

# Villas at Acacia

2401 S Starr RD , Apache Junction AZ 85119

OFFERING MEMORANDUM



*Prepared By:*

**Sophia Willets**

Principal | Associate Broker

(480) 375-0227

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Lic: BR648866000



GRACE CRE



# Villas at Acacia

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*Exclusively Marketed by:*



### **Sophia Willets**

Principal | Associate Broker  
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<https://www.gracecre.com/>

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS





01 Executive Summary

Investment Summary

Location Summary

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# VILLAS AT ACACIA



## OFFERING SUMMARY

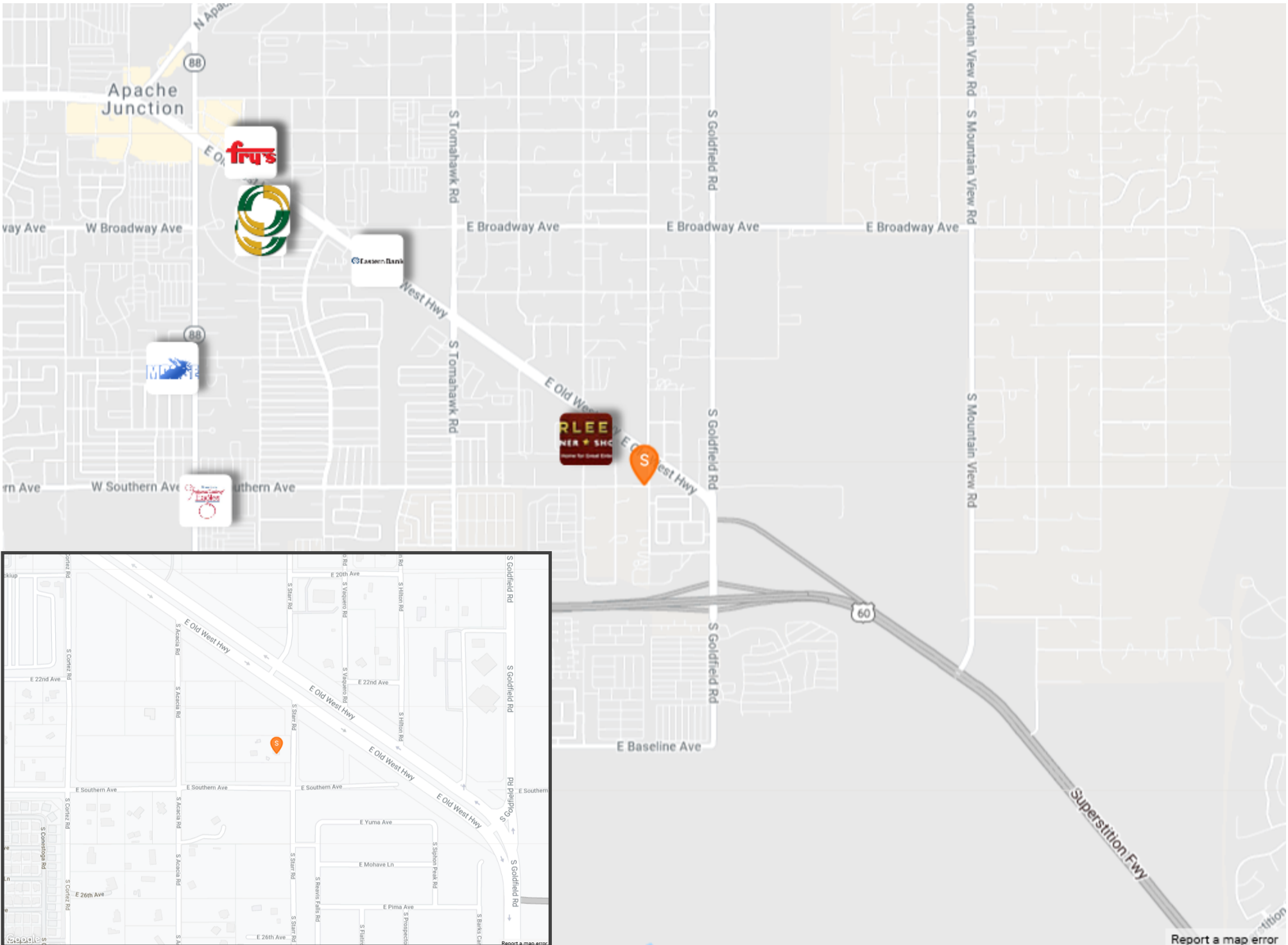
ADDRESS	2401 S Starr RD Apache Junction AZ 85119
COUNTY	Pinal
OFFERING PRICE	\$1,895,000
PRICE PSF	\$5.48
LAND SF	346,062 SF
LAND ACRES	7.94
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	mixed
# OF PARCELS	8
APN	multiple

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	6,929	29,504	68,911
2023 Median HH Income	\$64,594	\$61,314	\$60,655
2023 Average HH Income	\$83,034	\$82,558	\$84,580

- SELLER CARY BACK OPTION!! Amazing new home development project. Plus potential partial commercial land. Land is across the street from the new 179 Lennar home development at Goldview - Discovery. Property extends north to Old West Highway at Starr. approximately 7.94 acres. Old West Highway at Starr, then south. Frontage has commercial zoning. Subject property consists of 8 parcels that owners are selling as a package. Property consists of approximately 7.94 acres around 346,062 sq feet. Attached is a sample of plans for 142 town-homes. A survey is also available. City of Apache Junction motivated to get development underway. Utilities are close to or at the property. All facts and figures are approximate buyer verify.







Report a map error



# VILLAS AT ACACIA

## 02 Property Description

- Property Features
- Aerial Map
- Property Images





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## PROPERTY FEATURES

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LAND SF	346,062
LAND ACRES	7.94
# OF PARCELS	8
ZONING TYPE	mixed
TOPOGRAPHY	level
LOT DIMENSION	Irregular
CORNER LOCATION	Old West HWY & Starr

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## NEIGHBORING PROPERTIES

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SOUTH	Goldview - Discovery
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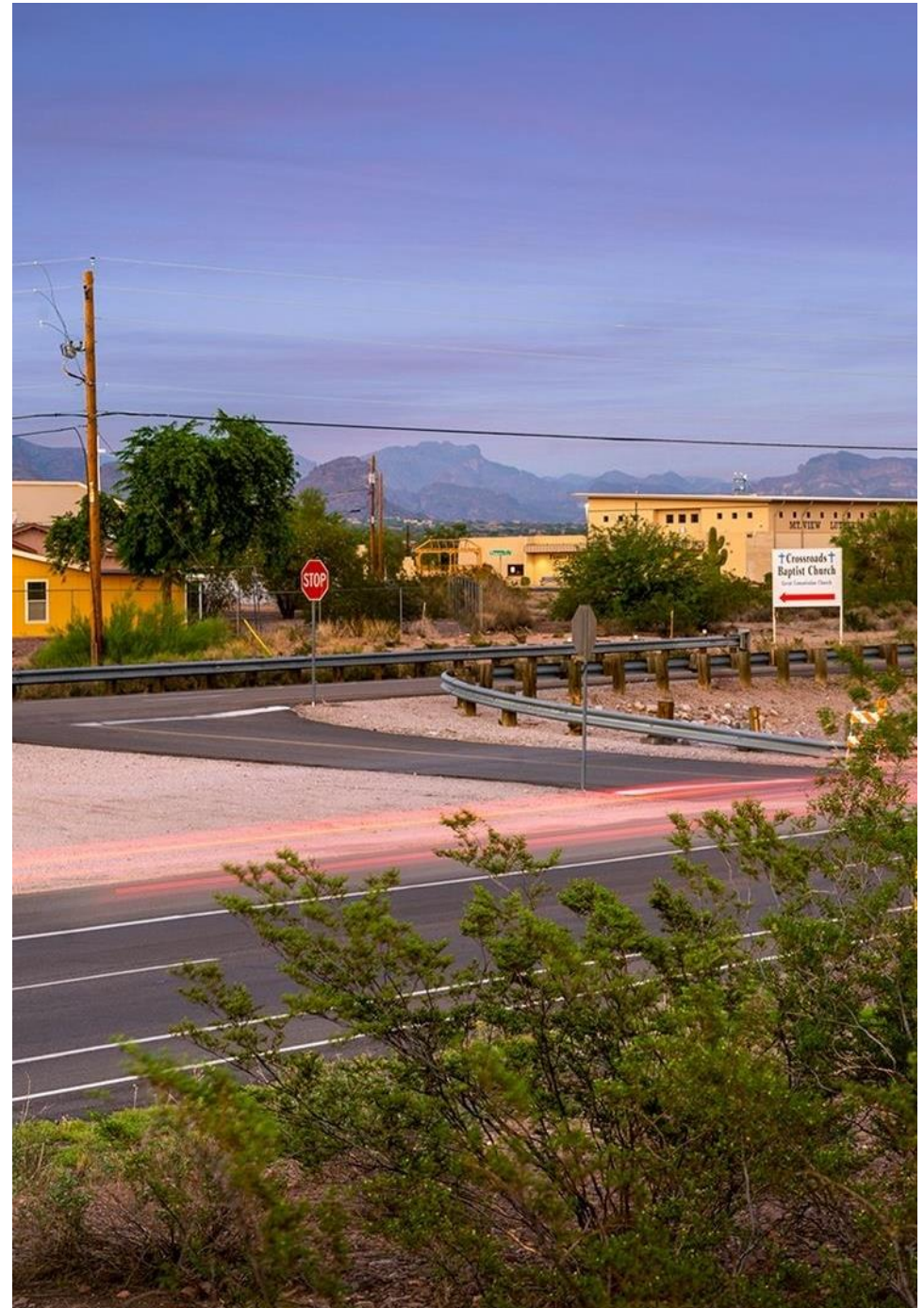
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## UTILITIES

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WATER	Under 350 Feet
ELECTRICITY / POWER	Under 350 Feet
TELEPHONE	Under 350 Feet
CABLE	Under 350 Feet

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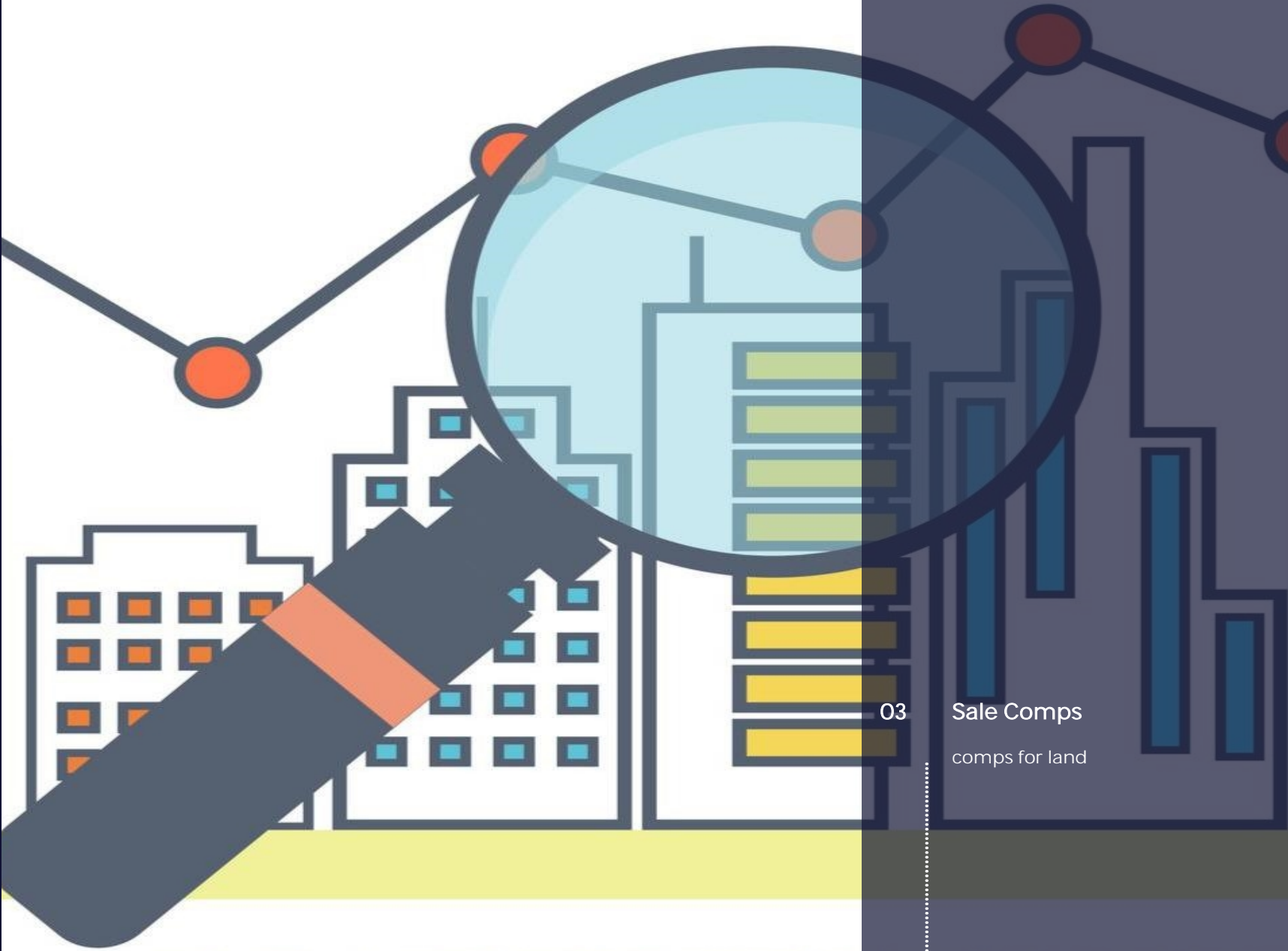
**Subject  
Property**



**Lennar Homes Development  
179 Single Family Homes**







03

Sale Comps  
comps for land

# PROPERTY VALUE

VILLAS AT ACACIA



# 29th Ave & Idaho Rd

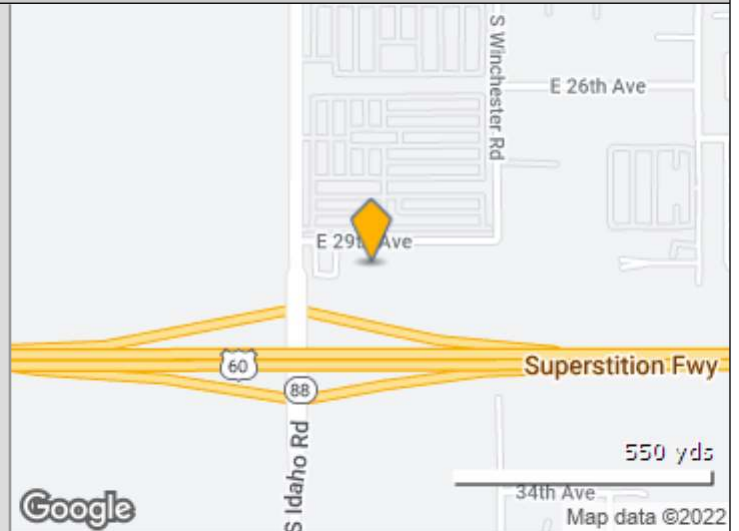
**SOLD**

1

Apache Junction, AZ 85119

Sale on 10/7/2021 for \$660,000 (\$325,123.15/AC) - Public Record

Commercial Land of 2.03 AC (88,427 SF)



### Buyer & Seller Contact Info

Buyer Type:  
Buyer Broker:

Seller Type:  
Listing Broker:

### Transaction Details

ID: 5710280

Sale Date: **10/07/2021 (208 days on market)**  
Escrow Length: -  
Sale Price: **\$660,000-Confirmed**

Sale Type: **Owner User**  
Land Area: **2.03 AC (88,427 SF)**  
Proposed Use: **Commercial, Industrial, Office, Auto Dealership, Auto Repair, Car Wash, Contractor Storage Yard, Distribution, Self-Storage**

Asking Price: **690000**  
Price/AC Land Gross: **\$325,123.15 (\$7.46/SF)**

Zoning: **GC**  
Sale Conditions: **Build to Suit**

Street Frontage: **305 feet on 29th Ave**

Topography: **Level**  
On-Site Improv: **Finished lot**  
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

### Income Expense Data

<b>Expenses</b>	- Taxes	<b>\$5,588</b>
	- Operating Expenses	
	Total Expenses	<b>\$5,588</b>



2

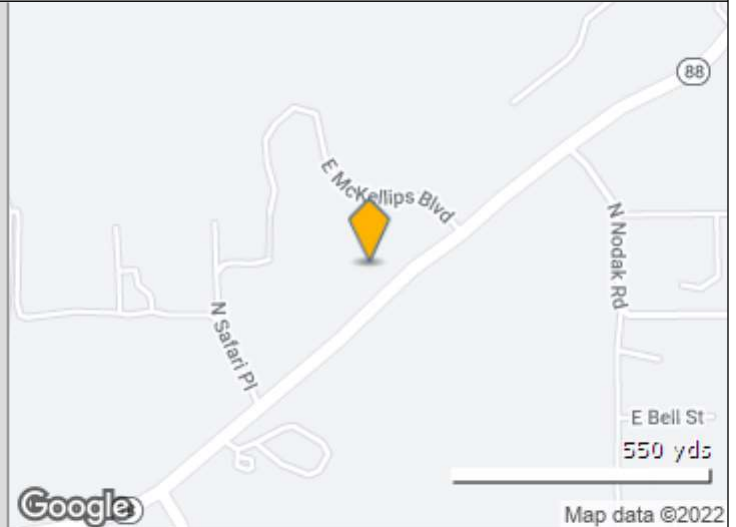
### 4400 NE 88 Hwy

**SOLD**

Apache Junction, AZ 85119

Sale on 12/28/2021 - Public Record

Residential Land of 12.09 AC (526,640 SF)



#### Buyer & Seller Contact Info

Recorded Buyer: -

Recorded Seller: **Aj 47 Lic**

#### Transaction Details

ID: 5841461

Sale Date: **12/28/2021 (1,404 days on market)**  
 Escrow Length: -  
 Sale Price: -  
 Asking Price: **310000**

Sale Type: **Investment**  
 Land Area: **12.09 AC (526,640 SF)**  
 Proposed Use: **Single Family Development**

Zoning: **CR-1A/PAD**

Topography: **Level**  
 On-Site Improv: **Raw land**  
 Off-Site Improv: **Cable, Electricity, Streets, Telephone, Water**

#### Income Expense Data

<b>Expenses</b>	- Taxes	<b>\$1,954</b>
	- Operating Expenses	
	<b>Total Expenses</b>	<b>\$1,954</b>



# 2555 W Apache Trl - WALMART ANCHORED HARD CORNER PAD

**SOLD**

3

Apache Junction, AZ 85120

Sale on 4/22/2022 for \$725,000 (\$1,115,384.62/AC) - Public Record

Commercial Land of 0.65 AC (28,314 SF)



### Buyer & Seller Contact Info

Recorded Buyer: -  
True Buyer: -

Recorded Seller: **Murphy USA**  
True Seller: **Murphy USA**  
200 E Peach St

### Transaction Details

ID: 5972004

Sale Date:	<b>04/22/2022 (785 days on market)</b>	Sale Type:	<b>Investment</b>
Escrow Length:	-	Land Area:	<b>0.65 AC (28,314 SF)</b>
Sale Price:	<b>\$725,000-Confirmed</b>	Proposed Use:	<b>Convenience Store, Fast Food, Restaurant, Service Station</b>
Asking Price:	<b>736164</b>		
Price/AC Land Gross:	<b>\$1,115,384.62 (\$25.61/SF)</b>		
Zoning:	<b>GB-2, Apache Junction</b>		
Lot Dimensions:	<b>Irregular</b>		
Topography:	<b>Level</b>		
Off-Site Improv:	<b>Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water</b>		
Sale History:	<b>Sold for \$725,000 on 4/22/2022</b>		
	<b>Sold for \$465,000 on 5/3/2011</b>		



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### 2831 W Apache Trl - Commercial Land Apache Junction

**UNDER CONTRACT**

Apache Junction, AZ 85219

Land of 3.38 AC is for sale at \$555,000 (\$164,201.18/AC)



#### Sale Contacts

Sales Co:

Sales Contact 1:

#### For Sale Data

Asking Price: **\$555,000**  
 Price/AC Land Gross: **\$164,201.18 (\$3.77/SF)**  
 Days on Market: **1,876**  
 Sale Status: **Under Contract**  
 Topography: **Level**  
 Parcel No: **101-06-010D**

Sale Type: **Investment**  
 Land Area: **3.38 AC (147,233 SF)**  
 Lot Dimensions: **Irregular**  
 Proposed Use: **Commercial, Self-Storage**

#### Transaction Notes

3.38 Acre parcel - Commercial zoning under Ordinance #1168 with potential shopping center expansion. Paved parking lot. Subject to Easements with Covenants & Restrictions with adjacent properties. One of the owners holds an active Arizona broker's license.

Located on South side of Apache Trail behind Wells Fargo (East of Safeway and West of Walmart).



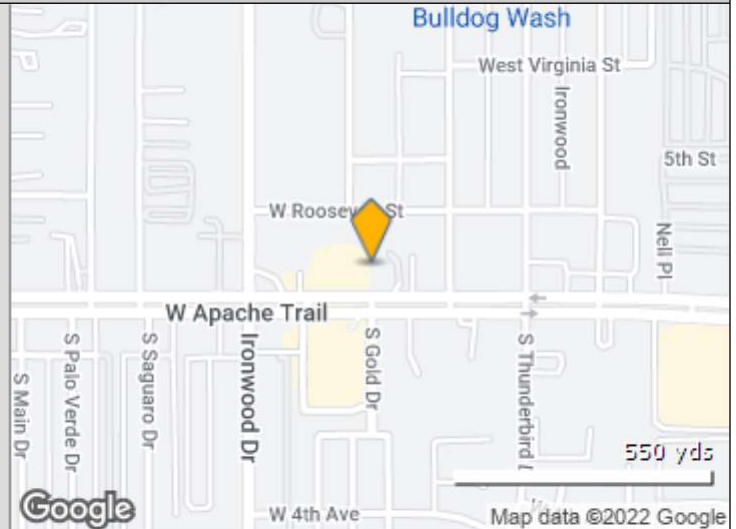
**SOLD**

**5**

**1396 W Apache TRL 7**

**Apache Junction, AZ 85220**

Sale on 11/30/2021 for \$1,800,000 (\$212,264.15/AC) - Research Complete  
Commercial Land of 8.48 AC (369,389 SF)



**Buyer & Seller Contact Info**

Recorded Buyer: **Brothers Paradise Llc**  
True Buyer: **Brothers Paradise Llc**

Recorded Seller: **The Oak Acres Trust**  
True Seller: **-**

Buyer Type: **Individual**  
Buyer Broker:

Listing Broker:

**Transaction Details**

ID: 5781735

Sale Date: **11/30/2021 (266 days on market)**  
Escrow Length: **-**  
Sale Price: **\$1,800,000-Confirmed**  
Asking Price: **1900000**  
Price/AC Land Gross: **\$212,264.15 (\$4.87/SF)**

Sale Type: **Investment**  
Land Area: **8.48 AC (369,389 SF)**  
Proposed Use: **Apartment Units**

Zoning: **C-3/PD**  
Density: **C-3/PD**

Percent Improved: **-**  
Total Value Assessed: **\$171,489 in 2021**  
Improved Value Assessed: **-**  
Land Value Assessed: **\$171,489**  
Land Assessed/AC: **\$20,222**

Parcel No: **101-15-006**  
Sale History: **Sold for \$1,800,000 on 11/30/2021**  
**Sold for \$2,439,490 on 10/20/2009 Non-Arms Length**

# 1133 E Broadway Ave - SWC Broadway Ave & Tomahawk Rd

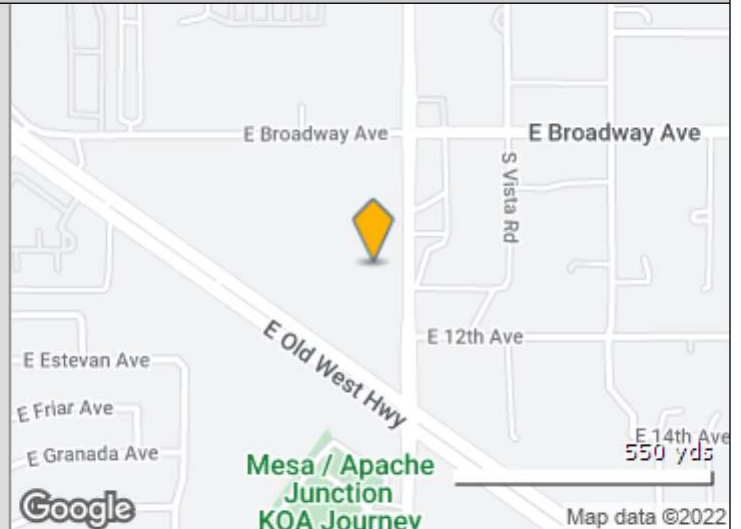
**SOLD**

6

Apache Junction, AZ 85119

Sale on 12/16/2021 for \$1,946,722 (\$59,063.17/AC) - Research Complete

Commercial Land of 32.96 AC (1,435,738 SF)



### Buyer & Seller Contact Info

Recorded Buyer: **Cc Land Acquisitions Aj 1 Llc**

Recorded Seller: **Kalevala Investment Ltd**

**No Buyer Broker on Deal**

Buyer Broker:

Listing Broker: **No Listing Broker on Deal**

### Transaction Details

ID: 5818375

Sale Date: **12/16/2021**  
 Escrow Length: -  
 Sale Price: **\$1,946,722-Full Value**

Sale Type: **Investment**  
 Land Area: **32.96 AC (1,435,738 SF)**  
 Proposed Use: **Commercial, Mixed Use, MultiFamily, Apartment Units, Apartment Units - Condo, Apartment Units - Senior, Neighborhood Center**

Price/AC Land Gross: **\$59,063.17 (\$1.36/SF)**

Zoning: **RM-2, B-1**  
 Lot Dimensions: **Irregular**

Percent Improved: -  
 Total Value Assessed: **\$642,468**  
 Improved Value Assessed: -  
 Land Value Assessed: **\$642,468**  
 Land Assessed/AC: **\$19,492**

Street Frontage: **2,784 feet on E Old West Hwy**  
**1,640 feet on S Tomahawk Rd**

Topography: **Level**  
 On-Site Improv: **Raw land**

Parcel No: **102-02-003, 102-02-001B, 102-02-005, 102-02-002B, 102-02-006**  
 Document No: **159279**

### Transaction Notes

On December 16th, 2021; the 32.96 acres at 1133 E Broadway Ave sold for \$1,946,722, or \$59,063 per acre. The property is zoned RM-2 B-1, and the buyer and seller details are protected and unavailable. The details of this transaction were solely verified by public records.

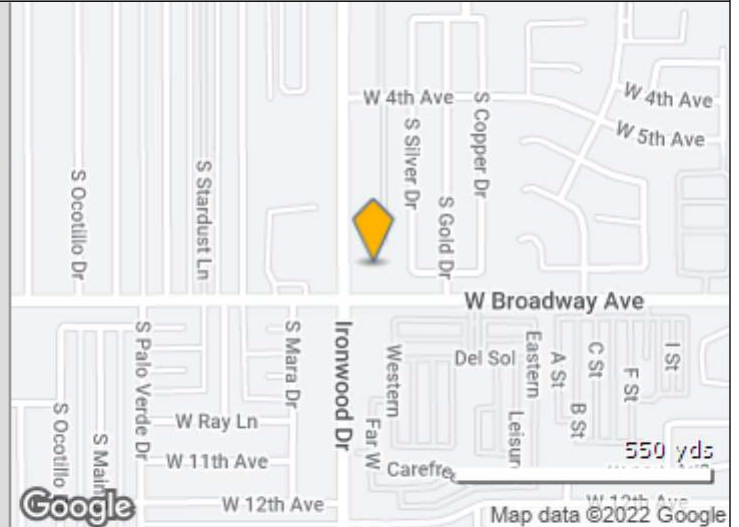


7

# 1584 W Broadway Ave - NEC Ironwood Dr & Broadway Rd

**SOLD**

Apache Junction, AZ 85120  
Sale on 9/21/2022 - Public Record  
Commercial Land of 1.90 AC (82,764 SF)



### Buyer & Seller Contact Info

Recorded Buyer: -

Recorded Seller: **Ironwood Holdings Llc**  
2

### Transaction Details

ID: 6153896

Sale Date: **09/21/2022 (3,284 days on market)**  
Escrow Length: -  
Sale Price: -  
Asking Price: **575000**

Sale Type: **Investment**  
Land Area: **1.90 AC (82,764 SF)**  
Proposed Use: **Commercial**

Zoning: **B-1**

Street Frontage: **298 feet on W Broadway Ave**  
**335 feet on Ironwood Dr**

Topography: **Level**  
On-Site Improv: **Rough graded**  
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

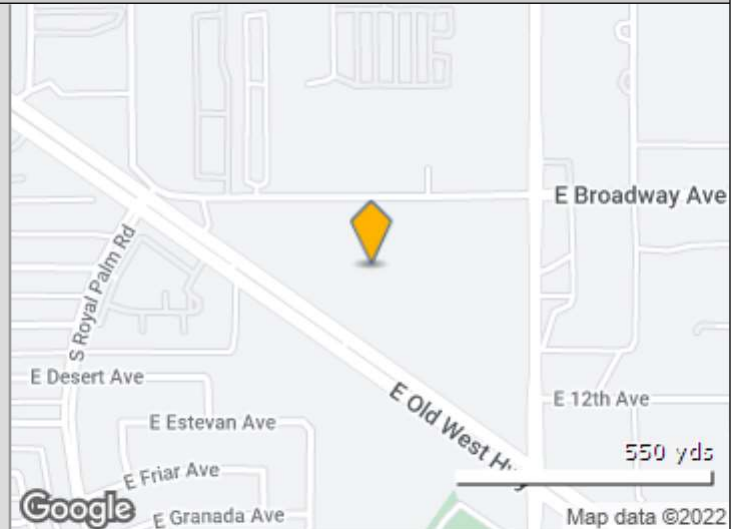
# Broadway Ln & Tomahawk Rd

**SOLD**

8

Apache Junction, AZ 85119

Sale on 4/27/2022 for \$9,547,500 (\$477,375.00/AC) - Research Complete  
Commercial Land of 20 AC (871,200 SF)



### Buyer & Seller Contact Info

Recorded Buyer:

Recorded Seller:

True Buyer:

True Seller:

Buyer Type:

Seller Type:

Buyer Broker:

Listing Broker:

### Transaction Details

ID: 5984757

Sale Date:	<b>04/27/2022</b>	Sale Type:	<b>Investment</b>
Escrow Length:	-	Land Area:	<b>20 AC (871,200 SF)</b>
Sale Price:	<b>\$9,547,500-Confirmed</b>	Proposed Use:	<b>Apartment Units</b>
Price/AC Land Gross:	<b>\$477,375.00 (\$10.96/SF)</b>		
Zoning:	<b>UNDESIGNAT</b>	Percent Improved:	-
		Total Value Assessed:	<b>\$258,160 in 2021</b>
		Improved Value Assessed:	-
		Land Value Assessed:	<b>\$258,160</b>
		Land Assessed/AC:	<b>\$12,908</b>
Street Frontage:	<b>1,850 feet on East Broadway Avenue 1,621 feet on South Tomahawk Road</b>		
Financing:	<b>Down payment of \$9,547,500.00 (100.0%)</b>		
Topography:	<b>Level</b>		
On-Site Improv:	<b>Raw land</b>		
Improvements:	<b>None</b>		
Parcel No:	<b>102-02-001B, 102-02-002B</b>		
Document No:	<b>050605</b>		



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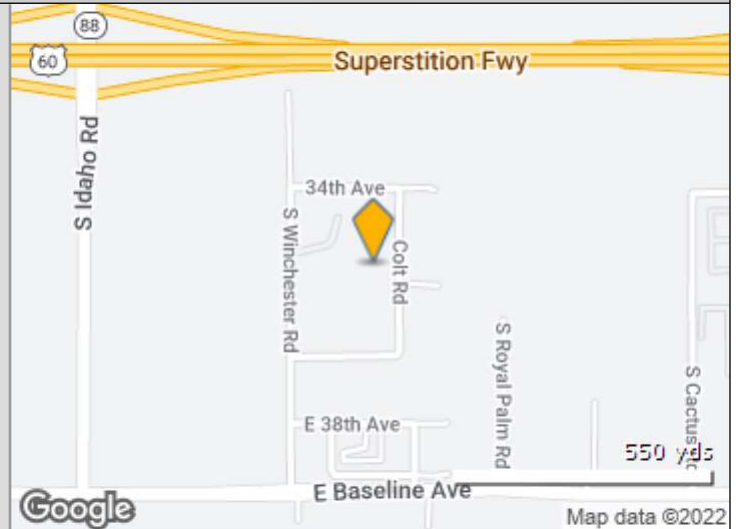
### 3450-3560 S Colt Rd - Vacant Land

**SOLD**

Apache Junction, AZ 85119

Sale on 4/27/2022 for \$600,000 (\$312,500.00/AC) - Public Record

Industrial Land of 1.92 AC (83,635 SF)



#### Buyer & Seller Contact Info

Recorded Buyer: **SHCK Properties LLC**

Recorded Seller: **Force Freight Holdings LLC**

#### Transaction Details

ID: 5984695

Sale Date:	<b>04/27/2022 (371 days on market)</b>	Sale Type:	<b>Investment</b>
Escrow Length:	-	Land Area:	<b>1.92 AC (83,635 SF)</b>
Sale Price:	<b>\$600,000</b>	Proposed Use:	<b>Commercial, Industrial, Contractor Storage Yard, Warehouse</b>
Asking Price:	<b>487500</b>		
Price/AC Land Gross:	<b>\$312,500.00 (\$7.17/SF)</b>		
Zoning:	<b>B-5</b>	Percent Improved:	-
		Total Value Assessed:	<b>\$146,685 in 2021</b>
		Improved Value Assessed:	-
		Land Value Assessed:	<b>\$146,685</b>
		Land Assessed/AC:	<b>\$76,398</b>
Street Frontage:	<b>260 feet on S Colt Rd</b>		
Financing:	<b>Down payment of \$600,000.00 (100.0%)</b>		
Topography:	<b>Level</b>		
On-Site Improv:	<b>Raw land</b>		
Off-Site Improv:	<b>Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water</b>		
Improvements:	<b>B5 Zoned Acreage</b>		
Parcel No:	<b>102-56-014</b>		
Document No:	<b>050263</b>		

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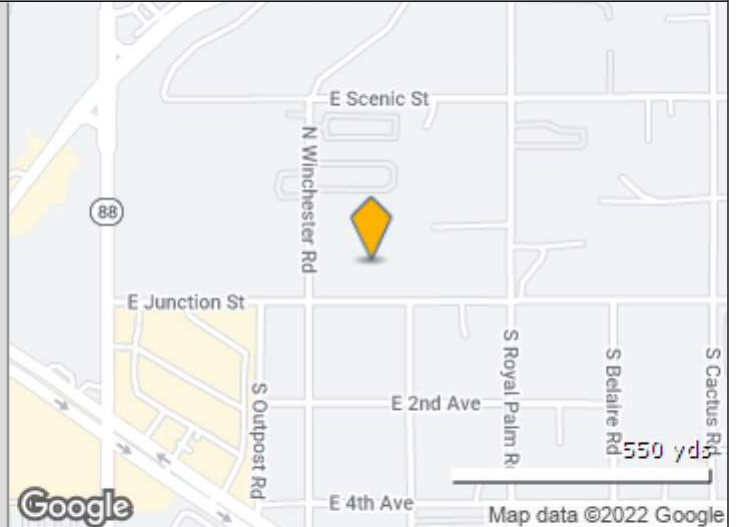
### E Junction St & N Winches Rd

**SOLD**

Apache Junction, AZ 85119

Sale on 2/11/2022 for \$479,160 (\$119,790.00/AC) - Research Complete (Part of Multi-Property)

Commercial Land of 4 AC (174,240 SF)



#### Buyer & Seller Contact Info

Recorded Buyer: **Sunset Vista Estates Lp**  
 True Buyer: **JES Holdings LLC**  
**William Markel**  
**Developer/Owner-**  
**RGNL**

Recorded Seller: **David M Hull**  
 True Seller:  
**Individual**

Buyer Type:

Seller Type:

#### Transaction Details

ID: 5890416

Sale Date: **02/11/2022**  
 Escrow Length: -  
 Sale Price: **\$479,160-Allocated**

Sale Type: **Investment**  
 Land Area: **4 AC (174,240 SF)**  
 Proposed Use: **Mixed Use, MultiFamily, Hold for Development, Planned Unit Development**

Price/AC Land Gross: **\$119,790.00 (\$2.75/SF)**

Zoning: **PAD**

Document No: **017049**

Sale History: **Portfolio sale of 4 properties sold for \$1,796,850 on 2/11/2022**

#### Transaction Notes

On February 11th, 2022; the 15 acres at E Junction St & N Winchester Rd sold for \$1,796,850, or \$119,790 per acre. The property is zoned PAD for planned area development and the buyer paid a down payment of \$80,000 for the parcels. The details of this sale were verified by the seller, David Hull, and public records.



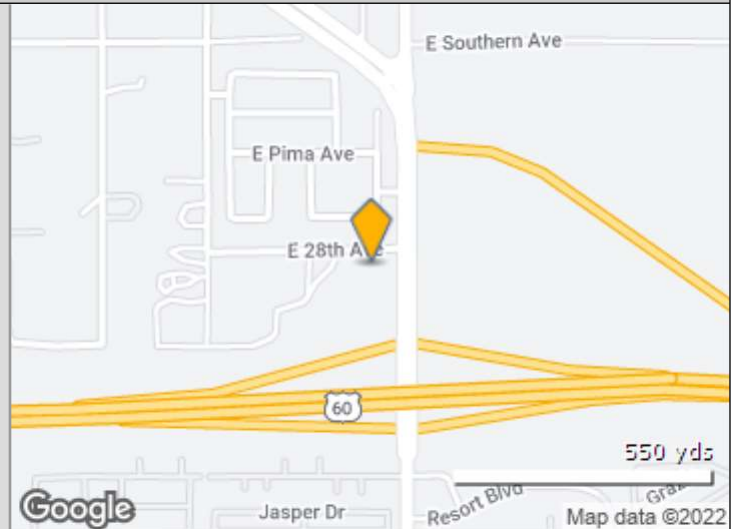
**2872 S Goldfield Rd - Vacant Land - NW. Hwy 60 & Goldfield Rd**

**SOLD**

Apache Junction, AZ 85219

Sale on 9/15/2022 for \$5,250,000 (\$487,918.22/AC) - In Progress

Commercial Land of 10.76 AC (468,706 SF)



**Buyer & Seller Contact Info**

Recorded Buyer: **Two Tree 60 & Goldfield LLC**

Recorded Seller: **Arizona Goldfield Investments LLC**

**Transaction Details**

ID: 6155319

Sale Date:	<b>09/15/2022</b>	Sale Type:	<b>Investment</b>
Escrow Length:	-	Land Area:	<b>10.76 AC (468,706 SF)</b>
Sale Price:	<b>\$5,250,000-Affidavit</b>	Proposed Use:	<b>Hotel, Restaurant, Self-Storage</b>
Price/AC Land Gross:	<b>\$487,918.22 (\$11.20/SF)</b>		
Zoning:	<b>GR, CR-3</b>	Percent Improved:	-
Sale Conditions:	<b>Double Escrow</b>	Total Value Assessed:	<b>\$80,514 in 2022</b>
		Improved Value Assessed:	-
		Land Value Assessed:	<b>\$80,514</b>
		Land Assessed/AC:	<b>\$7,482</b>
Street Frontage:	<b>588 feet on S Goldfield Rd</b>		
Financing:	<b>Down payment of \$5,250,000.00 (100.0%)</b>		
Topography:	<b>Level</b>		
On-Site Improv:	<b>Raw land</b>		
Parcel No:	<b>103-23-022, 103-23-020, 103-23-021A, 103-23-021B, 103-23-031A, 103-23-031B, 103-23-033A, 103-23-019A</b>		
Document No:	<b>098944</b>		
Sale History:	<b>Sold for \$1,900,000 on 9/15/2022</b>		
	<b>Sold for \$5,250,000 on 9/15/2022</b>		
	<b>Sold for \$625,000 on 2/7/2018</b>		

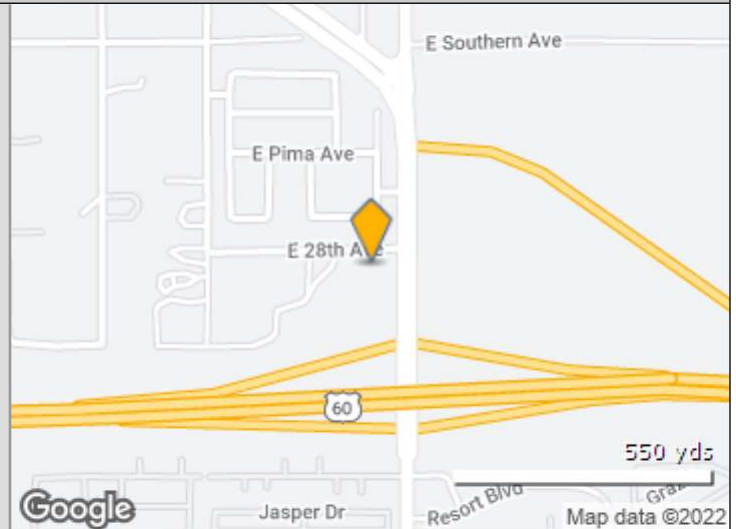
**2872 S Goldfield Rd - Vacant Land - NW. Hwy 60 & Goldfield Rd**

**SOLD**

Apache Junction, AZ 85219

Sale on 9/15/2022 for \$1,900,000 (\$176,579.93/AC) - In Progress

Commercial Land of 10.76 AC (468,706 SF)



**Buyer & Seller Contact Info**

Recorded Buyer: **Arizona Goldfield Investments LLC**

Recorded Seller: **David J. McHenry Family Trust**

True Buyer:

True Seller: **David J. McHenry Family Trust  
David McHenry**

Seller Type: **Trust**

**Transaction Details**

ID: 6155312

Sale Date: **09/15/2022**  
Escrow Length: -  
Sale Price: **\$1,900,000-Affidavit**  
Price/AC Land Gross: **\$176,579.93 (\$4.05/SF)**

Sale Type: **Investment**  
Land Area: **10.76 AC (468,706 SF)**  
Proposed Use: **Hotel, Restaurant, Self-Storage**

Zoning: **GR, CR-3**  
Sale Conditions: **Double Escrow**

Percent Improved: -  
Total Value Assessed: **\$80,514 in 2022**  
Improved Value Assessed: -  
Land Value Assessed: **\$80,514**  
Land Assessed/AC: **\$7,482**

Street Frontage: **588 feet on S Goldfield Rd**  
Financing: **Down payment of \$1,900,000.00 (100.0%)**

Topography: **Level**  
On-Site Improv: **Raw land**

Parcel No: **103-23-019A, 103-23-020, 103-23-021A, 103-23-021B, 103-23-031B, 103-23-031A, 103-23-033A, 103-23-022**  
Document No: **098942**  
Sale History: **Sold for \$1,900,000 on 9/15/2022  
Sold for \$5,250,000 on 9/15/2022  
Sold for \$625,000 on 2/7/2018**



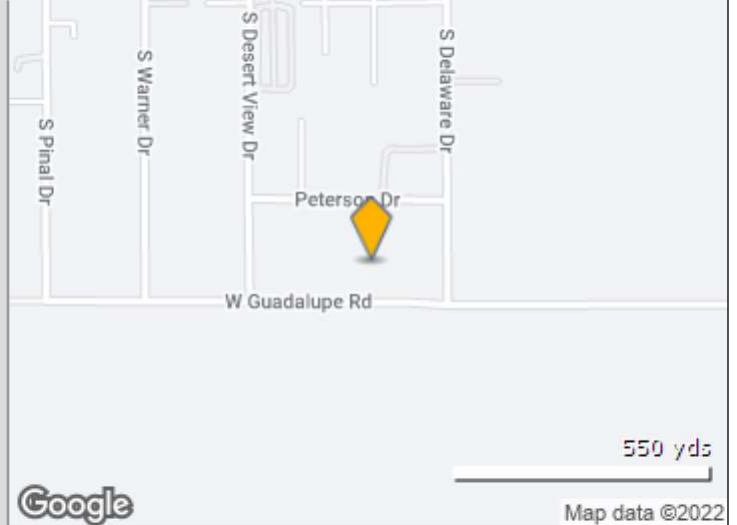
13

### 2550 W Guadalupe Rd

**SOLD**

Apache Junction, AZ 85120

Sale on 4/12/2022 for \$1,343,000 (\$604,954.95/AC) - Research Complete  
Commercial Land of 2.22 AC (96,703 SF)



#### Buyer & Seller Contact Info

Recorded Buyer: **HE Apache Junction, LLC**

Recorded Seller: **DSDM Living Trust**

True Buyer:

True Seller: **Good, David S  
David Good**

Seller Type: **Individual**

#### Transaction Details

ID: 5963261

Sale Date: **04/12/2022**  
Escrow Length: -  
Sale Price: **\$1,343,000-Full Value**  
Price/AC Land Gross: **\$604,954.95 (\$13.89/SF)**

Sale Type: **Investment**  
Land Area: **2.22 AC (96,703 SF)**  
Proposed Use: -

Zoning: **CI-2**

Percent Improved: **15.3%**  
Total Value Assessed: **\$342,672 in 2021**  
Improved Value Assessed: **\$52,562**  
Land Value Assessed: **\$290,110**  
Land Assessed/AC: **\$130,680**

Parcel No: **104-63-015L**  
Document No: **043720**

#### Transaction Notes

2550 W Guadalupe Rd is a 2.22 parcel of land in Apache Junction, and was sold for \$1,343,000. The future usage of the land was not determined. It was previously owned by DSDM Living Trust and sold to HE Apache Junction, LLC.

Neither party involved could be reached to confirm the public record information or to gather any additional details.

14

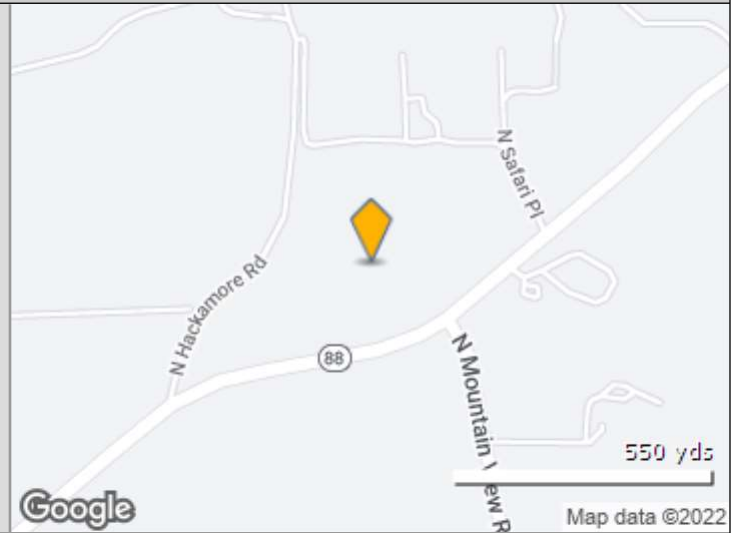
### 4000 NE Hwy 88

**SOLD**

Apache Junction, AZ 85119

Sale on 12/15/2021 - Public Record

Residential Land of 16.27 AC (708,721 SF)



#### Buyer & Seller Contact Info

Recorded Buyer: -

Recorded Seller: **Aj 47 Lic**

#### Transaction Details

ID: 5841452

Sale Date: **12/15/2021 (1,391 days on market)**  
 Escrow Length: -  
 Sale Price: -  
 Asking Price: **460000**

Sale Type: **Investment**  
 Land Area: **16.27 AC (708,721 SF)**  
 Proposed Use: **Single Family Development**

Zoning: **CR-1**

Street Frontage: **1,238 feet on AZ Hwy 88/E Apache Trail**

Topography: **Level**  
 On-Site Improv: **Raw land**  
 Off-Site Improv: **Electricity, Streets**

#### Income Expense Data

<b>Expenses</b>	- Taxes	<b>\$2,629</b>
	- Operating Expenses	
	<b>Total Expenses</b>	<b>\$2,629</b>



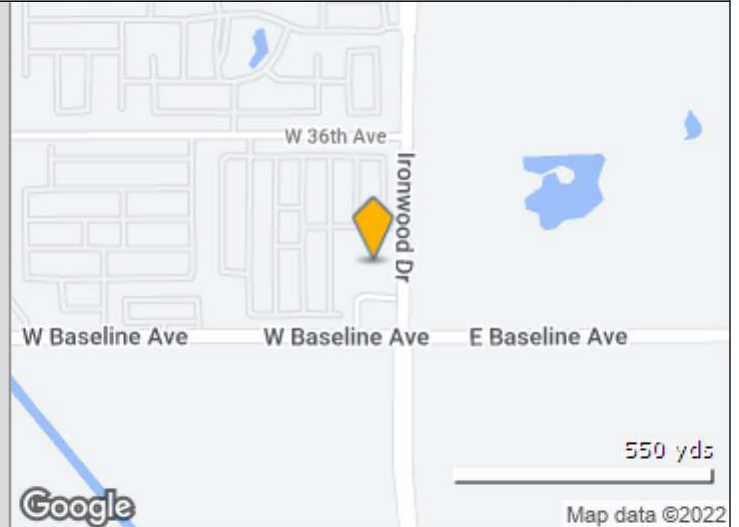
**3900 S Ironwood Rd - Ironwood Drive & Baseline Road, N of the NWC**

**SOLD**

Apache Junction, AZ 85120

Sale on 7/28/2022 for \$895,000 (\$639,285.71/AC) - Research Complete

Commercial Land of 1.40 AC (60,984 SF)



**Buyer & Seller Contact Info**

Recorded Buyer: **SREG Ironwood**  
 True Buyer: **John Conroy**  
**Individual**  
**No Buyer Broker on Deal**

Recorded Seller: **Sscw Ironwood Drive Llc**  
 True Seller: **Super Star Car Wash**

**Developer/Owner-RGNL**  
**A.T. Meridian Real Estate LLC**

Buyer Type:  
 Buyer Broker:

Seller Type:  
 Listing Broker:

**Transaction Details**

ID: 6096868

Sale Date: **07/28/2022 (556 days on market)**  
 Escrow Length: **-**  
 Sale Price: **\$895,000-Confirmed**  
 Asking Price: **895000**  
 Price/AC Land Gross: **\$639,285.71 (\$14.68/SF)**

Sale Type: **Owner User**  
 Land Area: **1.40 AC (60,984 SF)**  
 Land Area - Net: **1.20 AC (52,272 SF)**  
 Proposed Use: **Retail**

Zoning: **UNDESIGNAT**  
 Sale Conditions: **Build to Suit**

Street Frontage: **178 feet on Ironwood Drive**  
 Financing: **\$2,300,000.00 from Private Lender**

Topography: **Level**  
 On-Site Improv: **Rough graded**  
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**  
 Improvements: **Vacant Land**

Parcel No: **102-19-007H**  
 Document No: **080485**  
 Sale History: **Sold for \$895,000 on 7/28/2022**  
**Sold for \$800,000 on 1/31/2020**

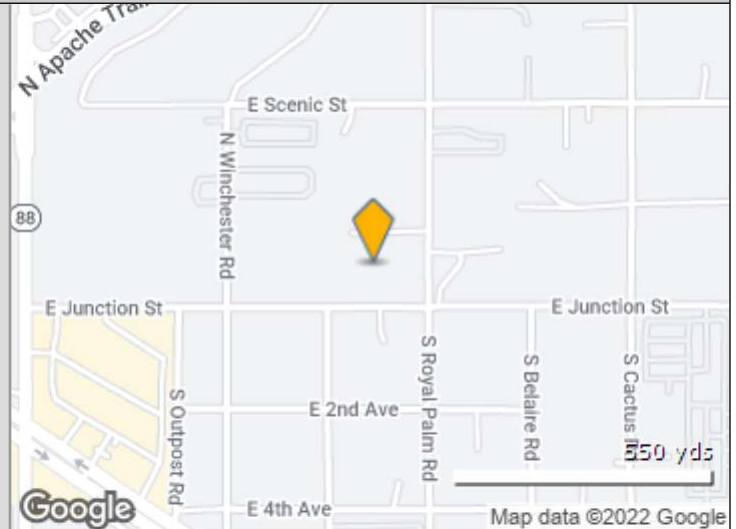
### E Junction St & S Royal Pal Rd

**SOLD**

Apache Junction, AZ 85119

Sale on 2/11/2022 for \$598,950 (\$119,790.00/AC) - Research Complete (Part of Multi-Property)

Commercial Land of 5 AC (217,800 SF)



#### Buyer & Seller Contact Info

Recorded Buyer: **Sunset Vista Estates Lp**  
 True Buyer: **JES Holdings LLC**  
**William Markel**  
**Developer/Owner-**  
**RGNL**

Recorded Seller: **David M Hull**  
 True Seller:

**Individual**

Buyer Type:

Seller Type:

#### Transaction Details

ID: 5890416

Sale Date: **02/11/2022**

Sale Type: **Investment**

Escrow Length: -

Land Area: **5 AC (217,800 SF)**

Sale Price: **\$598,950-Allocated**

Proposed Use: **Mixed Use, MultiFamily, Hold for Investment, Planned Unit Development**

Price/AC Land Gross: **\$119,790.00 (\$2.75/SF)**

Zoning: **PAD**

Document No: **017049**

Sale History: **Portfolio sale of 4 properties sold for \$1,796,850 on 2/11/2022**

#### Transaction Notes

On February 11th, 2022; the 15 acres at E Junction St & N Winchester Rd sold for \$1,796,850, or \$119,790 per acre. The property is zoned PAD for planned area development and the buyer paid a down payment of \$80,000 for the parcels. The details of this sale were verified by the seller, David Hull, and public records.



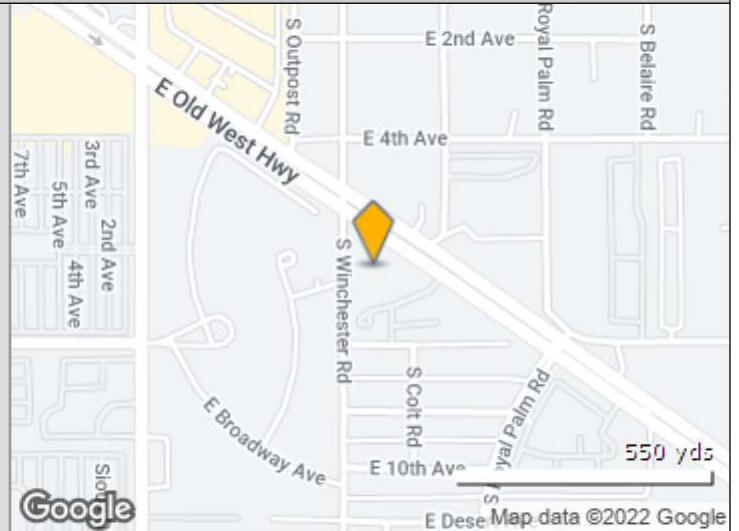
**445 E Old West Hwy - Winchester & Old West Hwy Across from College**

**SOLD**

Apache Junction, AZ 85219

Sale on 11/11/2021 for \$299,000 (\$189,240.51/AC) - Public Record

Commercial Land of 1.58 AC (68,825 SF)



**Buyer & Seller Contact Info**

Recorded Buyer: -

Recorded Seller: **Old West Hwy Llc**

**Transaction Details**

ID: 5841426

Sale Date:	<b>11/11/2021 (1,295 days on market)</b>	Sale Type:	<b>Investment</b>
Escrow Length:	-	Land Area:	<b>1.58 AC (68,825 SF)</b>
Sale Price:	<b>\$299,000-Confirmed</b>	Proposed Use:	<b>Commercial</b>
Asking Price:	<b>295000</b>		
Price/AC Land Gross:	<b>\$189,240.51 (\$4.34/SF)</b>		
Zoning:	<b>CB-2</b>		
Lot Dimensions:	<b>Irregular</b>		
Topography:	<b>Level</b>		
On-Site Improv:	<b>Raw land</b>		
Off-Site Improv:	<b>Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water</b>		

**Income Expense Data**

<b>Expenses</b>	- Taxes	<b>\$1,478</b>
	- Operating Expenses	
	<b>Total Expenses</b>	<b>\$1,478</b>

**2400-2800 E Old West Hwy**

Apache Junction, AZ 85119

Land of 6.87 AC is for sale at \$1,315,000 (\$191,411.94/AC)

**UNDER CONTRACT**



**Sale Contacts**

Sales Co:

Sales Contact 1:

Sales Contact 2:

**For Sale Data**

Asking Price: **\$1,315,000**  
 Price/AC Land Gross: **\$191,411.94 (\$4.39/SF)**  
 Days on Market: **722**  
 Sale Status: **Under Contract**  
 Parcel No: **103-21-021, 103-21-022**

Sale Type: **Investment Or Owner User**  
 Land Area: **6.87 AC (299,257 SF)**

**Transaction Notes**

Great investment opportunity for two lots: a total of 6.87 acres. Beautiful views of the Superstition Mountains. This parcel has terrific access to freeway and primary arterial streets. Within easy driving distance of work, shopping and recreation. It is currently zoned RS-GR but does have possible increased density residential or commercial zoning potential as it is surrounded by other commercial lots.

**Current Land Information**

ID: 11342307

Zoning: <b>GS-GR</b>	Proposed Use: -
Density Allowed: -	Land Area: <b>6.87 AC (299,257 SF)</b>
Number of Lots: -	Min Div Lot Size: -
Max # of Units: -	On-Site Improv: -
Units per Acre: -	Lot Dimensions: -
Improvements: -	Owner Type: -

**Location Information**

Metro Market: **Phoenix**  
 Submarket: **East Valley/Superstition Corridor**  
 County: **Pinal**  
 CBSA: **Phoenix-Mesa-Scottsdale, AZ**



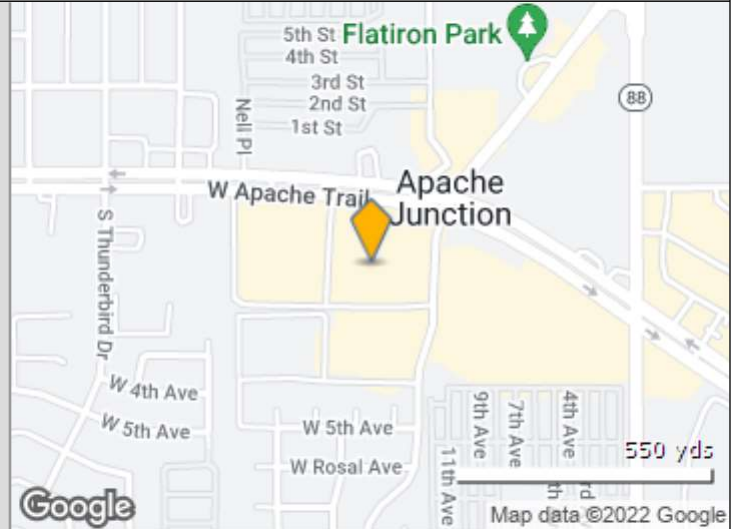
**271 S Phelps Dr**

**SOLD**

Apache Junction, AZ 85120

Sale on 12/21/2021 - Public Record

Commercial Land of 4.80 AC (209,088 SF)



**Buyer & Seller Contact Info**

Recorded Buyer: -

Recorded Seller: **Apache Junction Land Llc**

**Transaction Details**

ID: 5843312

Sale Date: **12/21/2021 (1,335 days on market)**  
 Escrow Length: -  
 Sale Price: -  
 Asking Price: **999000**

Sale Type: **Investment**  
 Land Area: **4.80 AC (209,088 SF)**  
 Proposed Use: **Retail, Office, Restaurant**

Zoning: **B-1**

Topography: **Level**  
 On-Site Improv: **Raw land**  
 Off-Site Improv: **Cable, Electricity, Telephone, Water**

**Income Expense Data**

<b>Expenses</b>	- Taxes	<b>\$13,908</b>
	- Operating Expenses	
	Total Expenses	<b>\$13,908</b>

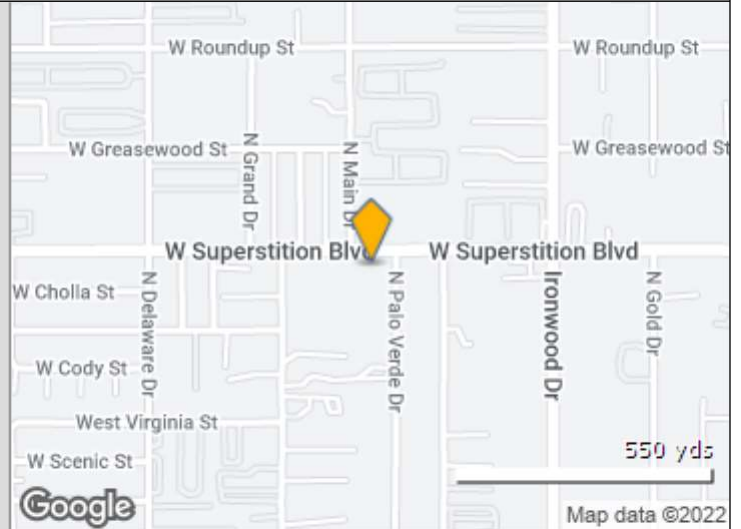
**1901 Superstition Blvd - Vacant Land**

**SOLD**

Apache Junction, AZ 85120

Sale on 1/6/2022 for \$184,985 (\$203,952.59/AC) - Research Complete (Part of Multi-Property)

Commercial Land of 0.91 AC (39,509 SF)



**Buyer & Seller Contact Info**

Recorded Buyer: **Maci E Crowe**  
**Trevor L Crowe**  
-

Recorded Seller: **David J Ziupsnys**

True Buyer:

True Seller: **David J Ziupsnys**

**Transaction Details**

ID: 5849410

Sale Date: **01/06/2022**  
Escrow Length: -  
Sale Price: **\$184,985-Allocated**  
Price/AC Land Gross: **\$203,952.59 (\$4.68/SF)**

Sale Type: **Owner User**  
Land Area: **0.91 AC (39,509 SF)**  
Proposed Use: **Retail, Mixed Use, MultiFamily**

Zoning: **B1**

Street Frontage: **200 feet on Superstition Blvd**

Topography: **Level**  
On-Site Improv: **Raw land**  
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

Document No: **002424**

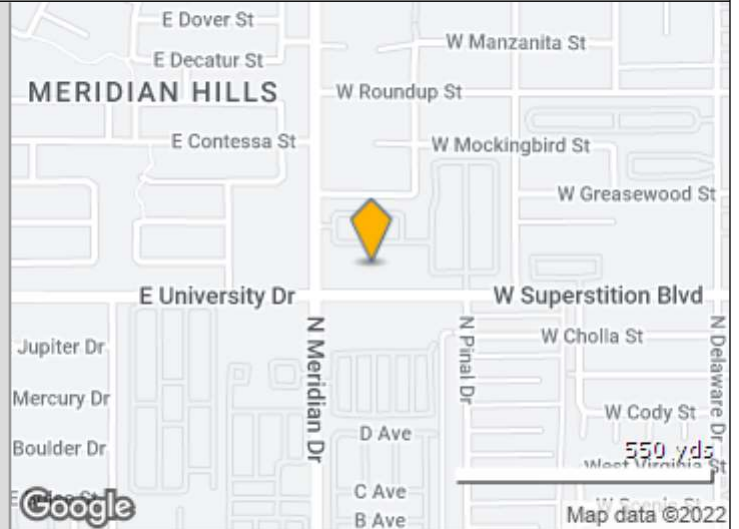
Sale History: **Portfolio sale of 2 properties sold for \$350,000 on 1/6/2022**  
**Portfolio sale of 3 properties sold for \$245,000 on 3/27/2019**

### 3100 W Superstition

**SOLD**

Apache Junction, AZ 85120

Sale on 3/1/2022 for \$1,100,000 (\$290,237.47/AC) - Research Complete  
 Commercial Land of 3.79 AC (165,092 SF)



#### Buyer & Seller Contact Info

Recorded Buyer: **Brentwood Executive Holdings LLC**  
 True Buyer: **Brentwood Executive Holdings LLC**  
**Ethan Sasz**  
 8222 S 48th St  
 Phoenix, AZ 85044  
 Buyer Type: **Individual**

Recorded Seller: **Basic Management Llc**  
 True Seller: **Basic Management Llc**  
**Michael Harambasic**  
 3141 S Sierra St  
 Gilbert, AZ 85295  
 Seller Type: **Individual**  
 Listing Broker: **Lee & Associates**  
**Conner Lee**  
 (602) 474-9516  
**Matt Hobaica**  
 (602) 954-3755

#### Transaction Details

ID: 5910436

Sale Date: **03/01/2022 (382 days on market)**  
 Escrow Length: -  
 Sale Price: **\$1,100,000-Affidavit**  
 Asking Price: **1350000**  
 Price/AC Land Gross: **\$290,237.47 (\$6.66/SF)**

Sale Type: **Investment**  
 Land Area: **3.79 AC (165,092 SF)**  
 Proposed Use: **Commercial**

Zoning: **Commercial**

Percent Improved: -  
 Total Value Assessed: **\$322,944 in 2021**  
 Improved Value Assessed: -  
 Land Value Assessed: **\$322,944**  
 Land Assessed/AC: **\$85,209**

Street Frontage: **600 feet on West Superstition Bouleva**  
 Financing: **Down payment of \$1,100,000.00 (100.0%)**

Parcel No: **100-39-019A**  
 Document No: **025089**

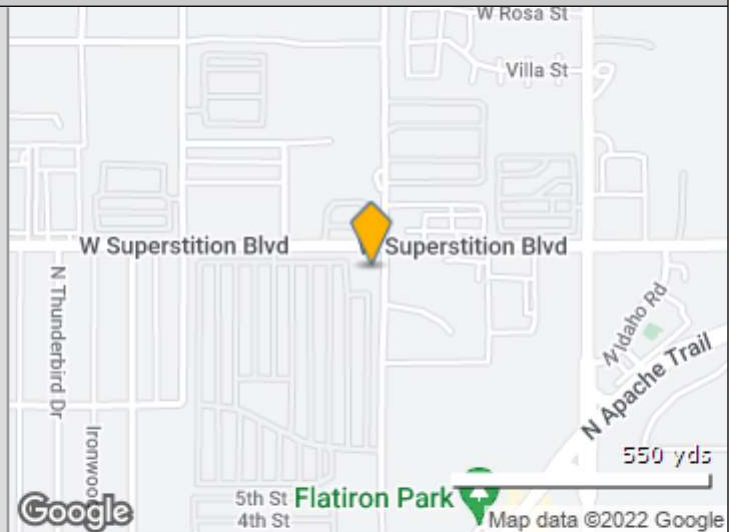


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### 425 W Superstition Blvd

**SOLD**

Apache Junction, AZ 85120  
Sale on 8/31/2022 - Public Record  
Commercial Land of 0.94 AC (40,737 SF)



#### Buyer & Seller Contact Info

Buyer Type:

Seller Type:

Listing Broker:

#### Transaction Details

ID: 6133140

Sale Date: **08/31/2022 (700 days on market)**  
Escrow Length: -  
Sale Price: -  
Asking Price: **199000**

Sale Type: **Owner User**  
Land Area: **0.94 AC (40,737 SF)**  
Proposed Use: -

#### Current Land Information

ID: 11542165

Zoning: -  
Density Allowed: -  
Number of Lots: -  
Max # of Units: -  
Units per Acre: -  
Improvements: -

Proposed Use: -  
Land Area: **0.94 AC (40,737 SF)**  
On-Site Improv: -  
Lot Dimensions: -  
Owner Type: -

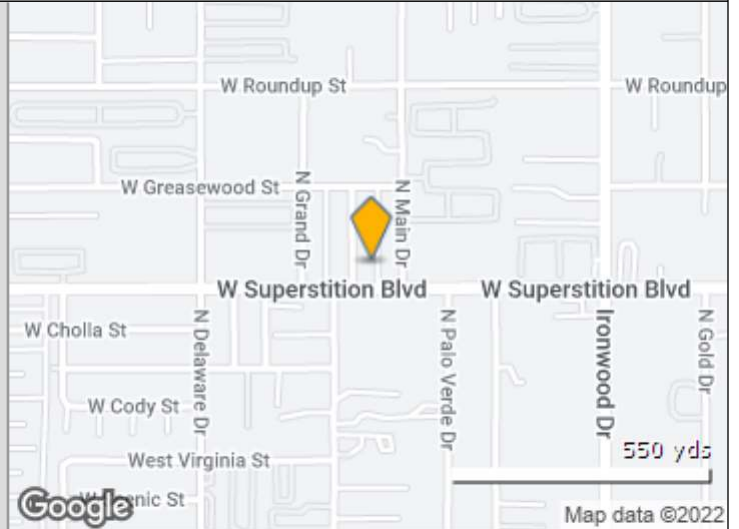
#### Location Information

Metro Market: **Phoenix**  
Submarket: **East Valley/Mesa East**  
County: **Pinal**  
CBSA: **Phoenix-Mesa-Scottsdale, AZ**  
DMA: **Phoenix, AZ**

**2090 W Superstition Blvd - Gibson Excavating**

**SOLD**

Apache Junction, AZ 85120  
 Sale on 4/20/2022 - Public Record  
 Commercial Land of 0.57 AC (24,960 SF)



**Buyer & Seller Contact Info**

Recorded Buyer: -

Recorded Seller: **Gibson Excavating Inc**

**Transaction Details**

ID: 5969895

Sale Date: **04/20/2022 (16 days on market)**  
 Escrow Length: -  
 Sale Price: -  
 Asking Price: **225000**

Sale Type: **Owner User**  
 Land Area: **0.57 AC (24,960 SF)**  
 Proposed Use: -

Zoning: **CB-2**

**Current Land Information**

ID: 6378641

Zoning: **CB-2**  
 Density Allowed: -  
 Number of Lots: -  
 Max # of Units: -  
 Units per Acre: -  
 Improvements: -

Proposed Use: -  
 Land Area: **0.57 AC (24,960 SF)**  
 On-Site Improv: -  
 Lot Dimensions: -  
 Owner Type: -

**Location Information**

Located: **Superstition Blvd. & Ocotillo Dr.**  
 Metro Market: **Phoenix**  
 Submarket: **East Valley/Mesa East**  
 County: **Pinal**  
 CBSA: **Phoenix-Mesa-Scottsdale, AZ**

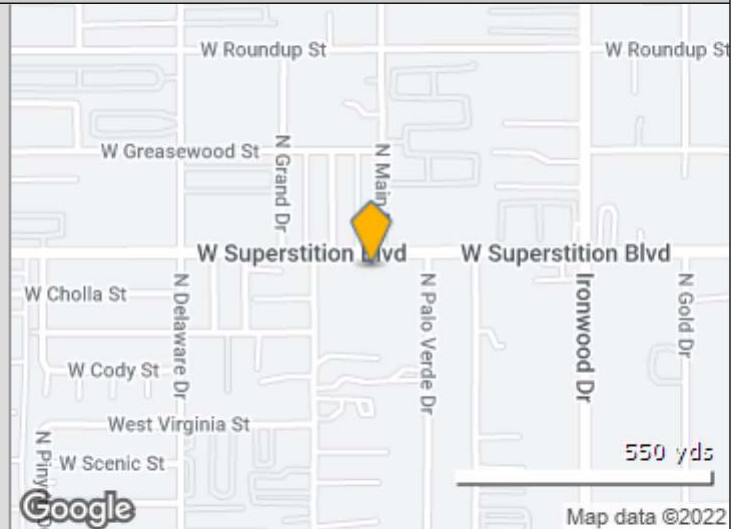
## 2101 W Superstition Blvd - Vacant Land

**SOLD**

Apache Junction, AZ 85120

Sale on 1/6/2022 for \$165,015 (\$203,948.83/AC) - Research Complete (Part of Multi-Property)

Commercial Land of 0.81 AC (35,244 SF)



### Buyer & Seller Contact Info

Recorded Buyer: **Maci E Crowe**  
**Trevor L Crowe**  
-

Recorded Seller: **David J Ziupsnys**

True Buyer:

True Seller: **David J Ziupsnys**  
**David Ziupsnys**

### Transaction Details

ID: 5849410

Sale Date:	<b>01/06/2022</b>	Sale Type:	<b>Owner User</b>
Escrow Length:	-	Land Area:	<b>0.81 AC (35,244 SF)</b>
Sale Price:	<b>\$165,015-Allocated</b>	Proposed Use:	<b>Commercial, MultiFamily</b>
Price/AC Land Gross:	<b>\$203,948.83 (\$4.68/SF)</b>		
Zoning:	<b>B1</b>		
Street Frontage:	<b>200 feet on Superstition Blvd</b>		
Topography:	<b>Level</b>		
On-Site Improv:	<b>Raw land</b>		
Off-Site Improv:	<b>Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water</b>		
Document No:	<b>002424</b>		
Sale History:	<b>Portfolio sale of 2 properties sold for \$350,000 on 1/6/2022</b> <b>Portfolio sale of 3 properties sold for \$245,000 on 3/27/2019</b>		



**3145 W Superstition Blvd****SOLD****Apache Junction, AZ 85120**Sale on 4/22/2022 for \$121,295 (\$170,838.03/AC) - Research Complete (Part of Portfolio)  
Commercial Land of 0.71 AC (30,928 SF)**Buyer & Seller Contact Info**Recorded Buyer: **PAL Apache Storage LLC**Recorded Seller: **Apache Junction Self Storage Portfolio LP**True Buyer: **Palatine Capital Partners  
Alex Hurst**True Seller: **Taylor Building Investors  
Timothy Taylor****Other - Private****Developer/Owner-RGNL**

Buyer Type:

Seller Type:

**Transaction Details**

ID: 5975764

Sale Date: **04/22/2022**Sale Type: **Investment**

Escrow Length: -

Land Area: **0.71 AC (30,928 SF)**Sale Price: **\$121,295-Allocated**Proposed Use: **Parking Lot**Price/AC Land Gross: **\$170,838.03 (\$3.92/SF)**Zoning: **Commercial**Sale Conditions: **Bulk/Portfolio Sale**Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**Legal Desc: **Please refer to deed.**Document No: **048649**Sale History: **Portfolio sale of 4 properties sold for \$8,875,000 on 4/22/2022  
Portfolio sale of 3 properties sold for \$3,799,050 on 8/24/2017****Transaction Notes**

This portfolio of self-storage facilities located in Apache Junction, AZ was sold on April 22nd, 2022 to PAL Apache Storage LLC for \$8,875,000.

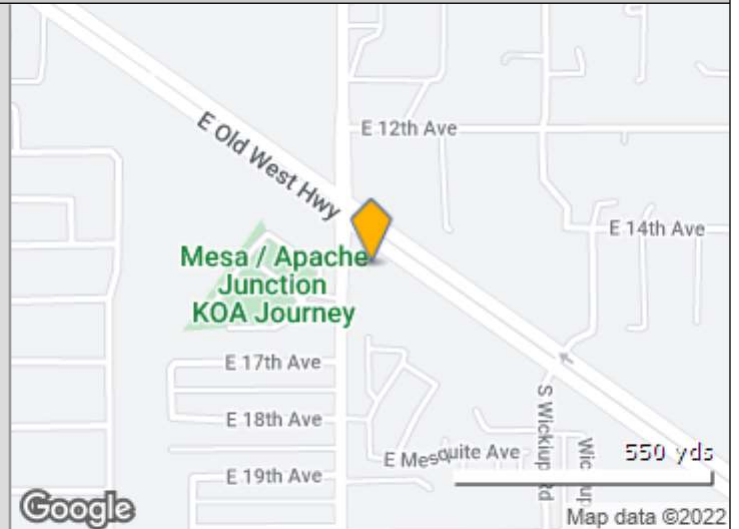
The sale also included a 0.71-acre parcel of land that is used as a parking lot.

All information comes from public records. Additional information will be added when made available.

**1483 S Tomahawk Dr - Main Intersection Tomahawk & Old West Hwy**

**SOLD**

Apache Junction, AZ 85219  
 Sale on 12/15/2021 - Public Record  
 Commercial Land of 1.29 AC (56,192 SF)



**Buyer & Seller Contact Info**

Recorded Buyer: -

Recorded Seller: **Old West Highway 129 Llc**  
 10751 N Frank Lloyd Wright Blvd  
 Scottsdale, AZ 85259

**Transaction Details**

ID: 5841444

Sale Date: **12/15/2021 (1,329 days on market)**  
 Escrow Length: -  
 Sale Price: -  
 Asking Price: **395000**

Sale Type: **Investment**  
 Land Area: **1.29 AC (56,192 SF)**  
 Proposed Use: **Commercial**

Zoning: **CB-2**

Topography: **Level**  
 On-Site Improv: **Raw land**  
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

**Income Expense Data**

<b>Expenses</b>	- Taxes	<b>\$1,207</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,207</b>

**Tomahawk & US 60**

**SOLD**

Apache Junction, AZ 85219

Sale on 1/31/2022 for \$1,650,000 (\$331,325.30/AC) - Research Complete  
Commercial Land of 4.98 AC (216,929 SF)



**Buyer & Seller Contact Info**

Recorded Buyer: **D&P Fuel LLC**  
True Buyer: **DPN Investment Enterprises, Inc**  
**Manjinder Singh**  
  
**Other - Private**

Recorded Seller: **Joel O Darner**  
True Seller: **Joel O Darner II**  
**Joel Darner**  
**Individual**

Buyer Type:

Seller Type:

**Transaction Details**

ID: 5869636

Sale Date: **01/31/2022**  
Escrow Length: -  
Sale Price: **\$1,650,000-Full Value**  
Price/AC Land Gross: **\$331,325.30 (\$7.61/SF)**

Sale Type: **Investment**  
Land Area: **4.98 AC (216,929 SF)**  
Proposed Use: **Retail, Hotel**

Zoning: **C1**  
Lot Dimensions: **Irregular**

Percent Improved: **27.8%**  
Total Value Assessed: **\$681,525 in 2021**  
Improved Value Assessed: **\$189,790**  
Land Value Assessed: **\$491,735**  
Land Assessed/AC: **\$98,741**

Financing: **Down payment of \$1,650,000.00 (100.0%)**

Topography: **Level**  
On-Site Improv: **Raw land**  
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

Parcel No: **103-22-008A, 103-22-009C, 103-22-009D, 103-22-010A, 103-22-010B, 103-22-021**  
Document No: **012138**  
Sale History: **Sold for \$1,650,000 on 1/31/2022**  
**Portfolio sale of 2 properties sold for \$595,000 on 9/26/2018**



**NE US Route 60 & State Route Hwy - Lot 6**

Apache Junction, AZ 85219

Land of 1.53 AC is for sale at \$400,626 (\$261,351.69/AC)

**UNDER CONTRACT**



**Sale Contacts**

Sales Co:

Sales Contact 1:

**For Sale Data**

Asking Price: **\$400,626**  
 Price/AC Land Gross: **\$261,351.69 (\$6.00/SF)**  
 Days on Market: **1,561**  
 Sale Status: **Under Contract**  
 Topography: **Level**

Sale Type: **Investment**  
 Land Area: **1.53 AC (66,773 SF)**  
 Proposed Use: **Commercial**

Parcel No: **211-79-001c, 211-79-001d**

**Transaction Notes**

New landscaped freeway exchange. Access & exposure to US60 & SR88.NEC of US 60 & State Route 88 HwyNEC of US 60 & State Route 88 HwyNEC of US 60 & State Route 88 HwyNEC of US 60 & State Route 88 HwyNEC of US 60 & State Route 88 HwyNEC of US 60 & State Route 88 HwyNEC of US 60 & State Route 88 Hwy

NEC of US 60 & State Route 88 Hwy

**Current Land Information**

ID: 10746865

Zoning: **C-3**  
 Density Allowed: -  
 Number of Lots: -  
 Max # of Units: -  
 Units per Acre: -  
 Improvements: -

Proposed Use: **Commercial**  
 Land Area: **1.53 AC (66,773 SF)**  
 Min Div Lot Size: -  
 On-Site Improv: **Finished lot**  
 Lot Dimensions: -  
 Owner Type: -

Topography: **Level**  
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**



04

## Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,017	24,559	51,641
2010 Population	5,763	28,342	65,724
2023 Population	6,929	29,504	68,911
2028 Population	7,011	29,020	68,110
2023 African American	104	350	861
2023 American Indian	62	346	851
2023 Asian	80	327	808
2023 Hispanic	968	4,628	10,630
2023 Other Race	336	1,701	4,060
2023 White	5,805	24,223	56,401
2023 Multiracial	535	2,522	5,834
2023-2028: Population: Growth Rate	1.20 %	-1.65 %	-1.15 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	158	937	2,255
\$15,000-\$24,999	355	1,030	2,392
\$25,000-\$34,999	223	1,408	3,148
\$35,000-\$49,999	517	1,937	4,763
\$50,000-\$74,999	546	2,296	5,836
\$75,000-\$99,999	474	1,978	4,335
\$100,000-\$149,999	661	2,235	5,355
\$150,000-\$199,999	209	855	1,769
\$200,000 or greater	93	457	1,370
Median HH Income	\$64,594	\$61,314	\$60,655
Average HH Income	\$83,034	\$82,558	\$84,580

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,708	17,705	35,162
2010 Total Households	2,542	12,135	28,764
2023 Total Households	3,234	13,133	31,223
2028 Total Households	3,274	12,938	30,965
2023 Average Household Size	2.14	2.23	2.19
2000 Owner Occupied Housing	1,718	8,790	19,071
2000 Renter Occupied Housing	197	1,679	3,237
2023 Owner Occupied Housing	2,645	10,796	26,241
2023 Renter Occupied Housing	589	2,337	4,982
2023 Vacant Housing	1,066	4,150	9,378
2023 Total Housing	4,300	17,283	40,601
2028 Owner Occupied Housing	2,701	10,775	26,208
2028 Renter Occupied Housing	573	2,164	4,756
2028 Vacant Housing	1,080	4,459	9,993
2028 Total Housing	4,354	17,397	40,958
2023-2028: Households: Growth Rate	1.25 %	-1.50 %	-0.85 %



Source: esri



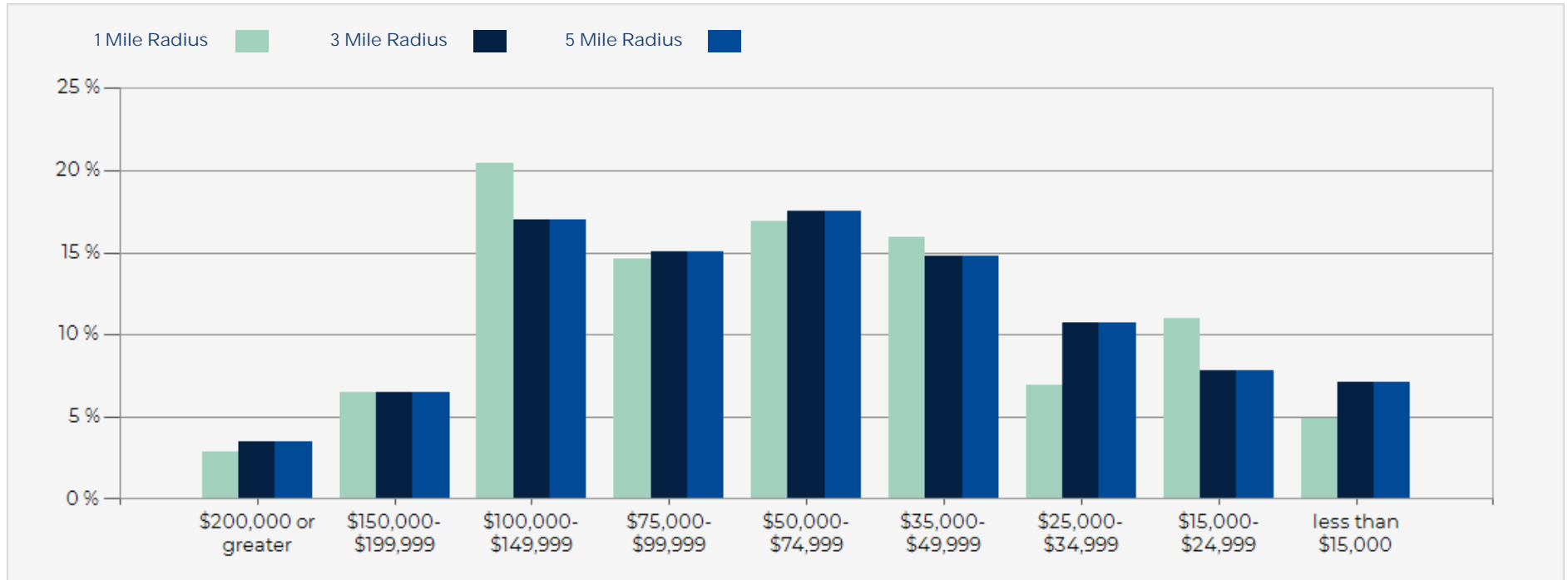
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	345	1,301	2,869
2023 Population Age 35-39	375	1,432	3,077
2023 Population Age 40-44	378	1,512	3,185
2023 Population Age 45-49	386	1,527	3,361
2023 Population Age 50-54	380	1,744	3,840
2023 Population Age 55-59	423	1,956	4,563
2023 Population Age 60-64	470	2,450	6,094
2023 Population Age 65-69	562	2,757	7,320
2023 Population Age 70-74	538	2,647	7,197
2023 Population Age 75-79	439	1,975	5,166
2023 Population Age 80-84	296	1,238	3,173
2023 Population Age 85+	198	940	2,239
2023 Population Age 18+	5,563	24,525	58,480
2023 Median Age	48	53	56

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,035	\$71,512	\$71,126
Average Household Income 25-34	\$92,115	\$83,784	\$88,656
Median Household Income 35-44	\$85,368	\$82,917	\$81,845
Average Household Income 35-44	\$101,839	\$102,480	\$104,514
Median Household Income 45-54	\$84,167	\$84,323	\$82,560
Average Household Income 45-54	\$101,130	\$104,110	\$105,001
Median Household Income 55-64	\$68,499	\$67,926	\$68,100
Average Household Income 55-64	\$85,343	\$90,335	\$94,480
Median Household Income 65-74	\$57,386	\$55,780	\$57,536
Average Household Income 65-74	\$78,756	\$76,681	\$80,655
Average Household Income 75+	\$58,051	\$57,873	\$60,436

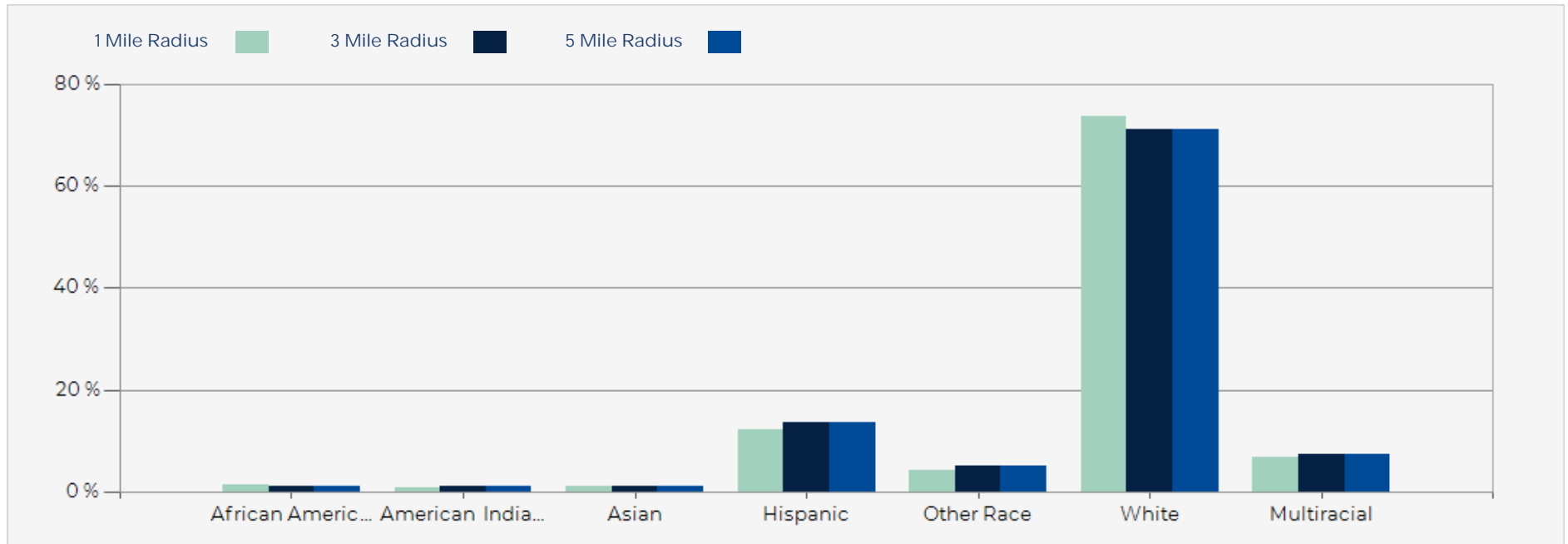
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	322	1,229	2,853
2028 Population Age 35-39	353	1,415	3,192
2028 Population Age 40-44	390	1,435	3,045
2028 Population Age 45-49	402	1,639	3,476
2028 Population Age 50-54	427	1,654	3,527
2028 Population Age 55-59	442	1,874	4,220
2028 Population Age 60-64	473	2,172	5,418
2028 Population Age 65-69	523	2,614	7,081
2028 Population Age 70-74	511	2,537	7,166
2028 Population Age 75-79	457	2,122	5,636
2028 Population Age 80-84	322	1,411	3,700
2028 Population Age 85+	237	1,109	2,670
2028 Population Age 18+	5,628	24,115	57,915
2028 Median Age	49	53	57

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,522	\$81,185	\$80,834
Average Household Income 25-34	\$102,313	\$95,267	\$102,525
Median Household Income 35-44	\$96,886	\$93,348	\$92,771
Average Household Income 35-44	\$114,530	\$116,200	\$120,219
Median Household Income 45-54	\$94,044	\$96,322	\$94,379
Average Household Income 45-54	\$112,488	\$118,262	\$120,000
Median Household Income 55-64	\$81,971	\$81,948	\$81,465
Average Household Income 55-64	\$98,641	\$106,115	\$110,047
Median Household Income 65-74	\$72,715	\$68,217	\$69,485
Average Household Income 65-74	\$93,256	\$90,444	\$95,012
Average Household Income 75+	\$69,701	\$69,227	\$72,979

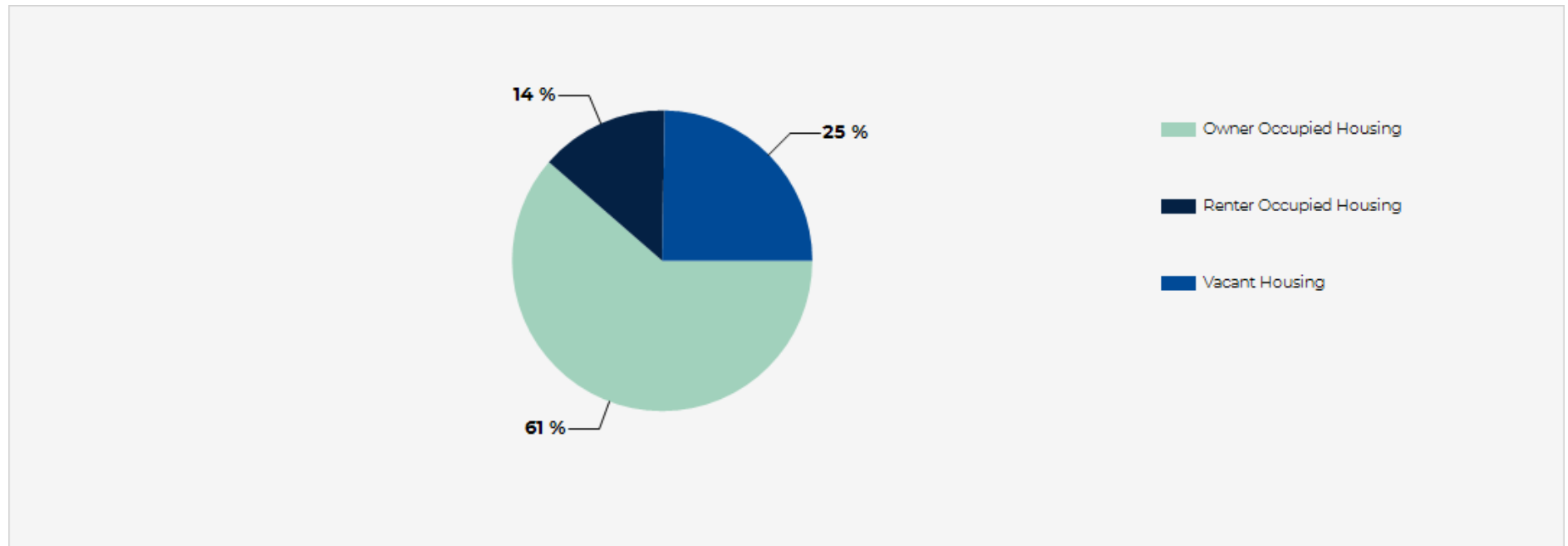
## 2023 Household Income



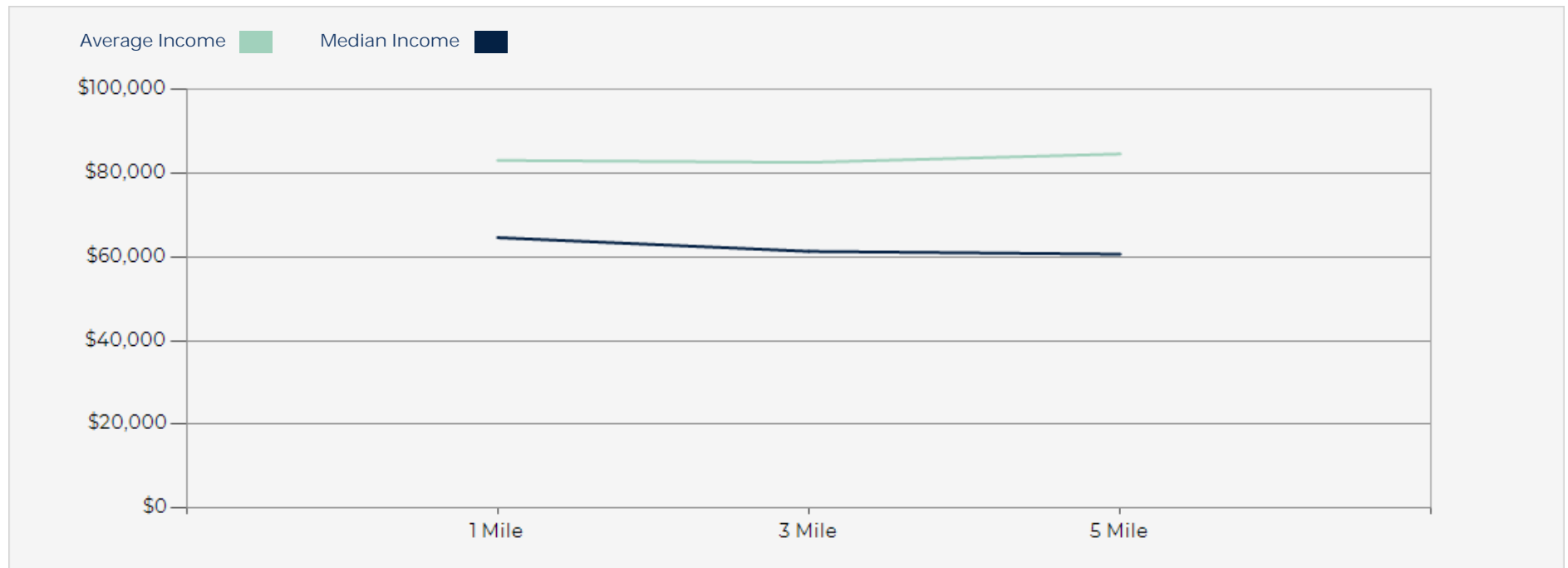
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median





# VILLAS AT ACACIA

05 Company Profile

Advisor Profile





Sophia Willets

Principal | Associate  
Broker

Sophia specializes in the acquisition and disposition of multifamily assets for private capital clients. Sophia manages and oversees the day-to-day operations for Grace CRE. In 2019 she opened Grace CRE with her husband Joshua Willets Designated Broker. She is the Managing Partner of Grace CRE and runs a small multi-family team that helps clients buy and sell apartments. Also, an investor herself she is able to put clients' needs first to get the best return on investment. Sales volume a year is 80-90 transaction's a year for apartment buildings.

Previously, in 2013 Sophia Willets received her real estate license and was with SJ Fowler Real Estate, a local small apartment brokerage and property management company located in the southeast valley of Arizona. Upon her first 10 days at the firm, she sold her first property and by her second year, she became the number one producer for SJ Fowler, in less than three years. Sophia has closed 187 transactions and in the past two years has achieved the status of being in the top 1% of Phoenix small apartment brokers.

Sophia promotes a high level of marketing for her clients and has the ability to target off-market properties through her massive marketing campaigns. This is one of the keys to her success in real estate. She is dedicated to doing what is best for her clients, taking pride in advising them whether it be to hold, invest or sell. She is a skilled negotiator and tireless promoter of her clients and their properties.

Sophia is native to Phoenix, Arizona and has been in the multifamily business since she was young, managing and leasing her family's small apartment portfolio.

# Villas at Acacia



*Exclusively Marketed by:*



**Sophia Willets**  
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GRACE CRE

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