

MC-85 & ST. LOUIS AVE | GILA BEND, AZ

OPPORTUNITY ZONE

Subject →

EXCLUSIVE LISTING | +/- 202.19 ACRES | MIXED-USE

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TLA
THE LAND AGENCY

EXECUTIVE SUMMARY

LOCATION

N/NEC MC-85 & St. Louis Ave., Gila Bend, AZ

SIZE

+/- 202.19 Acres

ZONING

- R-1 Single Family Residential
- R-4 Fourplex Residential (up to 16 du/ac)
- R-5 Multi Family Residential
- B-2 Community Business
- B-1 Neighborhood Business
- [Zoning Ordinance Link \(Click Here\)](#)

GENERAL PLAN

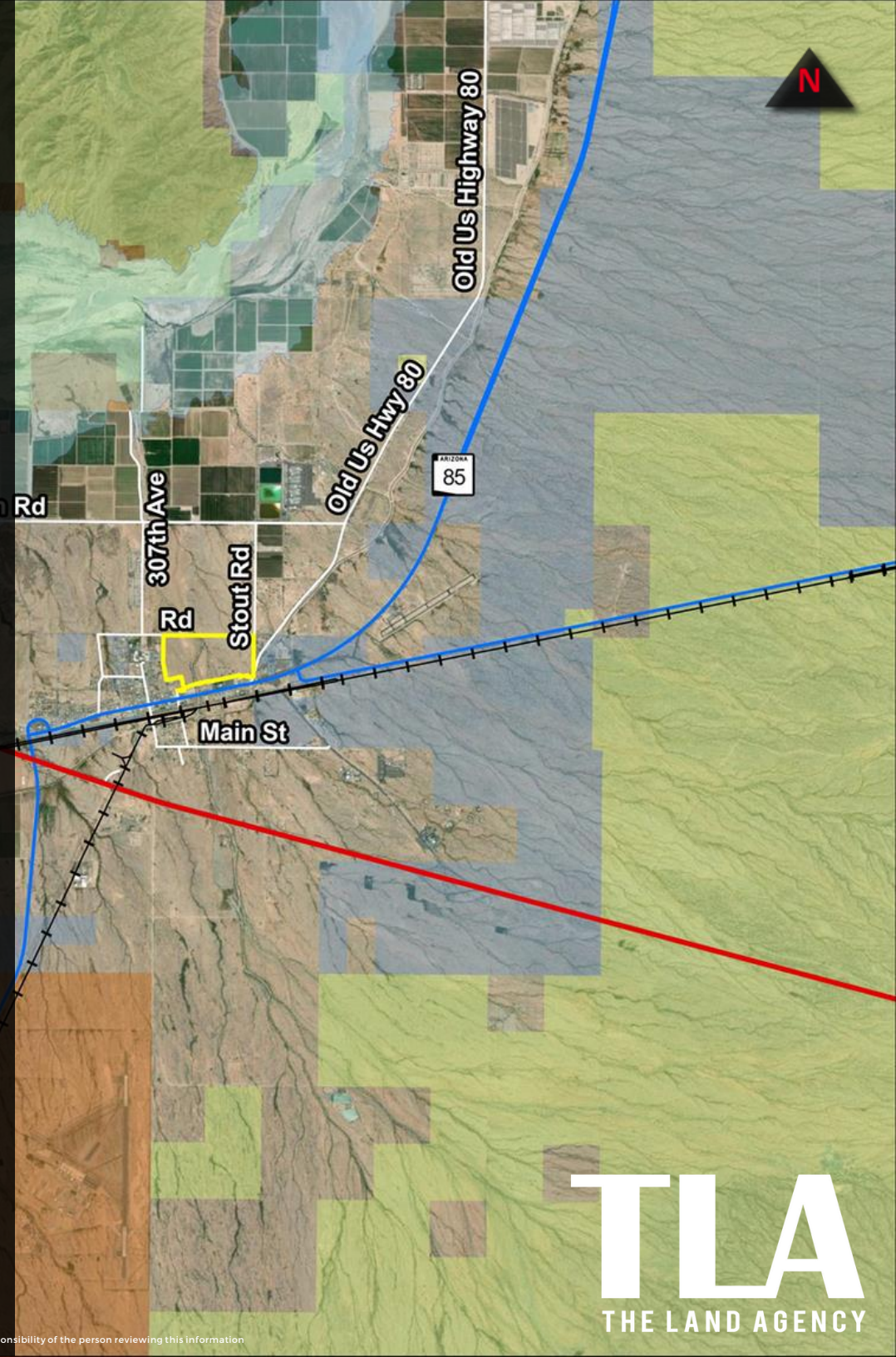
- Medium Density Residential (5-10 DU/AC)
- Open Space
- Neighborhood Business
- General Business
- [\(Gen Plan Link\)](#)

UTILITIES

- Water - City of Gila Bend
- Sewer - City of Gila Bend
- Electric - APS
- Gas - Southwest Gas

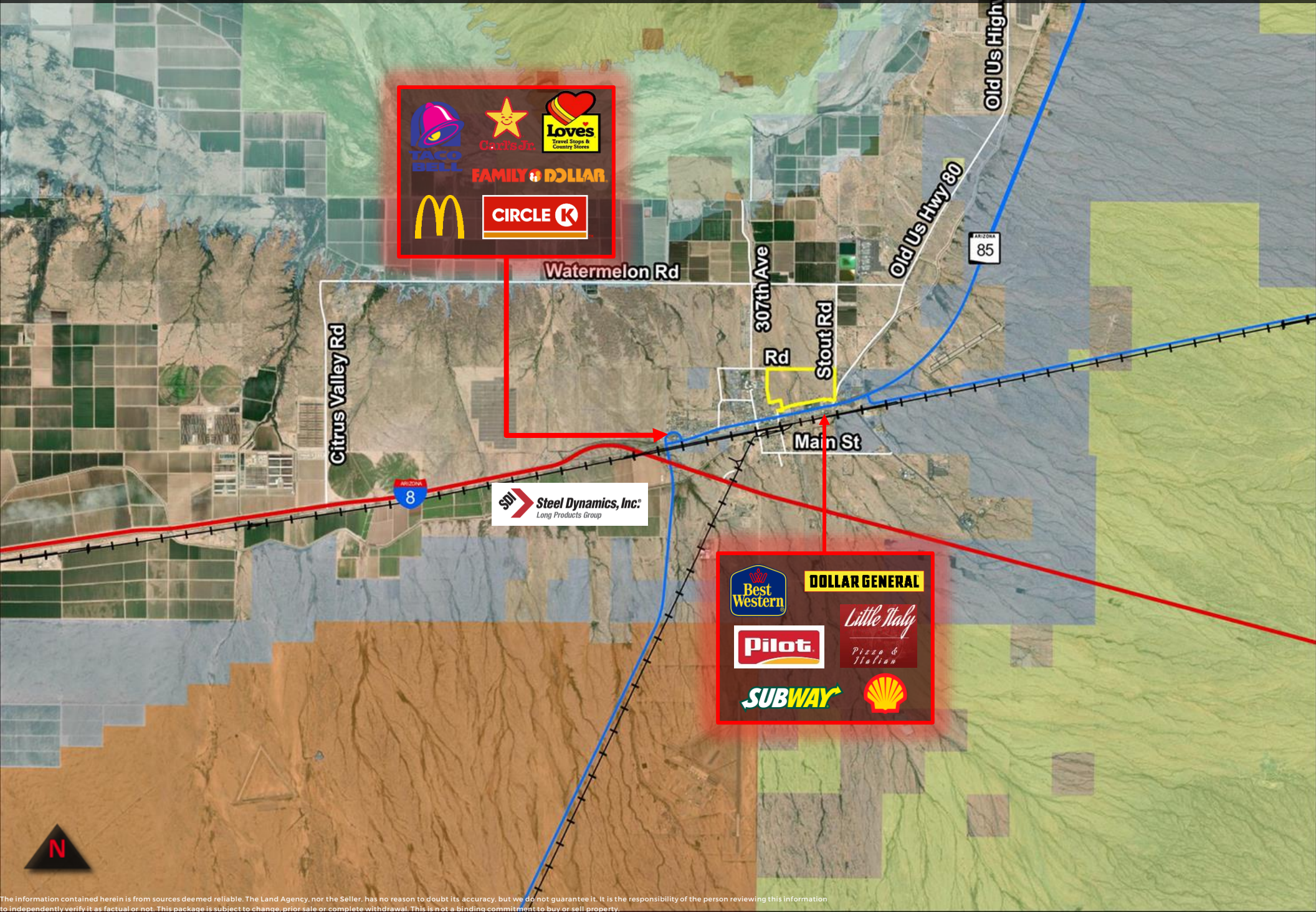
COMMENTS

- Property is located in the heart of Gila Bend.
- Utilities are to the property.
- The City of Gila Bend is a Designated Water Provider.
- Adjacent to MC-85 and in extremely close proximity to I-8
- Located within an Opportunity Zone.
- Western portion of property within Floodway (FW).
- RV Park allowed within R-5.



TLA
THE LAND AGENCY

AREA MAP



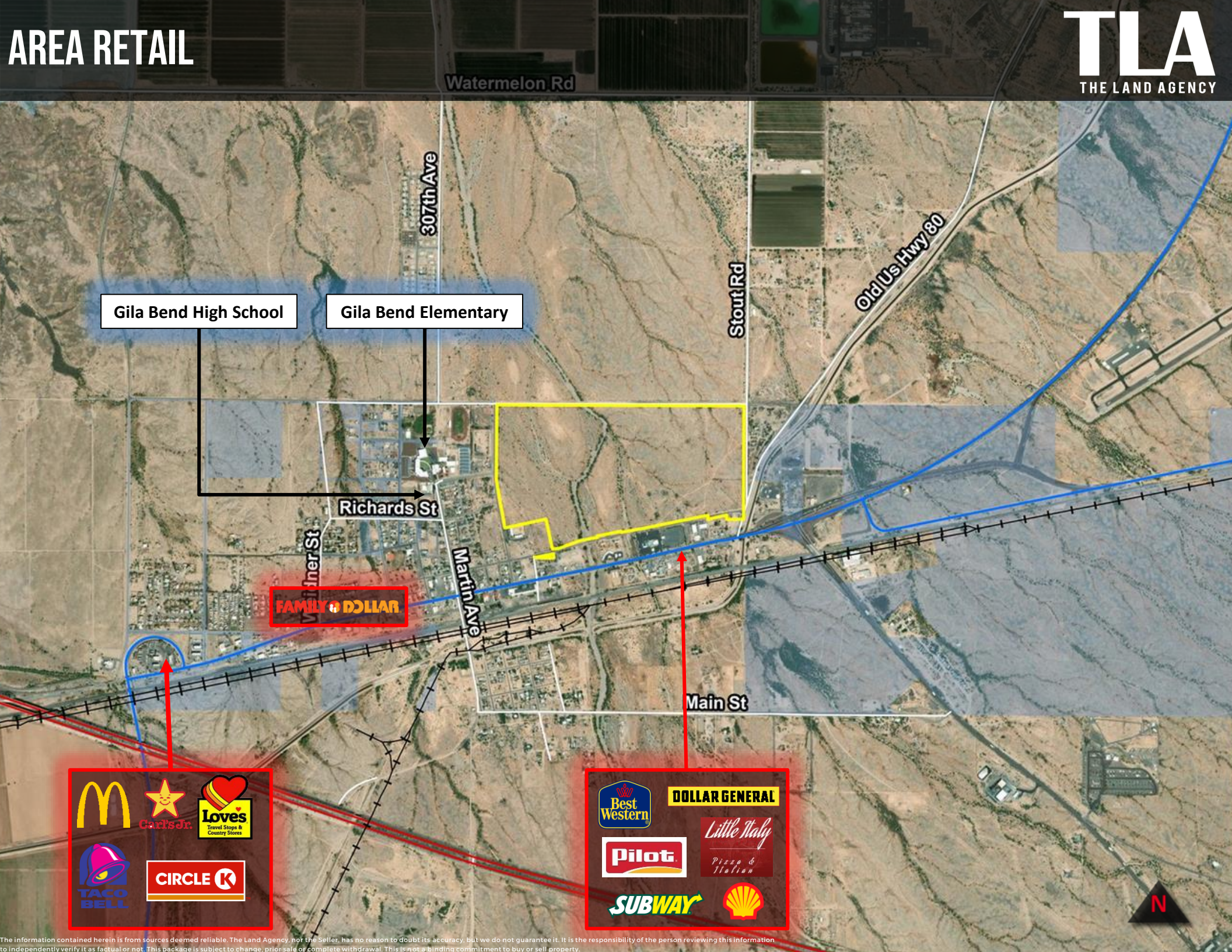
- TACO BELL
- Carl's Jr.
- Loves Travel Stops & Country Stores
- FAMILY DOLLAR
- McDonald's
- CIRCLE K

SDI Steel Dynamics, Inc.
Long Products Group

- Best Western
- DOLLAR GENERAL
- Pilot
- Little Italy Pizza & Italian
- SUBWAY
- Shell



AREA RETAIL



Watermelon Rd

307th Ave

Stout Rd

Old Us Hwy 80

Gila Bend High School

Gila Bend Elementary

Richards St

FAMILY DOLLAR

Martin Ave

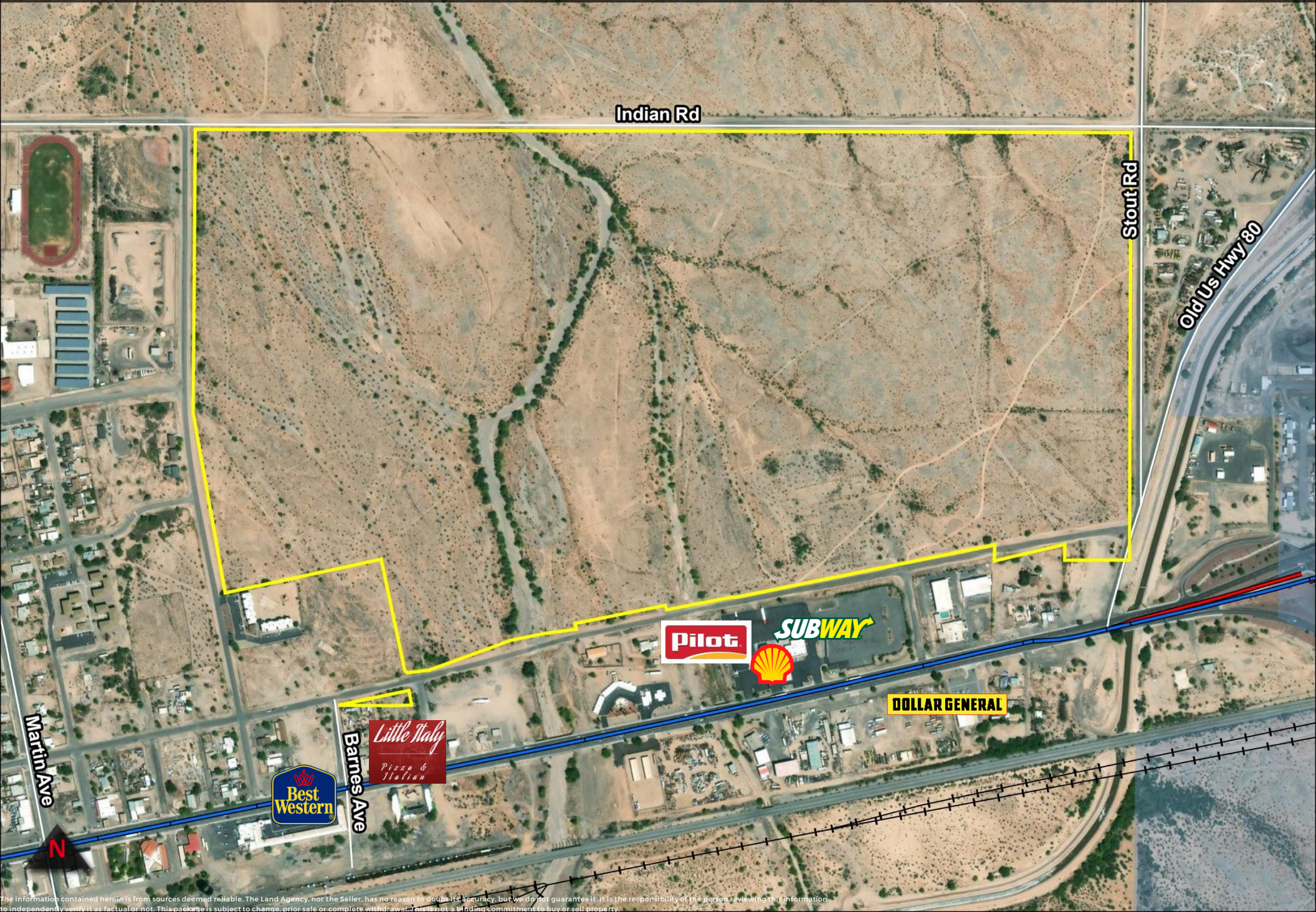
Main St

McDonald's
Carl's Jr.
Loves
Travel Stops & Country Stores
Taco Bell
Circle K

Best Western
Dollar General
Little Italy
Pizza & Italian
Pilot
Subway
Shell



CLOSE UP MAP



Indian Rd

Stout Rd

Old Us Hwy 80

Martin Ave

Barnes Ave

Pilot

SUBWAY



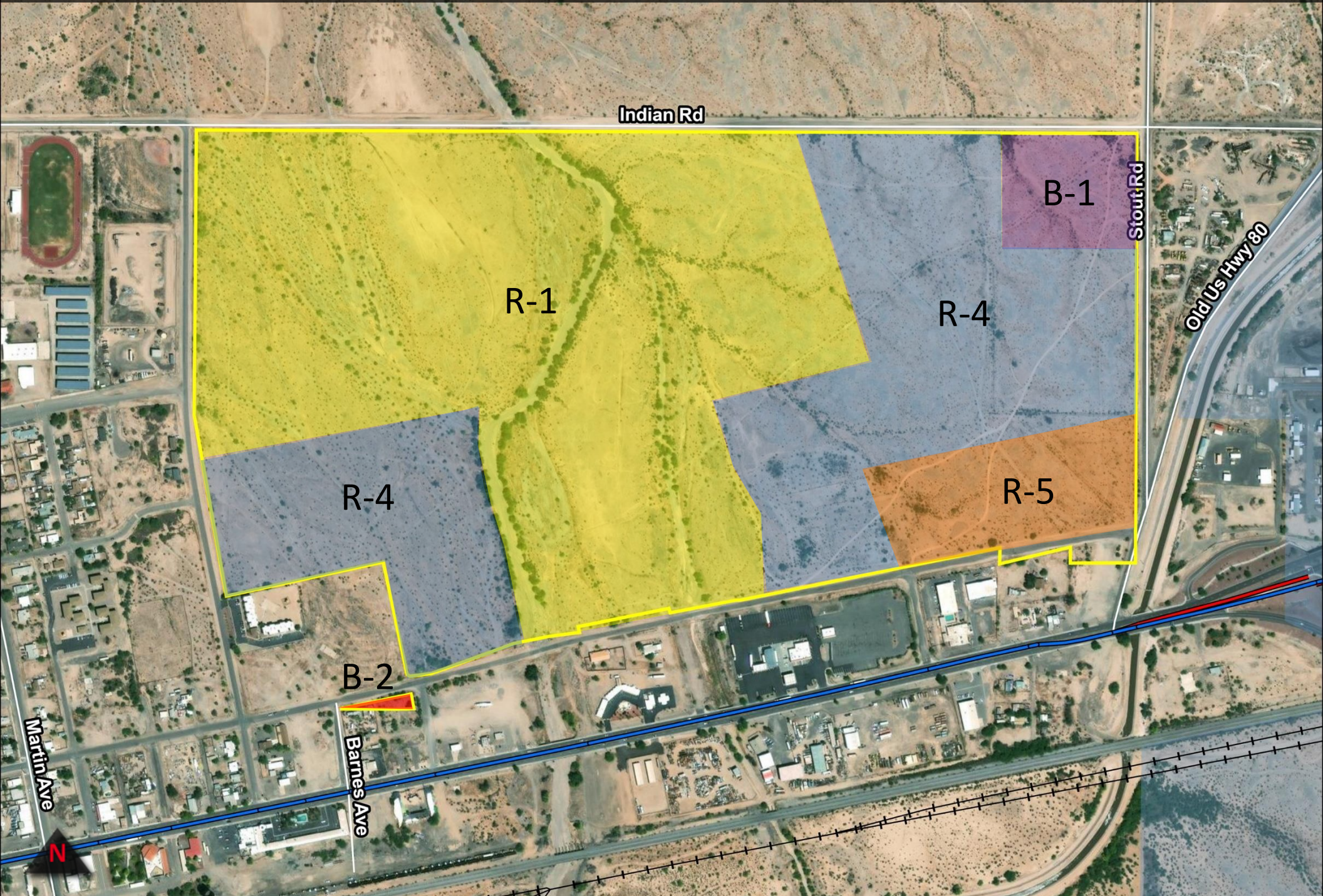
DOLLAR GENERAL

Little Italy
Pizzeria & Italian

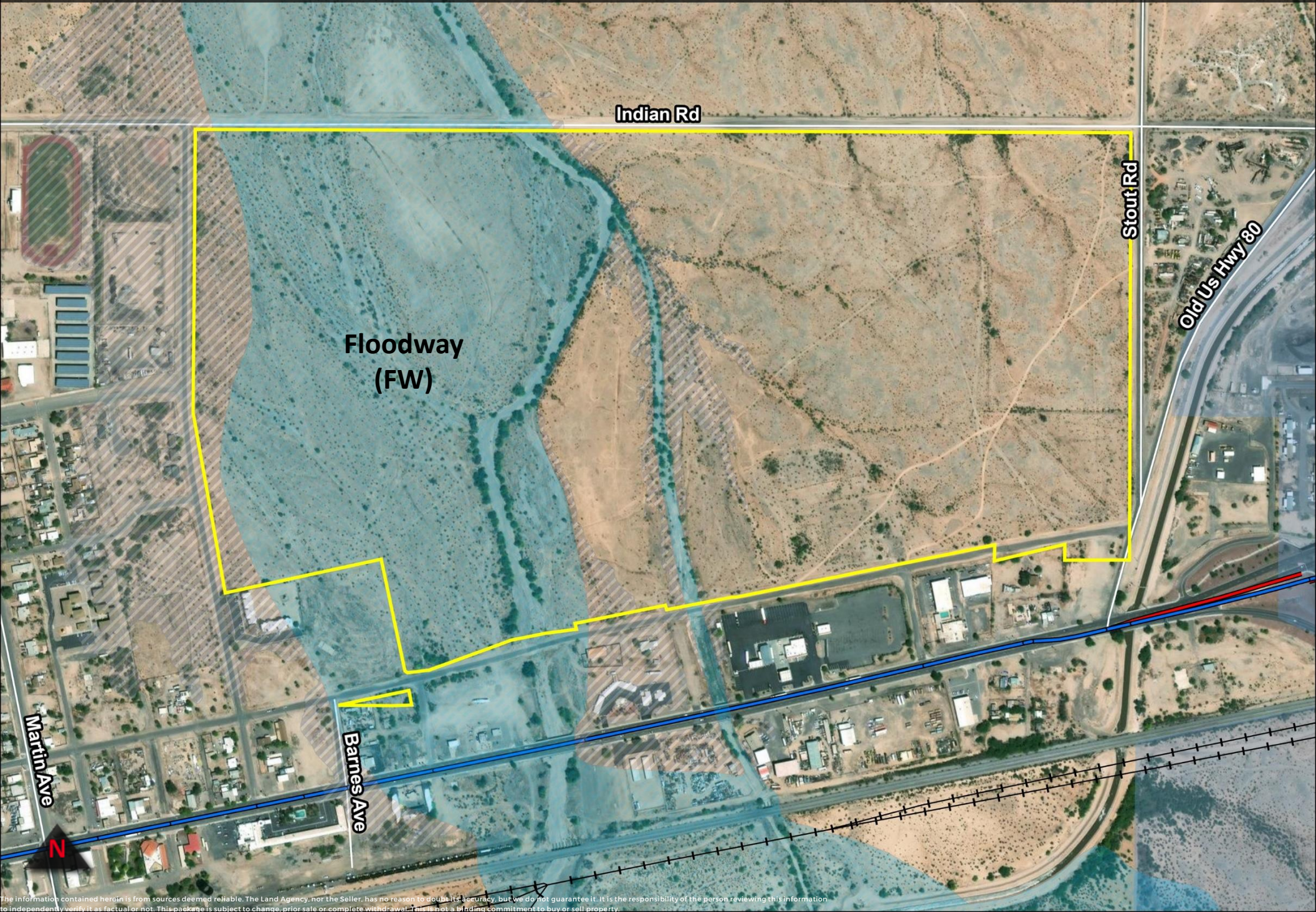
Best Western



ZONING MAP



FLOODPLAIN MAP



UTILITY MAP

