

PADS FOR SALE OR GROUND LEASE! 21 ACRE DEVELOPMENT

CRE8
ADVISORS



Rommie Mojahed
602.702.4663
Rommie@CRE8Advisors.com

Lindsey Dulle
602.317.7713
Lindsey@CRE8Advisors.com

PROPERTY SUMMARY

SWC HUNT HWY &
THOMPSON RD
SAN TAN VALLEY, AZ



JOIN:



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

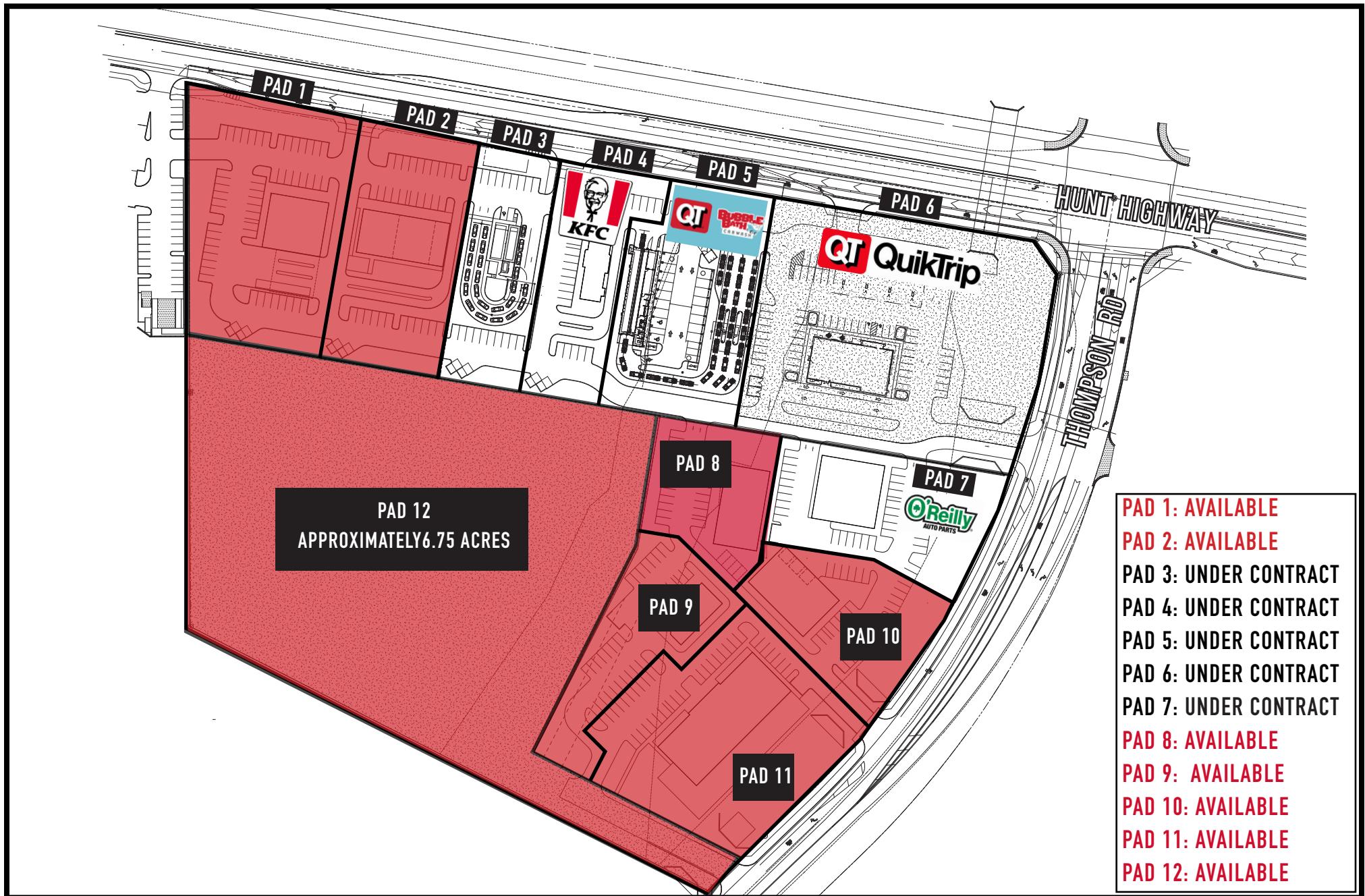
	1 MILE	3 MILE	5 MILE
2024 Population:	6,422	70,263	145,152
2029 Population:	8,449	87,565	176,988
2024 Total Households:	2,066	21,514	45,100
Average Household Income:	\$103,495	\$105,682	\$113,161

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

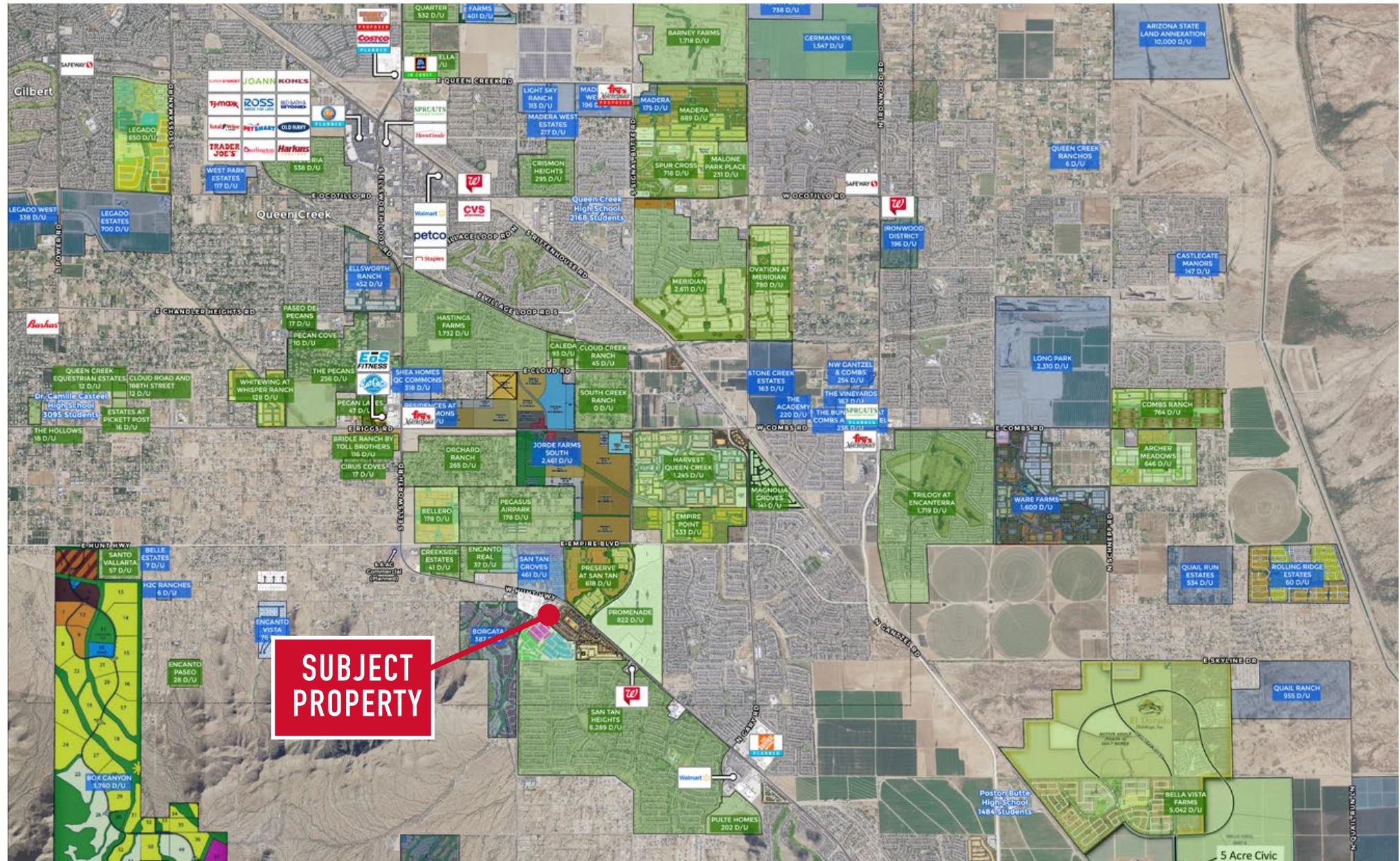
CONCEPTUAL SITE PLAN

SWC HUNT HWY &
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SAN TAN VALLEY, AZ



AERIAL MAP

SWC HUNT HWY &
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CRE8 ADVISORS

For Additional details contact the team
by phone at: (602) 888. CRE8
or by email: Lindsey@CRE8Advisors.com