

Fully Improved - Signalized Corner - Utilites Stubbed

COMBS ROAD DEVELOPMENT SITE

SEC KENWORTHY & COMBS, SAN TAN VALLEY

Exclusively Listed By

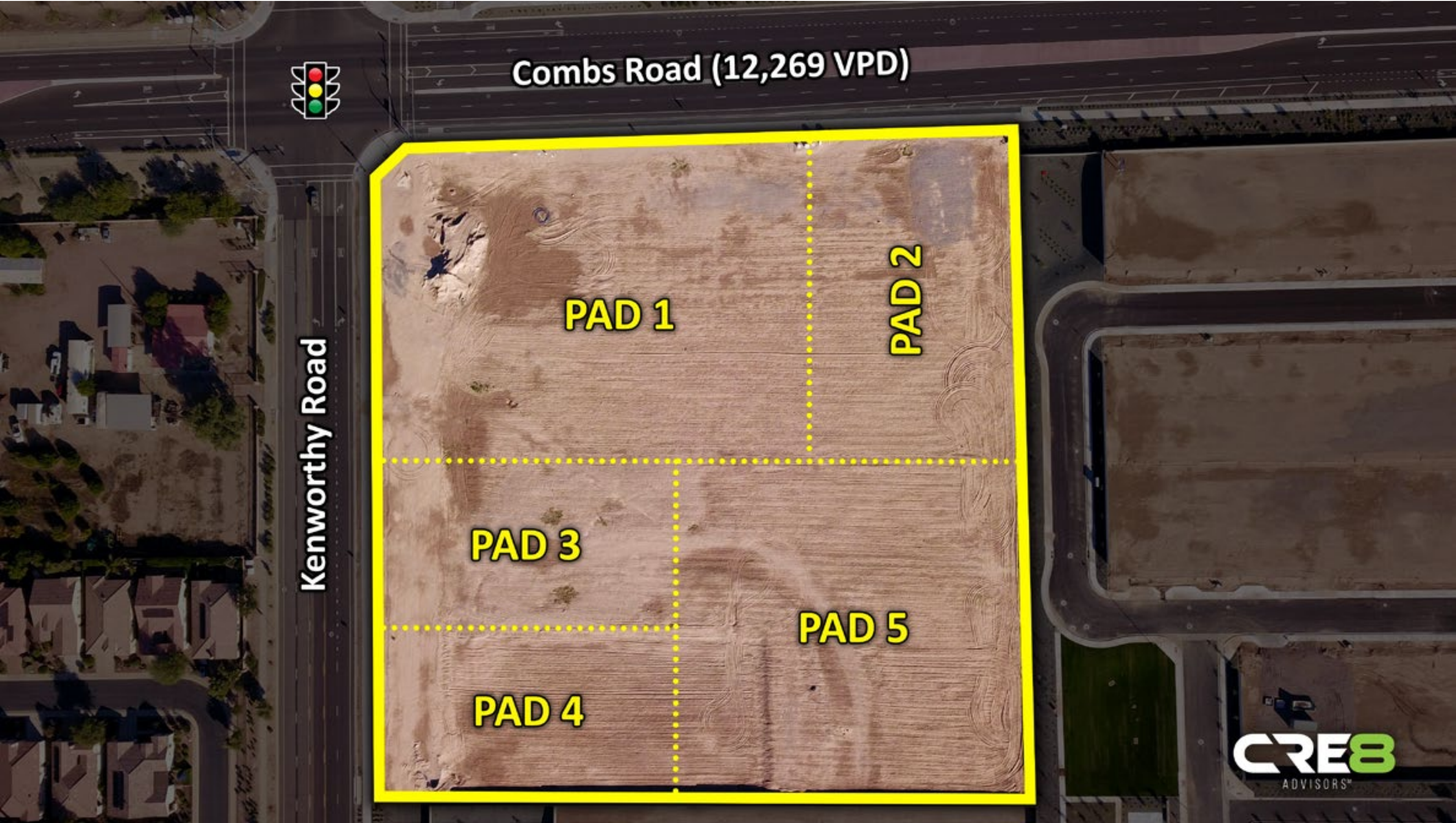


COMBS CORRIDOR

Combs Road Development Site



CONCEPTUAL SITE PLAN



TRADE AREA

Combs Road Development Site

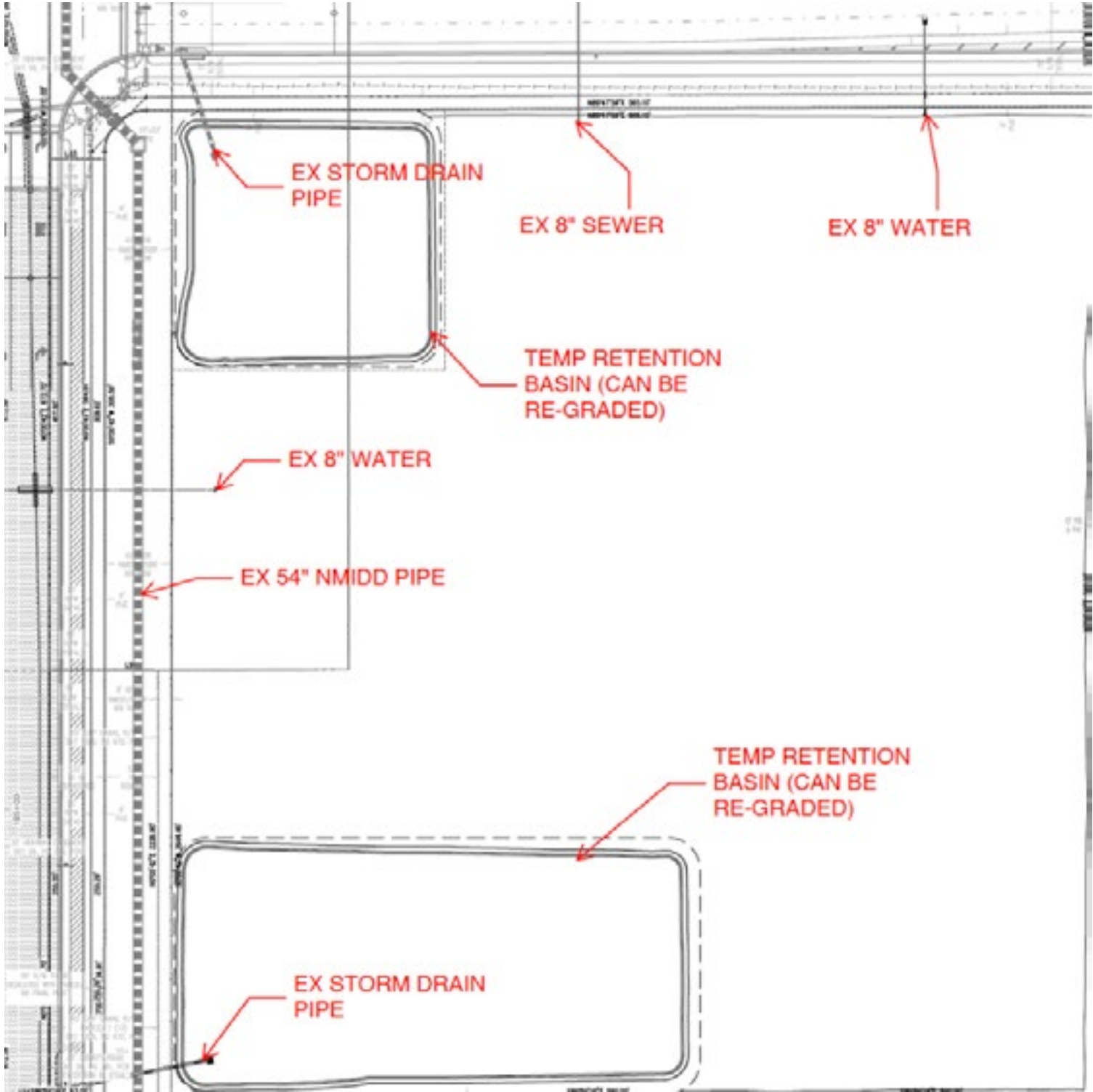


SOLEO - TRI POINTE HOMES

Combs Road Development Site



IMPROVEMENTS



Over \$1,900,000 in improvements have been made to the site by the seller. All utilities are to the site and sidewalks are in. The Kenworthy & Combs intersection is now fully signalized with Kenworthy Road expanded to 5 lanes. Kenworthy Road will continue into the heart of the future San Tan Urban Core.

PROPERTY HIGHLIGHTS

Combs Road Development Site

SUMMARY

Intersection	SEC Kenworthy & Combs
Location	Pinal County (San Tan Valley)
Asking Price	Call For Pricing
Gross Acres	8.22
Zoning	CB-1
APN	10464001G
Type	Improved Land

DEMOGRAPHICS

	2 miles	5 miles	10 miles
2024 Population	32,698	140,772	285,854
2029 Population Projection	38,535	164,031	322,295
Annual Growth	3.6%	3.3%	2.6%
Avg. Household Income	\$112,884	\$118,631	\$130,976

CONTACT

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OVERVIEW

- » 2-8.22 acres available - medical and commercial allowed by right.
- » Fully signalized intersection with all utilities to the property and all off sites complete.
- » Soleo, a tri-pointe master-planned community, is open and selling lots - over 1,400 lots under construction.
- » Kenworthy Road expanded to 5 lanes and planned to go through San Tan Valley Urban Core to the south.
- » Parcel to be incorporated into new San Tan Valley municipality.



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