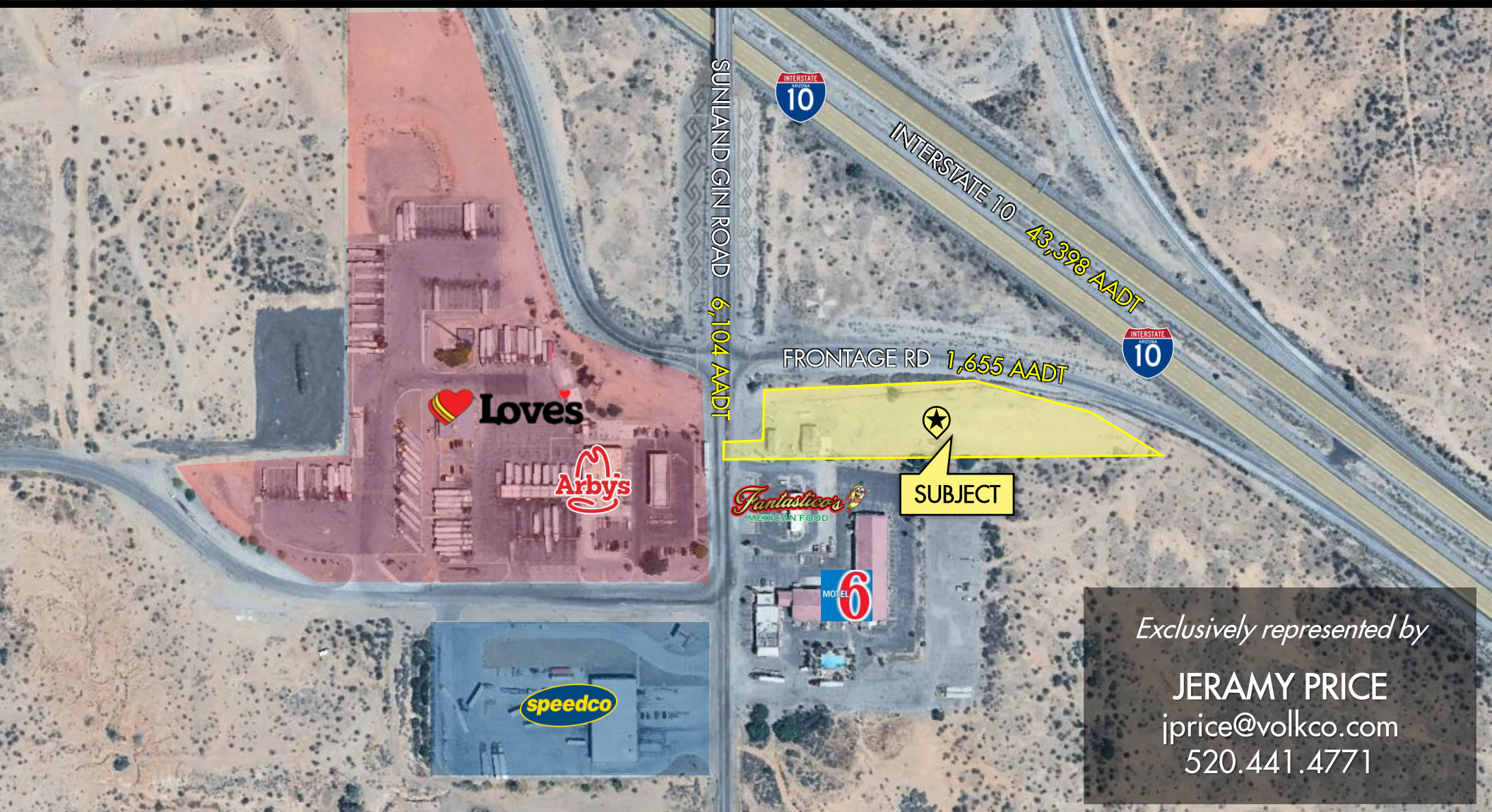


2.70 AC of Development Potential

5005 N Sunland Gin, Eloy AZ



Exclusively represented by

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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas. 8/11/2026



FEATURES

BUILDING SIZE	1,400 SF (Per Pinal County Assessor)
LAND SIZE	117,612 SF (Per Pinal County Assessor)
SALE PRICE	\$700,000
ZONING	C-2 General Commercial (Per City of Eloy Zoning)
PINAL COUNTY APN	402-15-0440

DEMOGRAPHICS

(2026 Estimates)

	10-MIN	15-MIN	20-MIN
Population	14,498	51,322	84,924
Avg Household Income	\$96,995	\$110,859	\$105,010
Total Employees	3,434	14,369	20,614

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2026

HIGHLIGHTS

- Close proximity to Interstate 10
- Excellent I-10 Frontage Road visibility
- Competitive pricing
- Affluent surrounding area
- Outstanding demographics with Average Household Incomes of \$96,995 within a 10-minute drive radius

TRAFFIC COUNTS

CASA GRANDE-TUCSON HWY, I-10	43,398 AADT
SUNLAND GIN RD	6,104 AADT

SOURCE: REGIS SITES USA 2025

