

N/NEC Ironwood & Pima

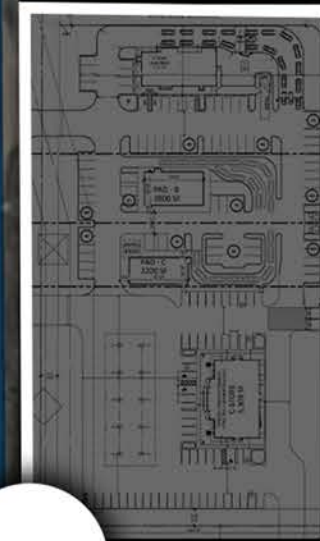
23.75-acre mixed-use development on Ironwood Road

Residential Coming Soon
(516 Acres - Phase 1 Under Construction)



IRONWOOD ROAD

SITE



PIMA ROAD

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MARKET AERIAL & ANALYSIS

Heavy Traffic Corridor

Ironwood has more than 33,000 VPD and is the largest North/South corridor connecting Queen Creek and San Tan to Eastmark and SR24.

Rooftops

More than 5,000 rooftops and 50,000 people within 2 mile radius with 510 acres across the street under construction bringing more.

Location, Location

Just 2 miles south of SR 24, Ironwood Ranch is less than 15 minutes from Downtown Queen Creek, San Tan, Apache Junction, Mesa Gateway, Eastmark, and Morrison Ranch

Employment Area

Located just south of Queen Creek's heavy employment corridor, over \$100M of infrastructure, \$5B+ in investments, and thousands of jobs surround Ironwood Ranch.



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CONCEPTUAL SITE PLAN

Ironwood Road - 33,872 VPD



Ironwood Retail Pads

PAD A	1-9 acres
PAD B	1-9 acres
PAD C	1-9 acres
PAD D	1-9 acres
PAD E	1-9 acres

Anchor Pads

PAD F	5-15 acres
PAD G	5-15 acres

Ironwood Ranch has site flexibility to accommodate a variety of retail, employment, medical & health, and industrial uses. Retail pads along Ironwood can be utilized to serve the underserved North Queen Creek area, while 15+ acres on the interior can be utilized by larger employment campuses or a combination of smaller users.

*Conceptual site plan coming soon

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