

Eloy Development Partners V, LLC Presents:

Residential Land Entitlement & Subdivision in Eloy, Arizona

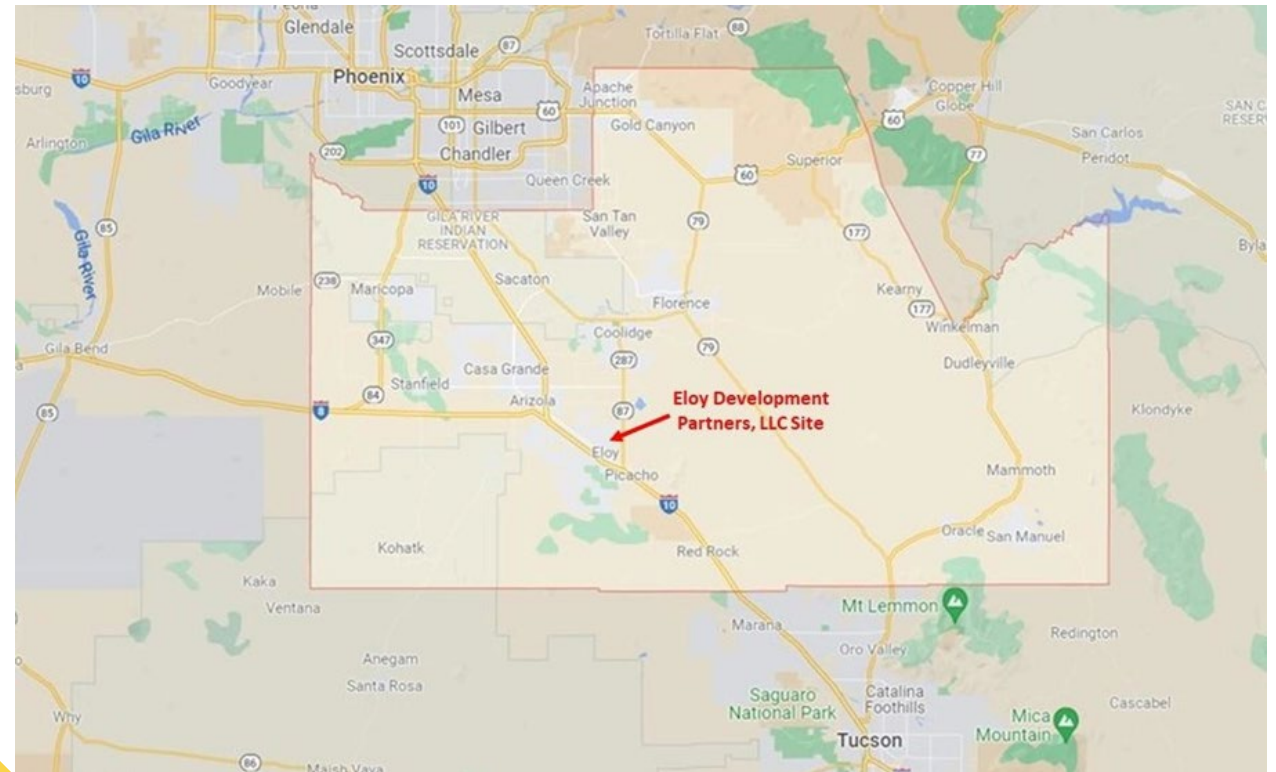


Table of Contents

Introduction

The Opportunity Highlights

Investment Opportunity

Development Overview

Eloy, AZ & Demographics

Introduction

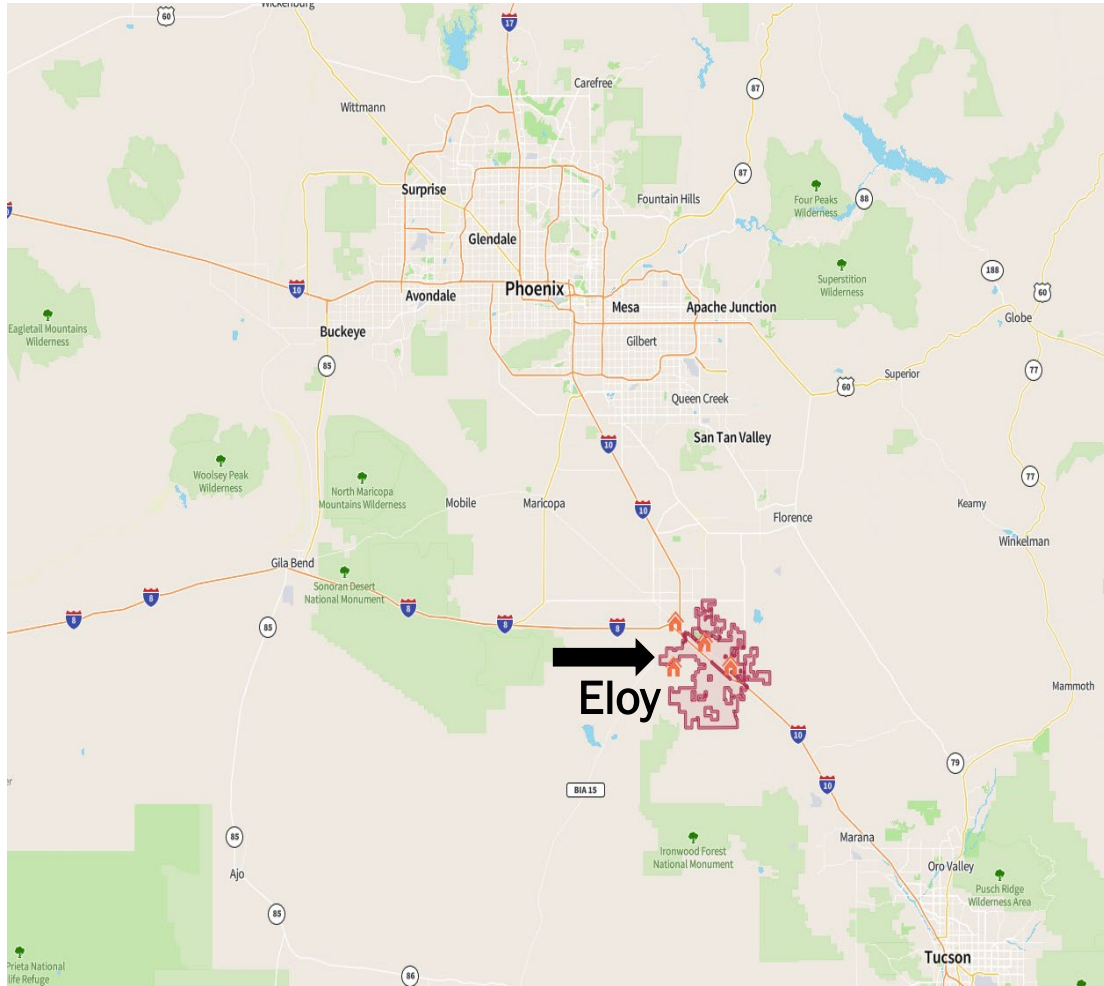


The residential project site is approximately 18 net developable acres of prime medium-high density residential vacant land. The project design will include a master development plan, development agreement and a tentative Plat Map or Tract Map, for approximately 87 entry-level, single-family home sites. The tract will be designed for workforce housing, which is, and is projected to remain, in high demand due to expected job growth. This site is located near a major east-west thoroughfare, near a major crossroad in Eloy, within the “Sun Corridor” growth area in the City of Eloy’s General Plan and is near the junctions of I-8/I-10, and I-10/Highway 87. This is one of the fastest growing areas in Arizona. Houser Road, abutting the master plan site, is planned to become the major east- west artery connecting I-10 with the new Nikola electric truck manufacturing plant. All desirable amenities including schools, shopping, parks, public services, and restaurants are located within a half mile of the site and utilities are at the site. The commercial site is 1.9 acres suitable for self- storage. That site will be designed with a commercial plat map and sold to a commercial developer.

The project sites have convenient freeway access just off highway 87 and I-10, with easy access to the nearby I-8 and the planned new Interstate-11, providing commuter access to the major employment centers of Phoenix, Chandler, Gilbert, and Mesa. The local large employers include Nikola and Lucid, with US Gypsum and Proctor & Gamble recently initiating construction on their facilities, resulting in an estimated 5,000 new jobs over the next 18-36 months. Arizona State University and University of Arizona are about equal distances (in opposite directions) from the site, each about 50 miles away. The agency having jurisdiction (City of Eloy) supports growth and is willing to help builders and developers obtain entitlements, creating a shorter than typical entitlement period.

Plans for the project include obtaining all project approvals and selling to a builder and/or developer in approximately 22 months. This property will be under purchase contract for up to 22 months. Following the feasibility review period, escrow deposits will be made and released to the seller for the duration of the extended escrow period, during which time all necessary entitlements will be obtained leading to the approved Parcel Maps. Upon approval of the Parcel Maps, the balance of the purchase price will be paid to close the purchase escrow. Then the property will be sold for all cash to a homebuilder.

The Opportunity Highlights



Investment Opportunity



Eloy Development Partners V, LLC is offering for sale interest in the project. The property will be acquired in the City of Eloy, Arizona, and put under purchase contract for an extended escrow period. The total amount of capital required is \$900,000, with a minimum investment of \$50,000 (which equals a 2.22% share for each \$50,000). The project objective is to acquire an option of up to 22-months and obtain all necessary approvals from the City, during the escrow period, for an estimated 87 entry-level, single-family home sites and light commercial.

Upon receiving all required approvals, the properties will be sold to a homebuilder or developer and a commercial developer, along with all approved entitlement documents. The estimated turnaround is approximately 22 months.

Investment Opportunity

Project Particulars

Project Particulars:

- Great location in Eloy, AZ. (Southeast Phoenix Metro Area)
- Projected Term: 20-Months
- Zoned for Medium to Medium-High Density Residential & Light Commercial
- 1.9 Acre Self Storage Site
- 87+/- Residential Lots for Entry-level Single-family Homes

Contact us to discuss this project and to receive an Investor Package if you are interested in this project.
The Investor Package contains:

- Project Summary
- Background Information on Project Mangers
- Project Pro Forma
- Operating Agreement

smatley@coast-2coast.com
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(602) 919-3392

The Opportunity Highlights

Summary

City of Eloy



"Right in the Heart of Arizona's Future"

- Eloy Development Partners V, LLC is a residential and light commercial land development project in southeastern Phoenix metro area (Pinal County), one of the fastest growing regions in the southwest and in the country.
- This prime property is in an area that is experiencing growth and offers an amazing investment opportunity if you are looking to capitalize on the rapid growth expansion of the outer parts of the Phoenix area. This is also a viable solution for many home buyers because it is located within an acceptable commuting distance.
- This property offers easy access to both Interstate Highway 10 and Interstate Highway 8.
- Small-town living outside of the busy cities and within proximity to major surrounding cities such as approximately 65 miles southeast of Phoenix, approximately 50 miles northwest of Tucson, and approximately 20 miles northwest to Casa Grande.
- The property is unimproved/raw with utilities near property boundary.

Surrounding Areas of Prime Land – Eloy, AZ



Investment Opportunity

Project Capital Budget



Projected Costs:

Escrow Deposits	\$	50,000
Acquisition Fees	\$	20,000
Feasibility & Market Research	\$	20,000
Land Planning & Civil Engineering	\$	450,000
Studies, Tests & Reports	\$	25,000
Fees and Other Entitlement Costs	\$	50,000
Legal & Accounting	\$	15,000
Marketing	\$	90,000
Management/G&A	\$	120,000
Misc. / Contingency	\$	60,000
Total	\$	900,000

DEVELOPMENT OVERVIEW



Home Builders in Eloy, AZ And Surrounding Area

- Approximate Distance from Eloy, AZ to Surrounding Communi
- Casa Grande, AZ - approx. 22 mi. NW
 - Coolidge, AZ - approx. 18 mi. NE
 - Maricopa, AZ – approx. 47 mi. NW
 - Florence, AZ – approx. 30 mi. NE

Eloy, AZ & Surrounding Area Home Builders As of 05-14-2025		
Grande Valley Ranch- Eloy By Century Complete	\$246 - \$285k	1290 – 1543 Sq. Ft.
Arroyo Grande – Casa Grande By: Scott Communities	\$352 - \$540k	1562 – 2556 Sq. Ft.
Arroyo Vista – Casa Grande By: Century Complete	\$301 - \$325k	1470 – 1815 Sq. Ft.
Arroyo Vista II – Casa Grande By: KB Home	\$261 - \$370k	1330 - 2628 Sq. Ft.
Carlton Commons – Casa Grande By: D.R. Horton	\$319 - \$417k	1299 – 2338 Sq. Ft.
Ghost Hollow Estates – Casa Grande By: LGI Homes	\$327 - \$443k	1115 – 2143 Sq. Ft.
Gila Buttes – Casa Grande By: D.R. Horton	\$316 - \$374k	1432 – 2051 Sq. Ft.
Mountain View Estates – Casa Grande By: Century Complete	\$254 - \$300k	1477 – 1901 Sq. Ft.
Retreat at Mountain View Ranch – Casa Grande By: Costa Verde Homes	\$369 - \$488k	1855 – 2071 Sq. Ft.
The Enclave at Mission Royale Estate Series – Casa Grande By: Meritage Homes	\$325 - \$458k	1529 – 2528 Sq. Ft.
Coolidge Gateway Manor – Coolidge By: Century Complete	\$290 - \$335k	1778 – 2658 Sq. Ft.
Cross Creek Ranch - Coolidge By Century Complete	\$249 - \$330k	1290 – 2127 Sq. Ft.

Heartland Ranch - Coolidge By D.R. Horton	\$280 – \$381k	1330 – 2076 Sq. Ft.
Anderson Farms Arbor – Maricopa By: Lennar	\$358 – \$430k	1797 – 2105 Sq. Ft.
Copper Ridge Estate Series – Maricopa By: Meritage Homes	\$380 - \$432k	1832 – 2552 Sq. Ft.
El Rancho Santa Rosa – Maricopa By: Centex Homes	\$315 – \$402k	1353 – 2389 Sq. Ft.
Rancho Mirage Estate Series – Maricopa By: Meritage Homes	\$300 - \$381k	1370 – 2049 Sq. Ft.
Rancho Mirage Reserve Series – Maricopa By: Meritage Homes	\$350 - \$413k	1874 – 2340 Sq. Ft.
The Trails at Tortosa – Maricopa By: Century Communities	\$300 - \$425k	1299 – 2621 Sq. Ft.
West Santa Rosa Springs II – Maricopa By: K. Hovnanian Homes	\$338 - \$379k	1416 – 2082 Sq. Ft.
Anthem at Merrill Ranch – Florence By: D.R. Horton	\$325 - \$391k	1540 – 2242 Sq. Ft.
Anthem at Merrill Ranch Estate Series -Florence By: Meritage Homes	\$320 - \$400k	1370 – 2040 Sq. Ft.
Anthem at Merrill Ranch Reservice Series -Florence By: Meritage Homes	\$360 - \$448k	1874 – 2342 Sq. Ft.
Bisbee Ranch – Florence By: LGI Homes	\$298 - \$381k	1115 – 2254 Sq. Ft.
Western Crossing - Florence By: D.R. Horton	\$325 - \$400k	1450 – 2051 Sq. Ft.

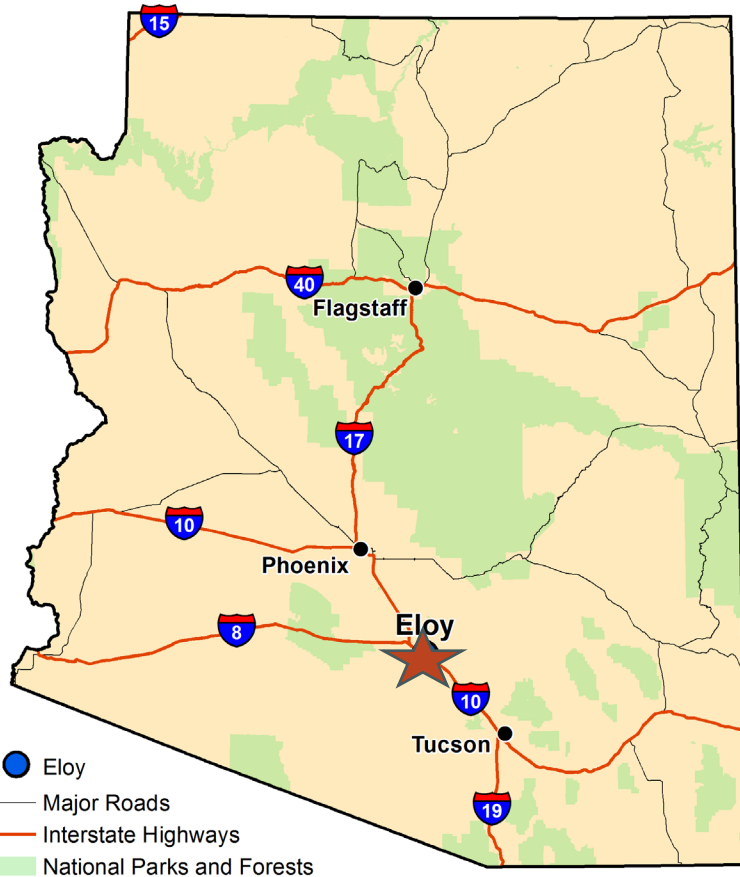
Eloy, AZ

Pinal County

From Phoenix- Approximately 65 miles southeast to Eloy.

From Tucson - Approximately 50 miles northwest to Eloy.

From Casa Grande- Approximately 20 miles southeast to Eloy.



City of Eloy, AZ

Eloy is a desert city with a small-town appeal in Pinal County. Eloy is basically halfway between Tucson and Phoenix, approximately 50 miles northwest of Tucson and about 65 miles southeast of Phoenix. Currently, the City of Eloy is growing at an annual rate of 4.88%, since the most recent census, its population has increased by 30.3% (<https://worldpopulationreview.com/us-cities/arizona/eloy>). Just minutes away from major cities, Eloy is a good fit for those that want to escape the big cities and enjoy a small-town lifestyle. Housing is lower-priced in Eloy than Phoenix.

This Central Arizona city also offers a variety of fun and adventure within a short drive. There are museums, a golf course and miniature golf parks, balloon rides, movie theaters, famous Casa Grande Ruins, an ostrich ranch, and state parks. Amenities include grocery & drug stores, hospital/medical facilities, lodging, shopping, and restaurants both in Eloy and in surrounding areas within minutes.

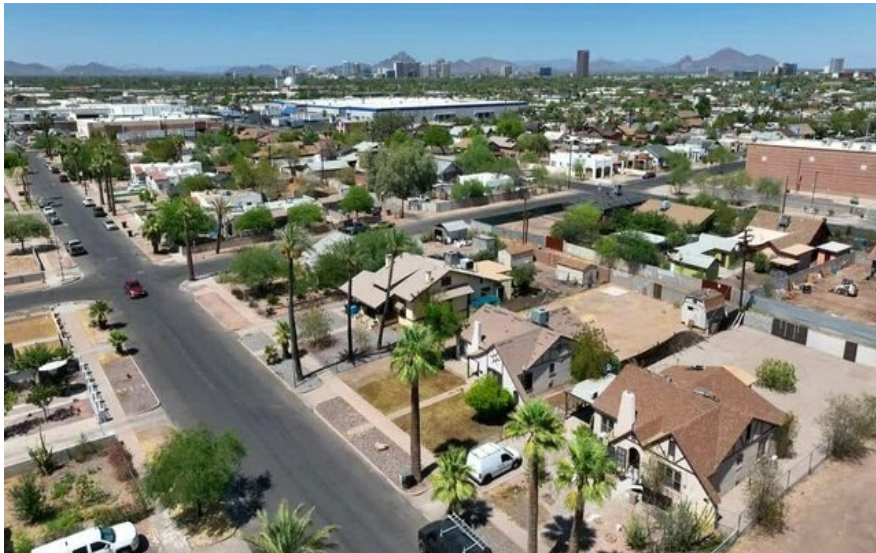
Copy and paste the links below to learn more about the City of Eloy.

- <https://eloyaz.gov/280/About-Eloy>
- https://en.wikipedia.org/wiki/Eloy,_Arizona

Downtown Eloy works to encourage and facilitate a wide range of growth initiatives. To learn more, please refer to the website below.

- <https://eloyaz.gov/152/Economic-Development>

A look at Eloy & Surrounding Communities



Economic Development

Eloy, Pinal County

- Pinal County is a land of opportunity, with traditional industries such as agriculture and mining, and strong growth in emerging manufacturing and technology sectors, including aerospace and aviation, electric vehicles and batteries, building materials, biotechnology, renewable/green technologies (solar) and the supply chains related to the semiconductor industry. Among the big-name companies to locate or announce projects here are Lucid Motors, Nikola, Kohler, Procter & Gamble, LG Energy Solutions and Owens Corning. The County's robust recreational, cultural and tourism opportunities are helping build a diverse economy, too, creating job opportunities and a high quality of life.

Source: <https://phxeastvalley.com/region-overview/pinal-county/>

- Welcome to Pinal County Economic Development. Centrally located between Phoenix and Tucson, Pinal County provides a strategic advantage for businesses looking to grow and thrive. With a strong pro-business climate and access to a talented workforce, it is our mission to support business attraction and expansion while fostering sustainable economic growth that benefits all communities within the county. Explore our resources, discover incentives, and connect with our dedicated team committed to driving economic vitality for businesses and residents alike.

PINAL COUNTY ECONOMIC DEVELOPMENT PROFILE

Source: <https://www.pinal.gov/874/Economic-Development>

(Copy and paste the URL above into your browser to access the Pinal County Economic Development Profile for additional information.)

Economic Growth/Population

Eloy, Pinal County

Population:

20,428 City of Eloy, AZ Population 2025

513,862 Pinal County Population 2024

Source: <https://worldpopulationreview.com/us-cities/arizona/eloy>

Source: <https://www.census.gov/quickfacts/fact/table/pinalcountyarizona,eloycityarizona/PST045224>

Most common industries in 2023



Health care & social assistance (12.4%)

Retail trade (10.5%)

Educational services (8.2%)

Administrative/support & waste management services (6.6%)

Manufacturing (10.9%)

Public administration (10.1%)

Construction (6.7%)

Read more: <https://www.city-data.com/city/Eloy-Arizona.html>

Key Industries

- Aerospace & Defense
- Electric Vehicle Technology & Manufacturing
- Manufacturing
- Natural and Renewable Resources (Mining, Agriculture, Solar)
- Transportation & Distribution

Key Businesses in Pinal County

- Abbott Laboratories
- Ascent Aviation Services
- Banner Health
- Bayer
- Bridgestone
- Bright International Corp
- Cargill
- Empire Machinery
- Frito-Lay (PepsiCo)
- Harrah's Ak-Chin

- Hexcel
- Lucid Motors
- Nikola Motors
- Nissan
- Owens Corning
- Schuff Steel
- Tractor Supply
- Volkswagen
- Walmart Distribution Center

Source: <https://phxeastvalley.com/region-overview/pinal-county/>

Surrounding Communities



Phoenix, AZ



Tucson, AZ



Downtown Casa Grande, AZ



Downtown Florence, AZ



Casa Grande, AZ



Phoenix, AZ

Resources



City of Eloy

595 N. C Street, Suite 104

Eloy, AZ

Phone: (520) 466-9201

<https://eloyaz.gov/>

Open Monday – Friday 8 am – 5 pm



Eloy Chamber of Commerce

515 N. Main Street

Eloy, AZ 85131

Phone: (520) 466-3411

<https://eloychamber.com/>

Email: info@eloychamber.com

Hours: Contact Chamber

For more information contact:

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