

MULLIGAN & 87

COMMERCIAL PADS AVAILABLE



MULLIGAN ROAD

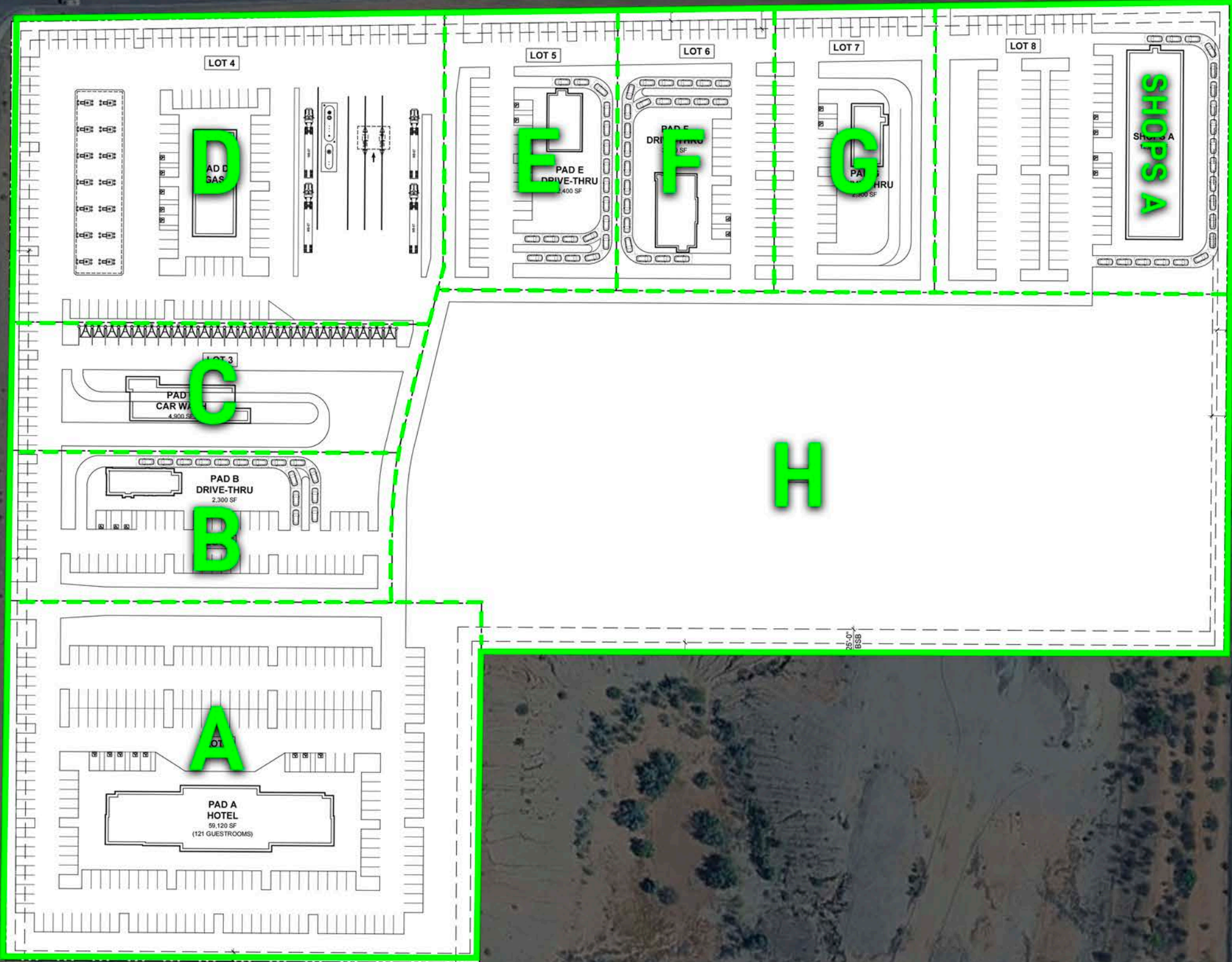
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CONCEPTUAL SITE LAYOUT



PADS

PAD A	4.37 Acres
PAD B	1.48 Acre
PAD C	1.33 Acre
PAD D	3.38 Acres
PAD E	1.23 Acres
PAD F	1.13 Acre
PAD G	1.17 Acre
PAD H	7.50 Acres
SHOPS A	2.17 Acres

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

56,900 VPD



Mulligan Road

MARKET OVERVIEW

Mulligan & 87



P&G



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

87

Mulligan & 87

Orsted

Mulligan Energy Project
315 mW Solar / 315 mW BESS

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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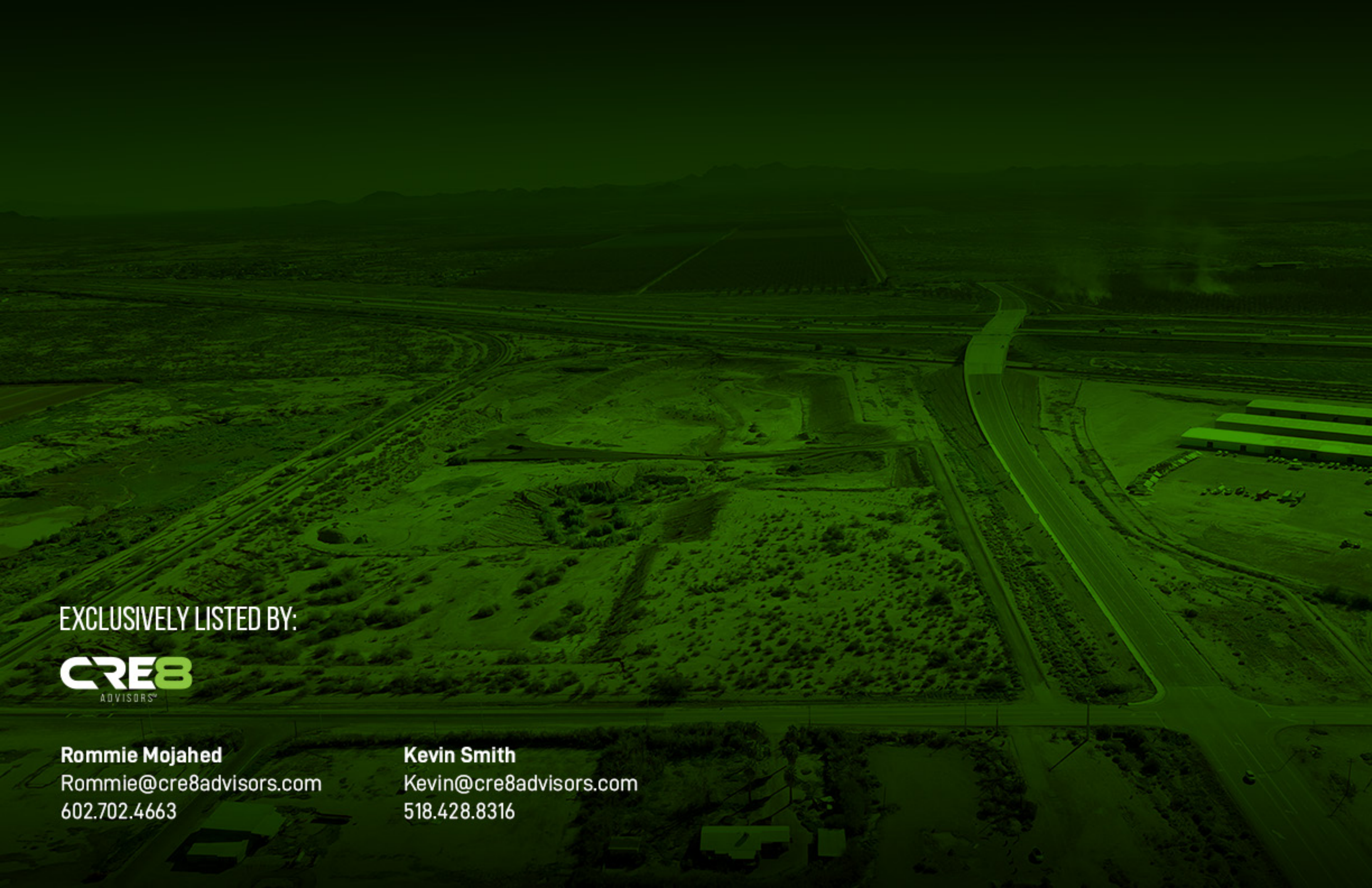
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OVERVIEW

- » 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 accomodate a variety of PAD size needs.





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