

BRAND NEW SOUTHEAST VALLEY DEVELOPMENT w/ Ironwood Frontage

NEC Ironwood Rd & Pima Rd

Two PADs Remaining | Available for Sale, Ground Lease or Build-to-Suit

San Tan Valley, Arizona



92 Residential Lots

Site



456-AC Future Residential Housing (planned)

D **DIVERSIFIED PARTNERS**
 Nationwide Real Estate Services

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

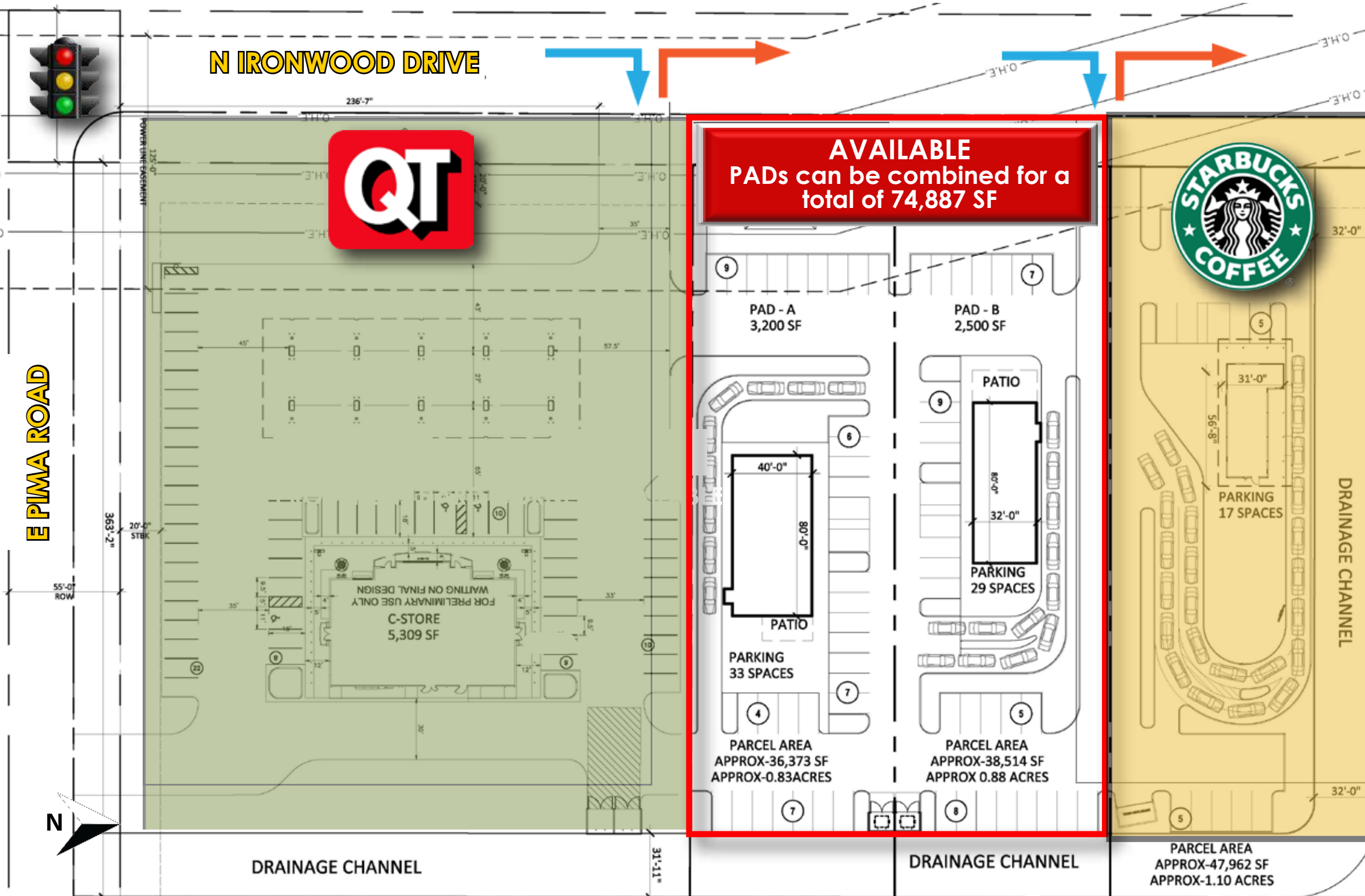
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San Tan Valley, Arizona

Site Plan



SITE DATA - OVERALL

EXISTING ZONING:	SR
SUGGESTED PROPOSED ZONING:	C-3
AREA PER ASSESSOR:	4.76, 5.76, 4.76 AND 4.84 AC
PARCEL NUMBER:	104-23-094 THRU 097
TOTAL SITE AREA:	19.12 ACRES
PROPOSED SITE AREA : GROSS - EXIST ROW	5.72 AC (249,568 SF)
PROPOSED SITE AREA : NET - PROP. ROW	5.17 AC (225,218 SF)
PROPOSED USE:	RETAIL / RESTAURANTS / GAS STATION

BUILDING AREA:

C-STORE	5,309 S.F.
PAD-A (3,200 + 400 PATIO)	3,600 S.F.
PAD-B (2,500 + 500 PATIO)	3,000 S.F.
PAD-C	1,260 S.F.
TOTAL BUILDING AREA PROPOSED:	13,169 S.F.

PARKING REQUIRED PER 2.140.:

PARKING REQUIRED:	
C-STORE - RETAIL 1 PER 250	22 SPACES
PAD-A- RESTAURANT 1 PER 150	24 SPACES
PAD-B - RESTAURANT 1 PER 150	20 SPACES
PAD-C - RESTAURANT 1 PER 150	09 SPACES
TOTAL PARKING REQUIRED:	75 SPACES

PARKING PROVIDED: 10' X 20' PARKING SPACES:

C-STORE	49 SPACES
PAD-A	33 SPACES
PAD-B	29 SPACES
PAD-C	17 SPACES
TOTAL PARKING PROVIDED:	128 SPACES

ACCESSIBLE SPACES REQUIRED:	05 SPACES
ACCESSIBLE SPACES PROVIDED:	07 SPACES

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DEMOGRAPHICS 2024

Source: SITES USA, Inc.

ESTIMATED POPULATION

9,792	43,8330	107,707
1 MI	3 MI	5 MI

ESTIMATED HOUSEHOLDS

3,078	13,358	34,195
1 MI	3 MI	5 MI

AVERAGE HH INCOME

\$156,964	\$146,282	\$141,160
1 MI	3 MI	5 MI

MEDIAN HH INCOME

\$107,213	\$110,534	\$114,409
1 MI	3 MI	5 MI

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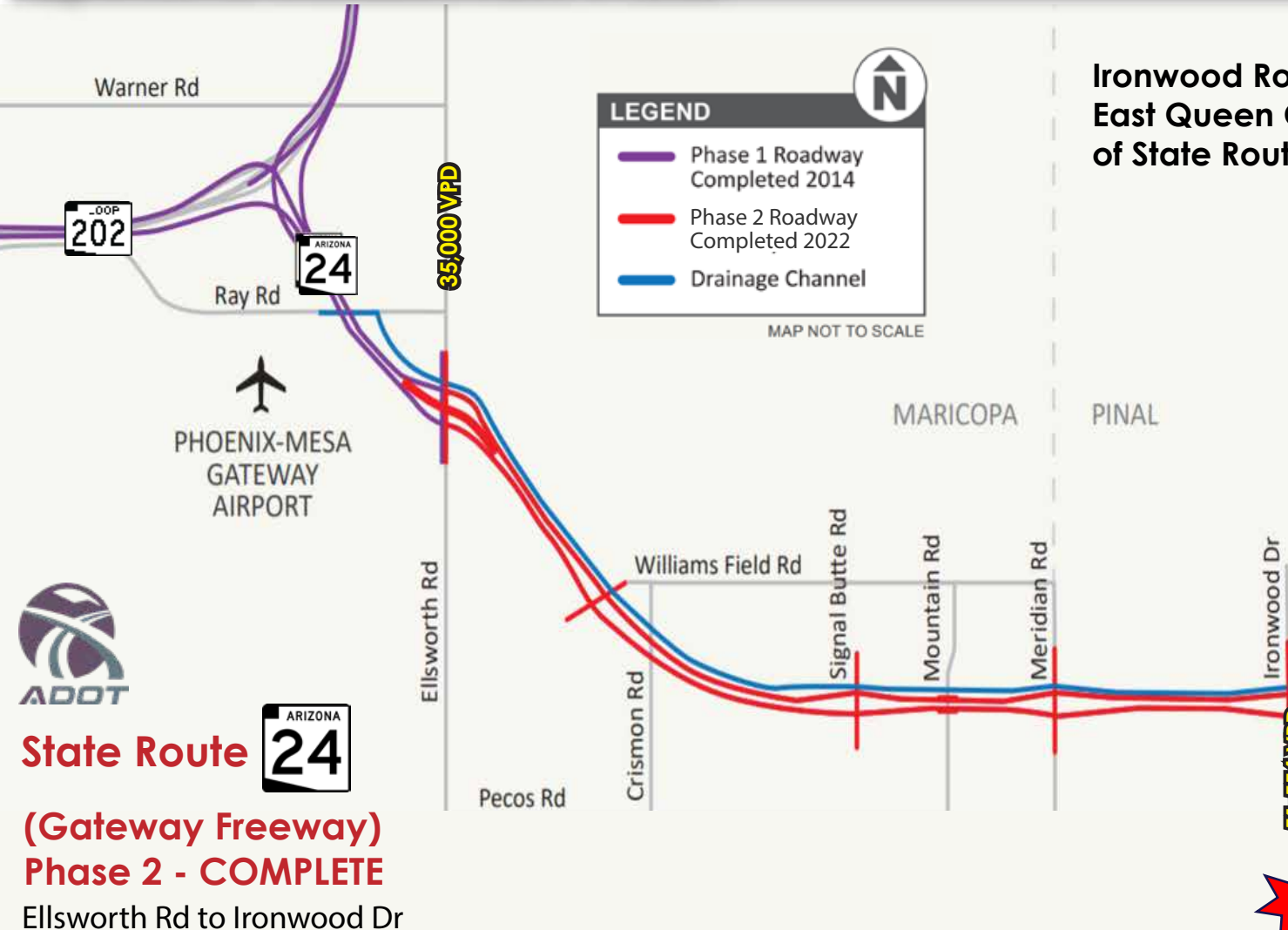
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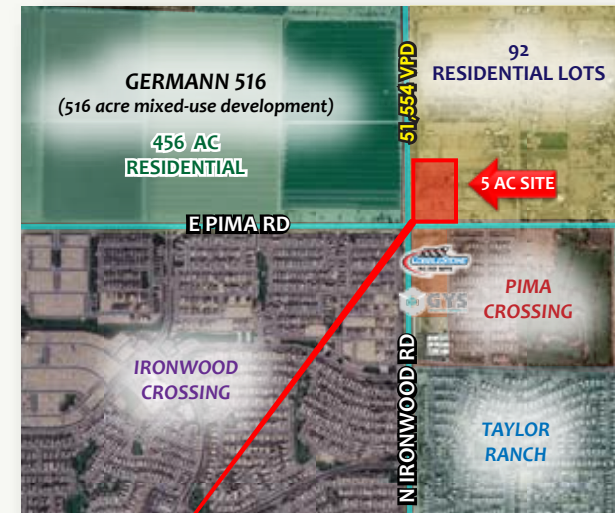
NEC Ironwood Rd & Pima Rd

Completed Expansion Project of SR 24 to Ironwood Drive has significantly increased traffic in 2023

San Tan Valley, Arizona



Ironwood Road is a major artery connecting East Queen Creek to US 60 and 2 miles south of State Route 24 freeway expansion.



Diversified's 5-Acre Site is approximately 2 miles south

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PHOENIX-METRO: EAST VALLEY HOUSING PROJECTS

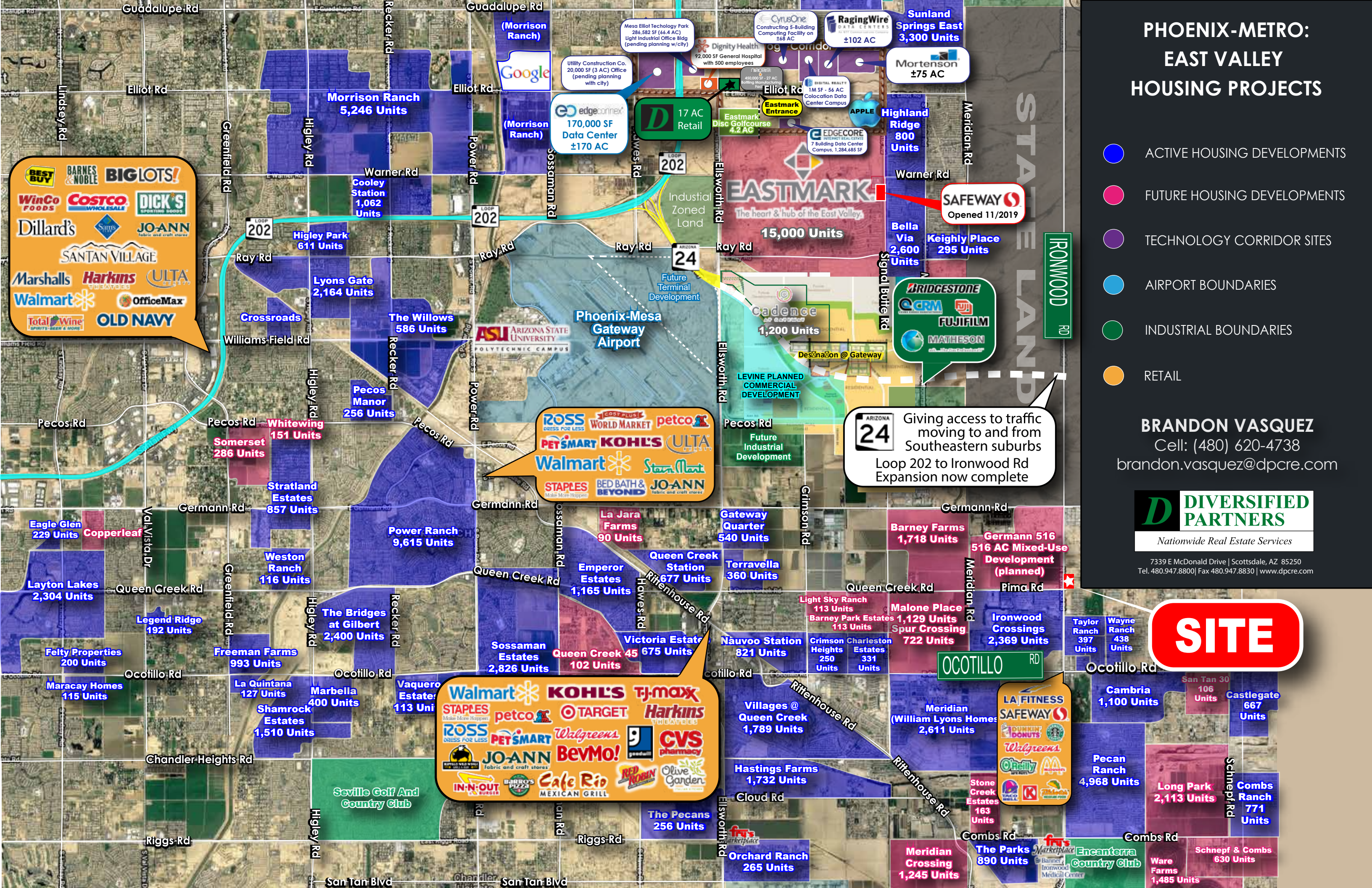
- ACTIVE HOUSING DEVELOPMENTS
- FUTURE HOUSING DEVELOPMENTS
- TECHNOLOGY CORRIDOR SITES
- AIRPORT BOUNDARIES
- INDUSTRIAL BOUNDARIES
- RETAIL

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SITE



24 Giving access to traffic moving to and from Southeastern suburbs
Loop 202 to Ironwood Rd Expansion now complete