

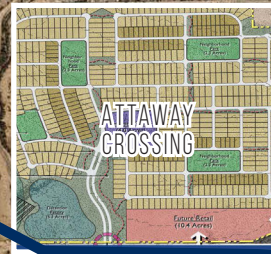
LAND FOR SALE

CRE8
ADVISORS



ANTHEM @
MERRILL RANCH

SUBJECT



Pulte
HOMES

HUNT HIGHWAY (10,303 CPD)

ATTAWAY ROAD (9,818 CPD)

MONTERRA

NEC ATTAWAY &
HUNT HIGHWAY
FLORENCE, AZ

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PROPERTY SUMMARY

NEC ATTAWAY & HUNT HWY
FLORENCE, AZ



PROPERTY HIGHLIGHTS

- Call for Pricing
- Located at the main arterial of Hunt Highway & Attaway Road in Florence
- Huge growth area with an up and coming trade area and strong demand for retail
- Just minutes from Downtown Florence and Anthem
- Traffic Counts:
 - Attaway Road: 9,818 CPD
 - Hunt Highway: 10,303 CPD

PROPERTY DEMOGRAPHICS

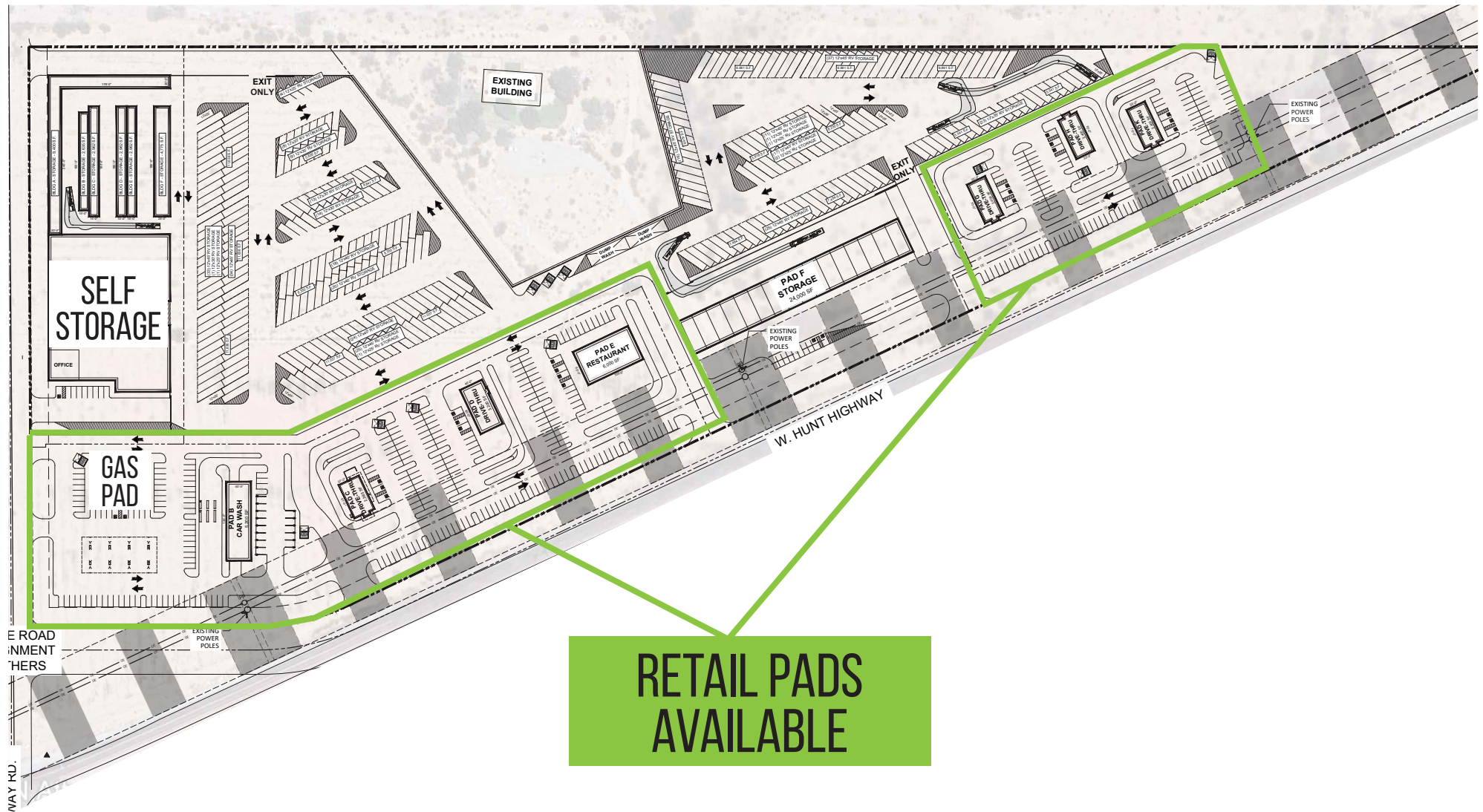
	3 MILE	5 MILE	10 MILE
2023 Population:	7,677	18,027	79,180
2028 Population:	8,248	18,778	81,458
2023 Total Households:	2,685	6,377	24,061
Med Household Income:	\$78,842	\$59,715	\$63,259

PROPERTY SUMMARY

ASKING PRICE:	CALL FOR PRICING
LAND AREA:	26.79 ACRES
APN:	200-31-022F, 200-31-022J & 200-31-022FK

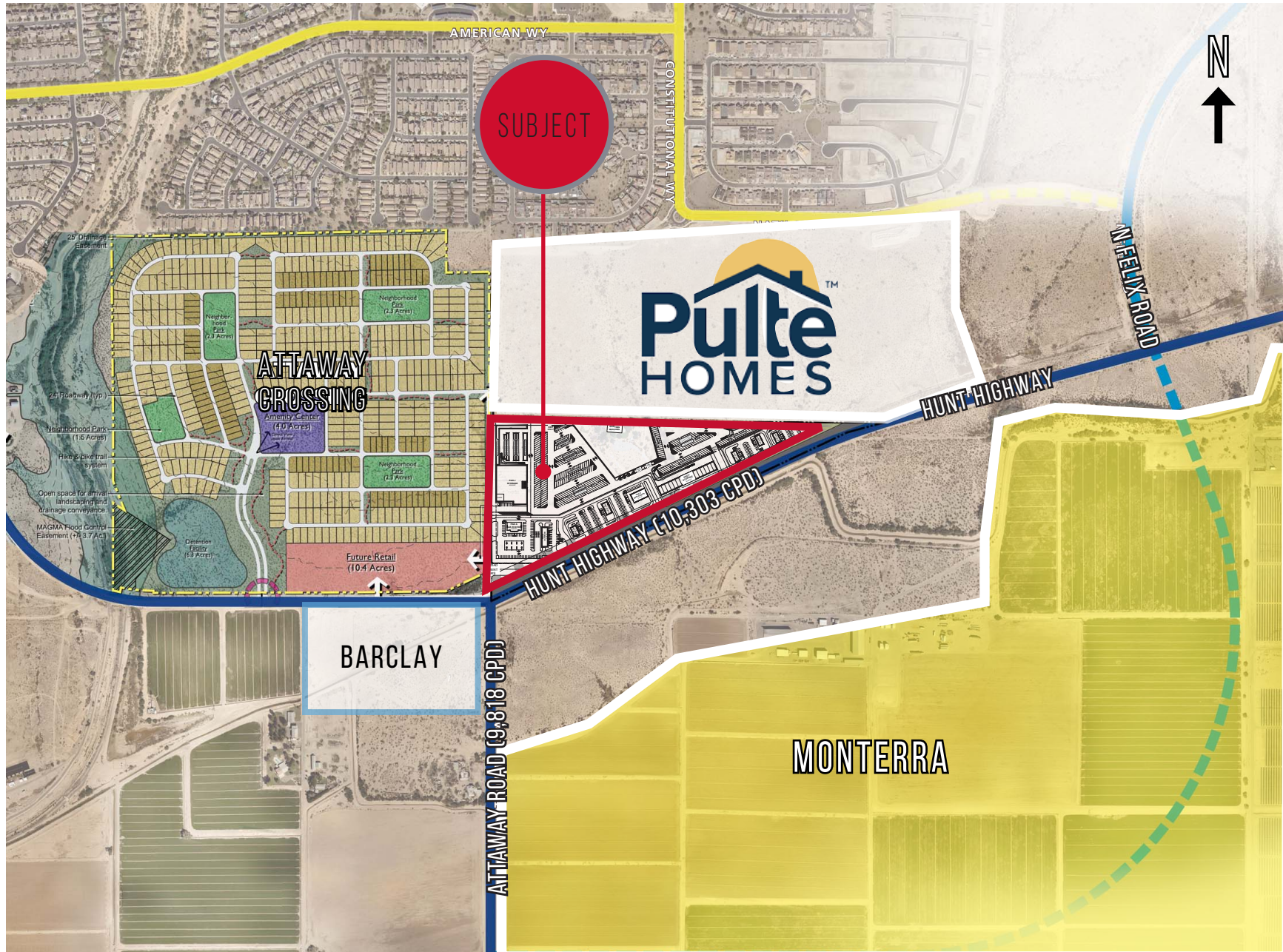
SITE PLAN

NEC ATTAWAY & HUNT HWY
FLORENCE, AZ



AERIAL MAP

NEC ATTAWAY & HUNT HWY
FLORENCE, AZ





For Additional details contact the team
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