

PADS FOR SALE OR GROUND LEASE! 21 ACRE DEVELOPMENT



MERITAGE HOMES
661 UNITS

TOLL BROTHERS
618 UNITS

HUNT HIGHWAY



103
UNITS

SUBJECT
PROPERTY

SHEA HOMES
211 UNITS

MATTAMY HOMES
324 UNITS

THOMPSON RD

SWC HUNT HWY &
THOMPSON ROAD
SAN TAN VALLEY, AZ

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PROPERTY SUMMARY

SWC HUNT HWY &
THOMPSON RD
SAN TAN VALLEY, AZ



PROPERTY OVERVIEW

- Join QuikTrip!
- Pads for Sale and/or Ground Lease
- Zoned C-3 (Pinal County)
- Circle K, McDonalds & Dairy Queen at the intersection
- Dry and wet utilities to the site
- Located on the major arterial of Hunt Highway (27,830 CPD) & Thompson Road
- Excellent demographics with more than 145,000 residents and an average household income of \$113,161 within a 5-mile radius

PROPERTY DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|-----------|-----------|-----------|
| 2024 Population: | 6,422 | 70,263 | 145,152 |
| 2029 Population: | 8,449 | 87,565 | 176,988 |
| 2024 Total Households: | 2,066 | 21,514 | 45,100 |
| Average Household Income: | \$103,495 | \$105,682 | \$113,161 |

PROPERTY SUMMARY

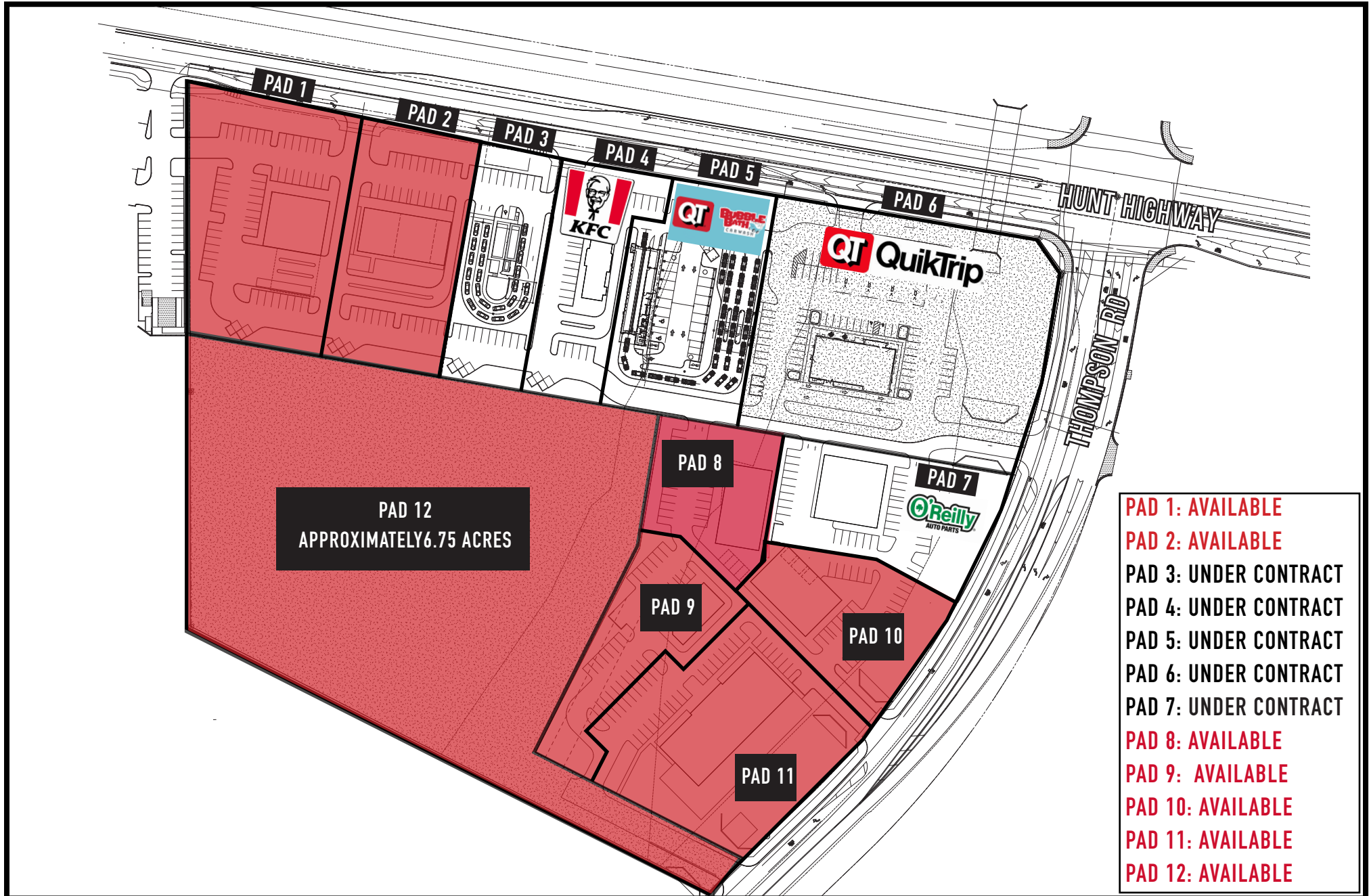
| | |
|---------------|---|
| ASKING PRICE: | Call for Pricing |
| AVAILABILITY: | 21.05 Acres |
| LAND AREA: | Pads for Sale or Ground Lease |
| APN: | 509-02-081A, 509-02-082A & 509-02-001S |

JOIN:



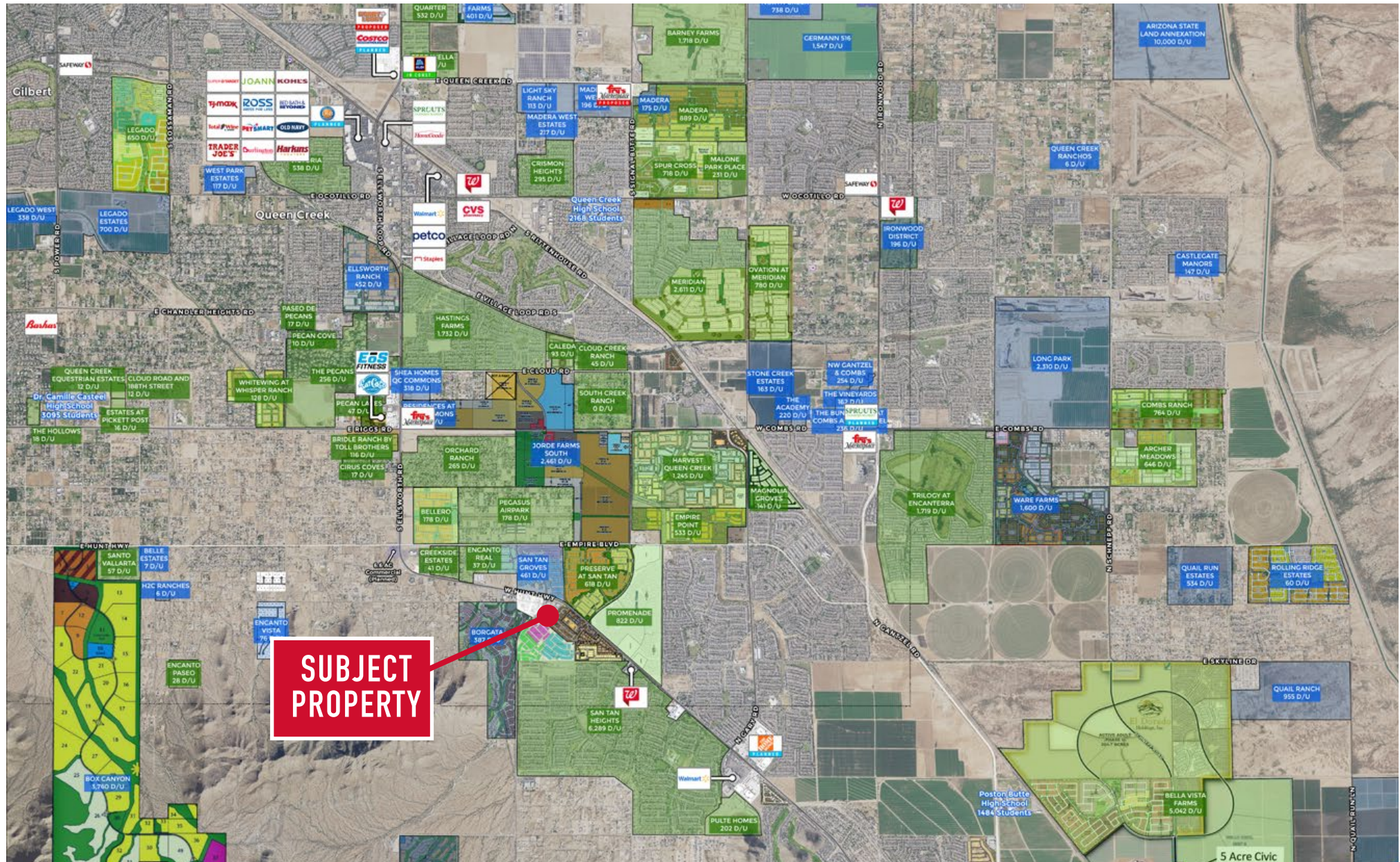
CONCEPTUAL SITE PLAN

SWC HUNT HWY &
THOMPSON RD
SAN TAN VALLEY, AZ



AERIAL MAP

SWC HUNT HWY &
THOMPSON RD
SAN TAN VALLEY, AZ



**SUBJECT
PROPERTY**



For Additional details contact the team
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