, Lucid Factory, Proctor & Gamble, and the Arizona Inland Port.
- » 56,900 VPD on the I-10 past SR 87 exit, with more development coming North along SR 87.
- » Can accommodate a variety of PAD size needs.



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