

EXCLUSIVE LISTING



INTERSTATE 8 & CITRUS VALLEY ROAD

Location: NEC of Interstate 8 & Citrus Valley Road, Gila Bend, Arizona

Size: +/-438.32 Acres (all or part)

Price: Submit

Zoning: PC-Planned Community District

Utilities:

- Water & Sewer provider Gila Bend
- Southwest Gas
- High Speed Fiber optic line south of Interstate 8
- APS Substation 1.5 miles east of site

Comments: Large property with over a mile of frontage on Interstate 8. The Citrus Valley Road exit is also a full diamond interchange. This property has great access, great visibility, and access to highly sought after utilities infrastructure. The property is located within a designated Opportunity Zone and is outside of the Phoenix AMA. Property would be suitable for a travel center, data center, utility generation, etc.



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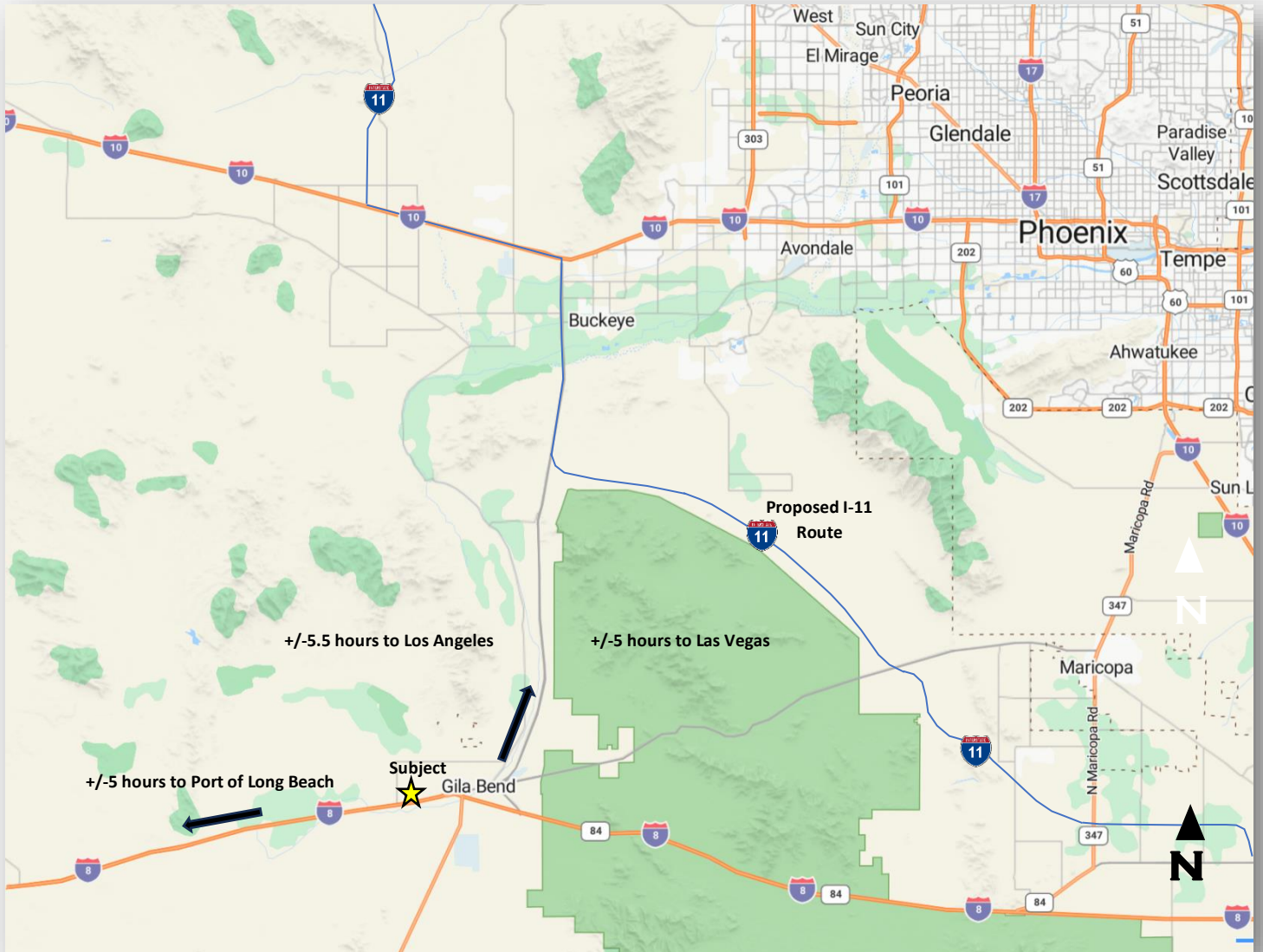
BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

104 W. BASELINE RD.
BUCKEYE, AZ 85326

WWW.COPPERSTARRE.COM

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GILA BEND



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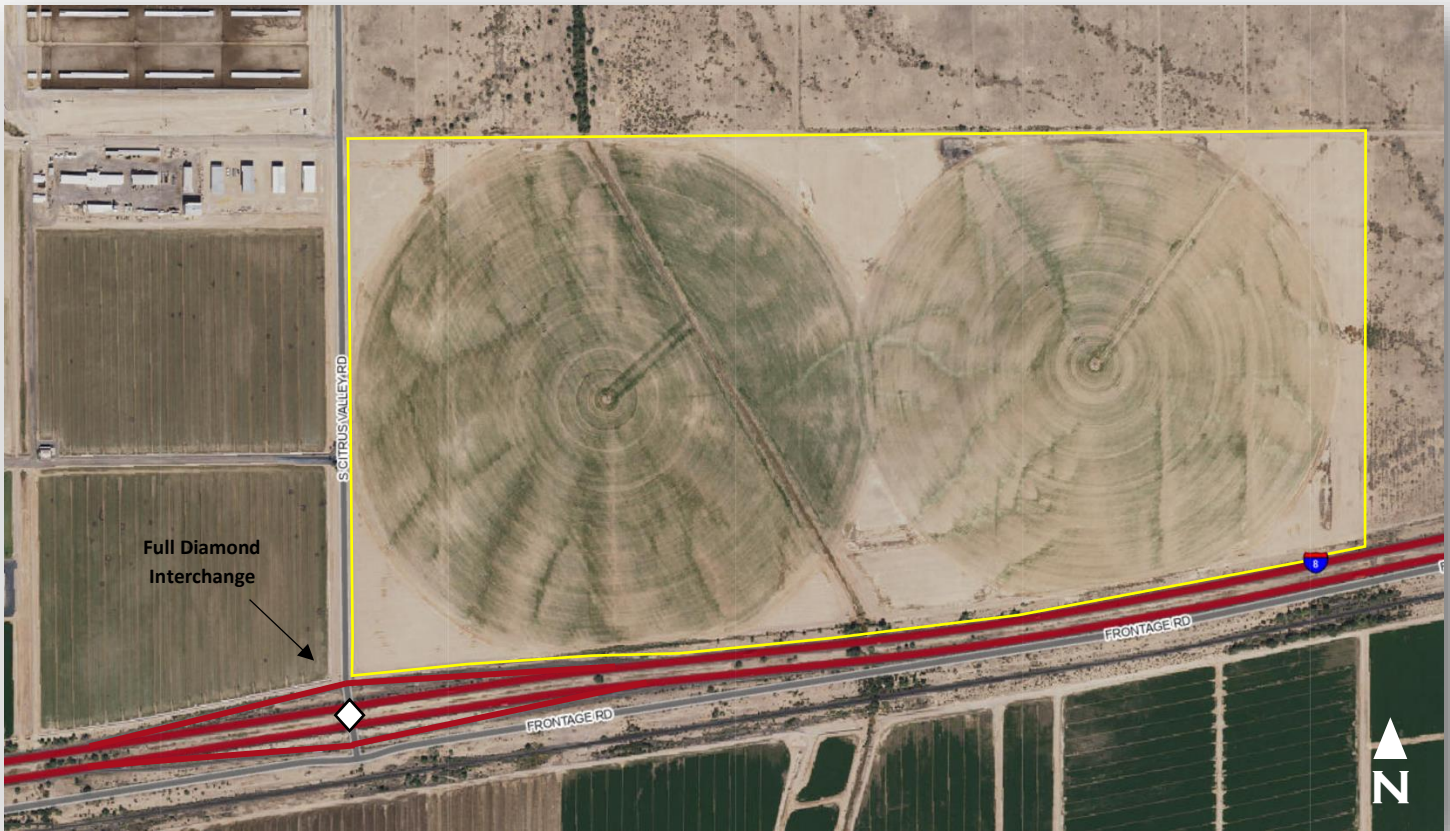
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