

FLORENCE OPPORTUNITY ZONES

RESIDENTIAL • COMMERCIAL • OFFICE • INSTITUTIONAL

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1-520-868-7541

ONE OF
ARIZONA'S
FASTEST
GROWING
COMMUNITIES!



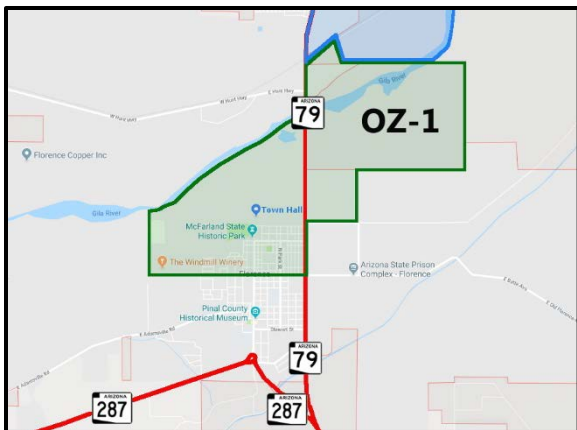
The County Seat of
Pinal County

Quick Statistics

- ✓ Population: 27,507
- ✓ Median Income: \$47,188
- ✓ Households: 7,250
- ✓ Median Age: 39
- ✓ Open Space!

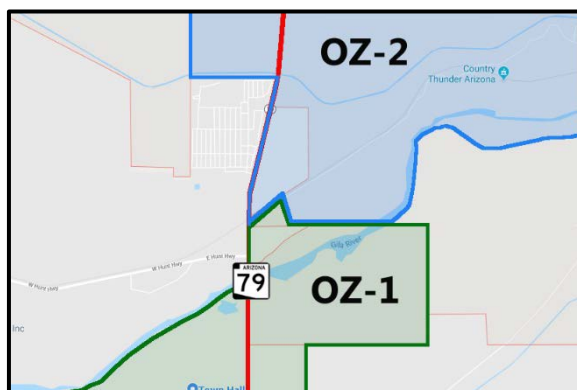
Town of Florence, Arizona - 775 N. Main St. - P.O. Box 2670 - Florence, AZ 85132
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Opportunity Zones in Florence



1. Florence Town Core

Located in the heart of historic downtown Florence, the Florence Town Core Opportunity Zone (**OZ-1**) is presently comprised of a variety of residential, institutional, recreational and mixed-uses. Despite its generally urban nature, large pieces of land are available in the immediate vicinity of parks, offices, retail businesses, and residences – providing excellent investment opportunities for nearly any use. Zoning in **OZ-1** ranges from single-family to multi-family, neighborhood office to mixed-use business.



2. Northern Florence

The Northern Florence Opportunity Zone (**OZ-2**) is characterized by rugged open space and beautiful scenery. Home to the main training center for the Arizona National Guard, **OZ-2** also stretches far beyond the limits of the Town of Florence into greater Pinal County. Projects within this area could include uses that compliment product development, national security and public safety training.

How Does the Opportunity Zones Program Work?

If an investor sells an asset and generates a capital gain, those capital gains must be reinvested within 180 days, into an Opportunity Zone. If the investment is held, the capital gains liability on the original investment will be reduced by 10% after five years and by 15% after seven years. After 10 years, the new capital gains taxes generated from the opportunity fund investment are reduced to zero.

Why Florence?

Florence's opportunity zones provide options to ensure investors can truly diversify their portfolios. Infill, redevelopment, greenfield, and venture capital opportunities are all available within this charming western town. As one of the state's fastest growing communities, there is always new demand for expanded retail opportunity. As the county seat, the population of the town grows during the day, as thousands of employees come to the area for their employment.

For Questions, Please Contact:

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