

# 3.72 AC LAND FOR SALE ALONG GANTZEL RD – S SWC OCOTILLO RD & GANTZEL RD



106 ACRE  
MIXED-USE  
DEVELOPMENT

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# SAN TAN VALLEY COMMERCIAL LAND FOR SALE - S OF SWC OF OCOTILLO RD & GANTZEL RD

40453 NORTH PRINCE AVENUE, SAN TAN VALLEY, AZ 85140

## FOR SALE



### OFFERING SUMMARY

Purchase Price:	\$2,950,000
Price/SF:	\$18.20
Zoning:	SR (Pinal County)
APN:	104-26-126

### PROPERTY OVERVIEW

This offering includes approximately 3.72 acres of land zoned Suburban Ranch (Pinal County), ideally located along Gantz Rd, just south of Ocotillo Road. The property lies approximately 4 miles (10 minutes) east of Rittenhouse Road and 11 miles (17 minutes) southeast of Loop 202. The surrounding trade area is experiencing rapid growth, with significant mixed-use, residential, and commercial development occurring at nearly every corner of the Gantz and Ocotillo intersection.

### PROPERTY HIGHLIGHTS

- High-Growth Area: Surrounded by rapid mixed-use, residential, and commercial development at the Gantz & Ocotillo intersection
- Prime Location: Positioned along Gantz Rd, just south of Ocotillo Rd
- Land Size & Zoning:  $\pm$ 3.72 acres zoned Suburban Ranch (Pinal County)

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# HOT BED FOR DEVELOPMENT - 3.72 AC FOR SALE - SAN TAN VALLEY

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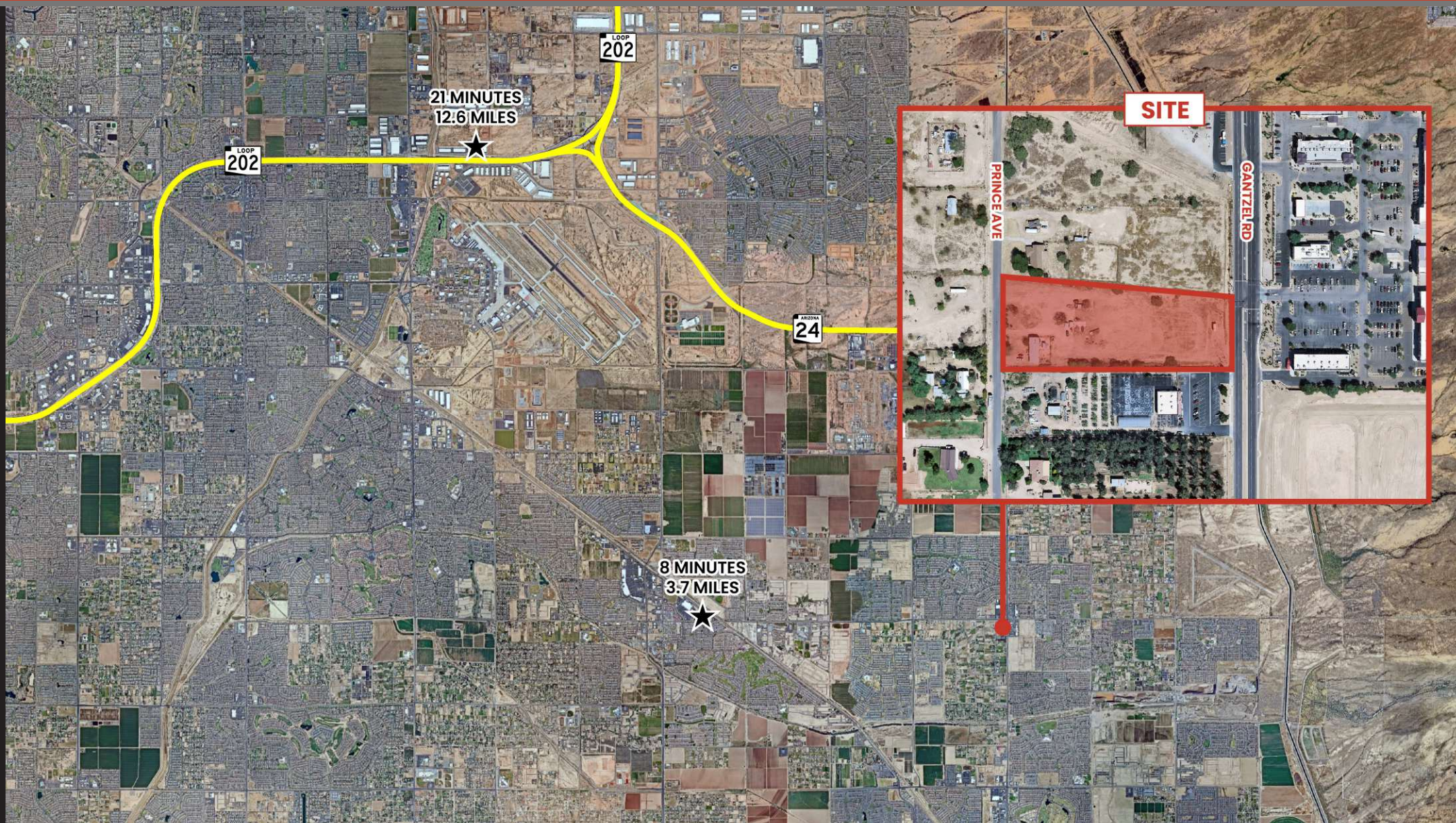
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# PRIME LOCATION: NEAR RITTENHOUSE RD, LOOP 202, AND MESA GATEWAY AIRPORT

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