

STATE LAND  
(COMING SOON)



**STELLA**  
301 LUXURY UNITS

**HUNTHWY (38,270 VPD)**



**SKYLINE RANCH**  
1,630 UNITS



THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS



**RIDGEVIEW COLLEGE  
PREP HIGH SCHOOL**

**SKYLINE DR (9,081 VPD)**

ExtraSpace  
Storage

**CIRCLE CROSS RANCH**  
5,070 UNITS

**TERRIBLE'S**

**FUTURE  
MULTIFAMILY**

**MORNING SUN FARMS**  
1,697 UNITS

**GARY RD (23,022 VPD)**



**GROUND LEASE PADS AVAILABLE!**

**NWC SKYLINE &  
GARY ROAD  
SAN TAN VALLEY, AZ**

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# PROPERTY SUMMARY

NWC SKYLINE & GARY RD  
SAN TAN VALLEY, AZ



## PROPERTY OVERVIEW

- Ground Lease Pads Available along Gary Road!
- Join Terribles Gas Station
- Call for Pricing
- Gas User in LOI on the hard corner
- Future multi-family coming behind the available pads
- Located in San Tan Valley at Gary Road (23,022 VPD) & Skyline Drive (9,081 VPD) in the heart of Skyline Ranch
- Over 8,000 homes at the intersection in Skyline Ranch, Circle Cross Ranch & Morning Sun Farms and more than 20,000 new homes under construction within 2 miles
- Located just north of Hunt Highway (38,270 VPD) & Gary Road with major retailers: Walmart, Home Depot, WinCo, EOS Fitness, Goodwill, Marshalls, Michaels, Home Goods, PetSmart and more

## PROPERTY DEMOGRAPHICS

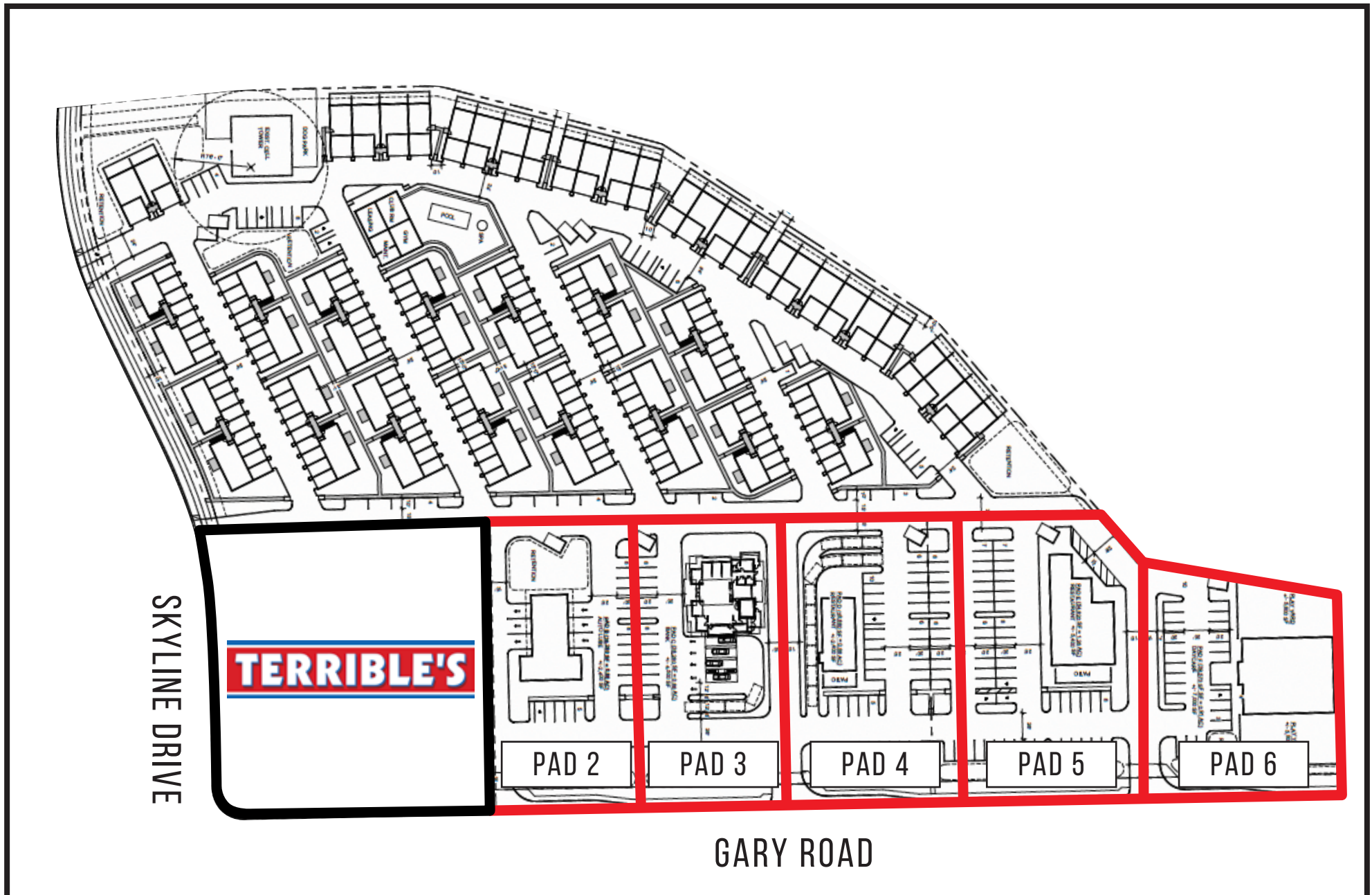
	1 MILE	3 MILE	5 MILE
2024 Population:	17,202	73,833	137,804
2029 Population:	22,153	94,720	171,776
2024 Total Households:	5,270	23,964	43,174
Average Household Income:	\$90,292	\$98,845	\$104,729

## PROPERTY SUMMARY

ASKING RENT:	Call for Pricing
LAND AREA:	1 Acre Pads
APN:	509-03-002G
AVAILABILITY:	Pads

# CONCEPTUAL SITE PLAN

NWC SKYLINE & GARY RD  
SAN TAN VALLEY, AZ





# IMMEDIATE TRADE AREA MAP

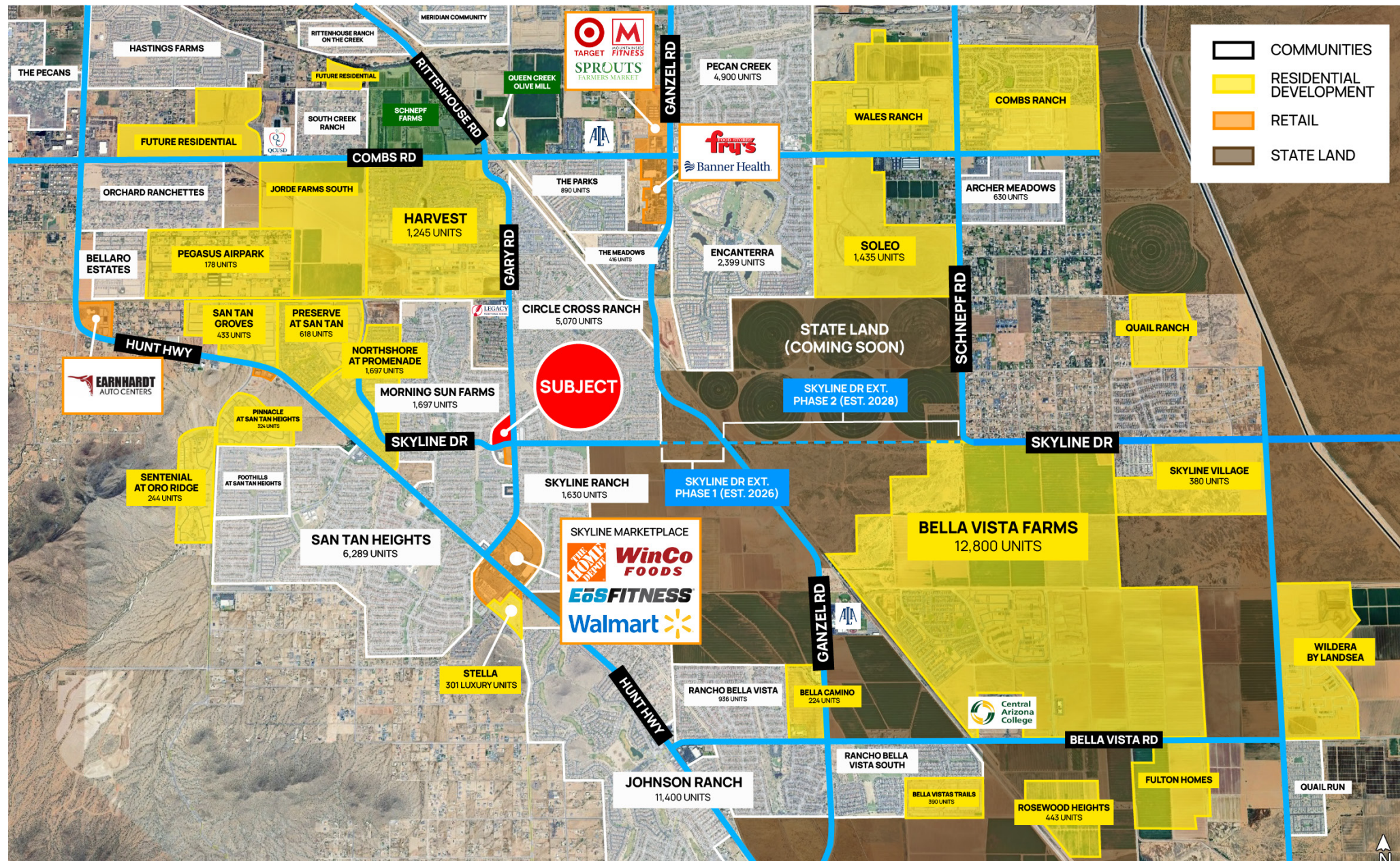
NWC SKYLINE & GARY RD  
SAN TAN VALLEY, AZ





# AERIAL MAP

## NWC SKYLINE & GARY RD SAN TAN VALLEY, AZ







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