

SKY HI COMMONS



PADS FOR SALE OR GROUND LEASE
NEW NEIGHBORHOOD CENTER IN SAN TAN VALLEY



HUNT HWY &
SPRING VALLEY PKWY



PROPERTY SUMMARY

AVAILABLE	Pads for Sale or Ground Lease	ZONED	CB-2, Pinal County
RATES	Call for Rates		

PROPERTY HIGHLIGHTS

- ▶ San Tan Valley is one of the fastest growing communities in Arizona. In the past 12 months, there were over 2,400 new home starts with over 16,000 lots, either actively being developed or under construction, within 5 miles of the site.
- ▶ Located within San Tan Heights Master Planned Community and adjacent to the Promenade by Fulton and Toll Brothers.
- ▶ Hunt Hwy is the major North/South Arterial, linking Queen Creek to Florence.

TRAFFIC COUNTS

N ±31,179 VPD (NB & SB)
S ±26,935 VPD (NB & SB)

E ±2,711 VPD (EB & WB)
W N/A VPD (EB & WB)

ADOT 2024

S K Y H I
COMMONS

SEC

PADS FOR SALE OR GROUND LEASE

Hunt Highway & Spring Valley Parkway





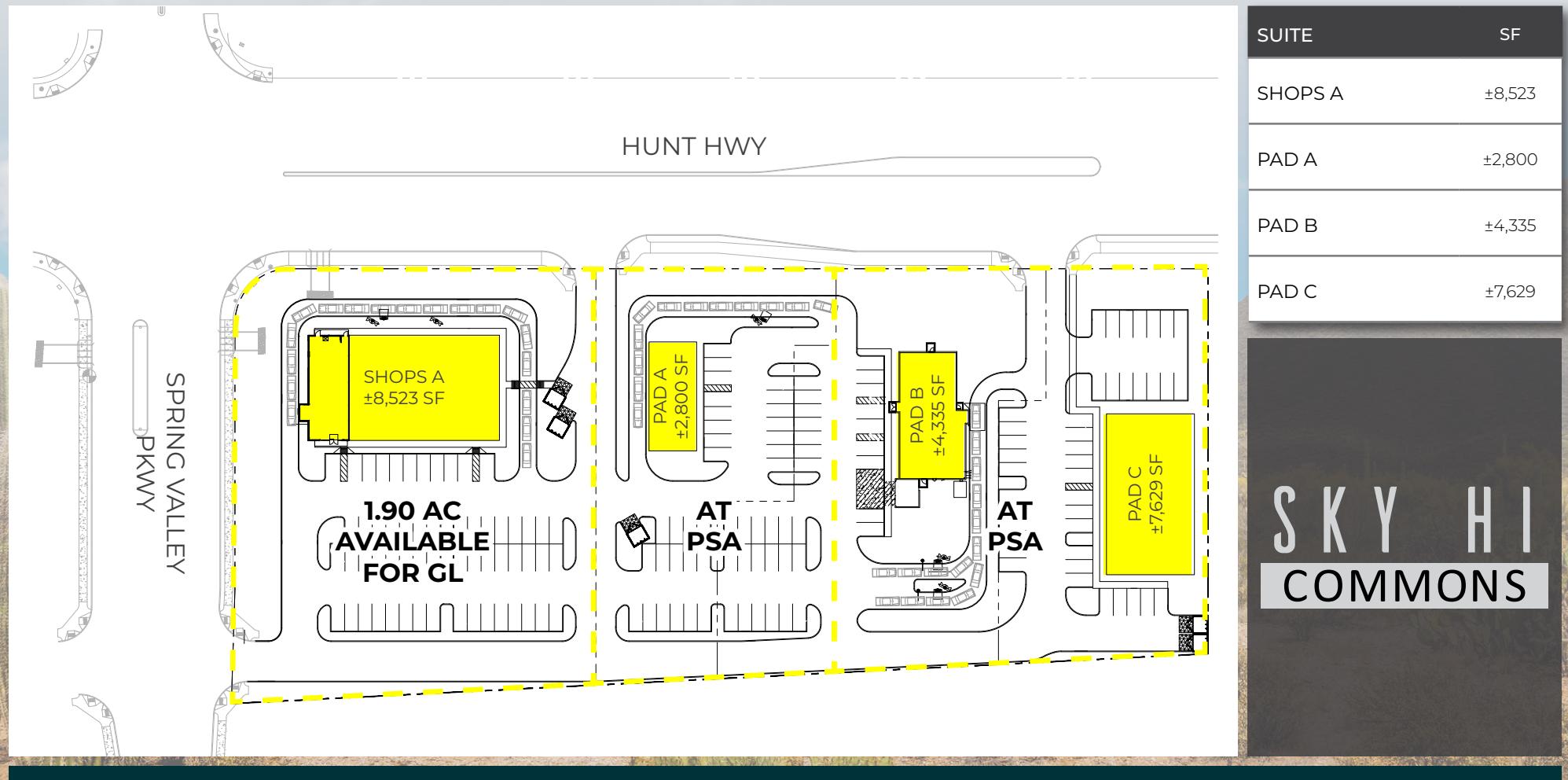
SEC

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SITE PLAN



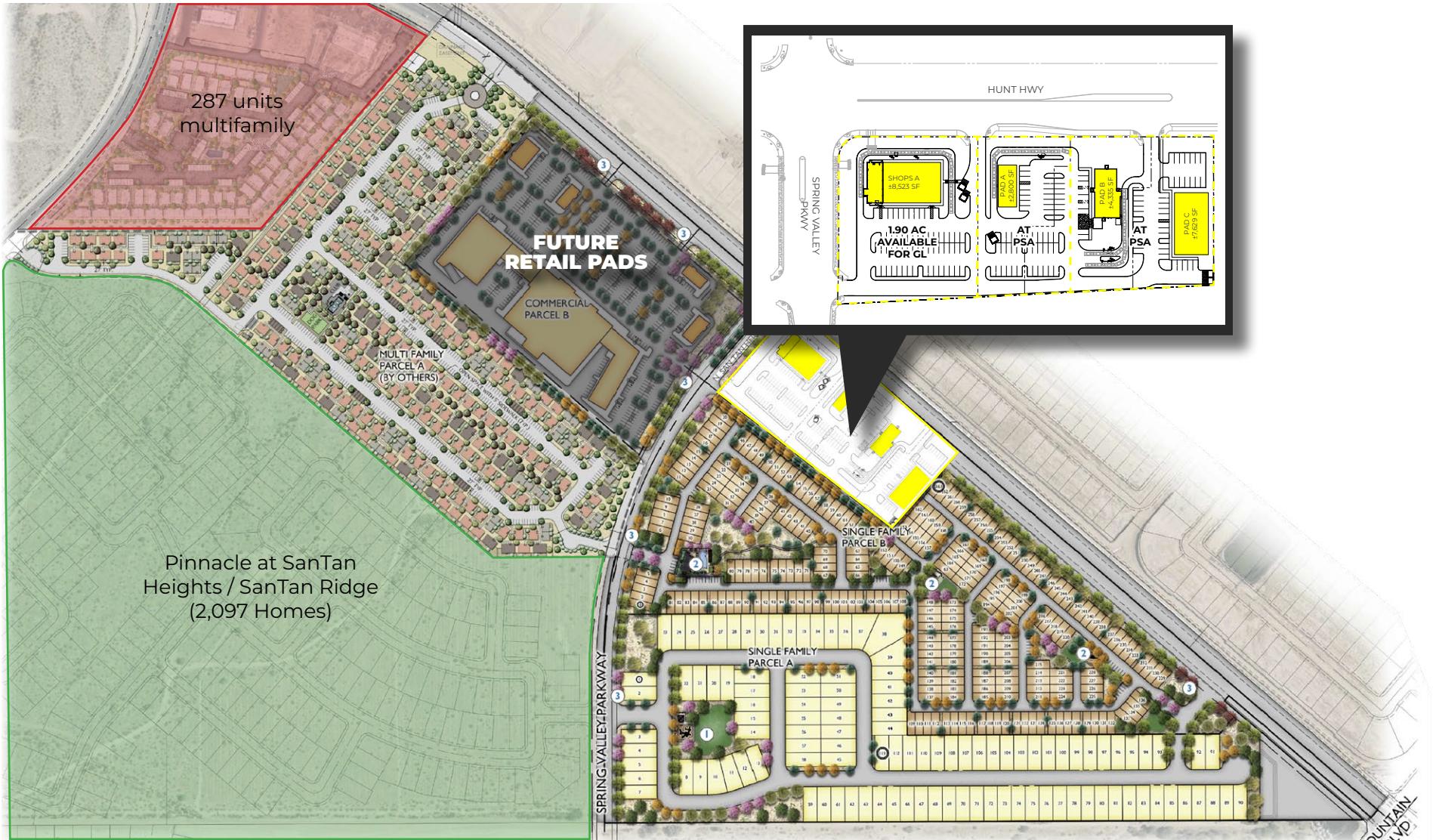
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PROPOSED PLAN



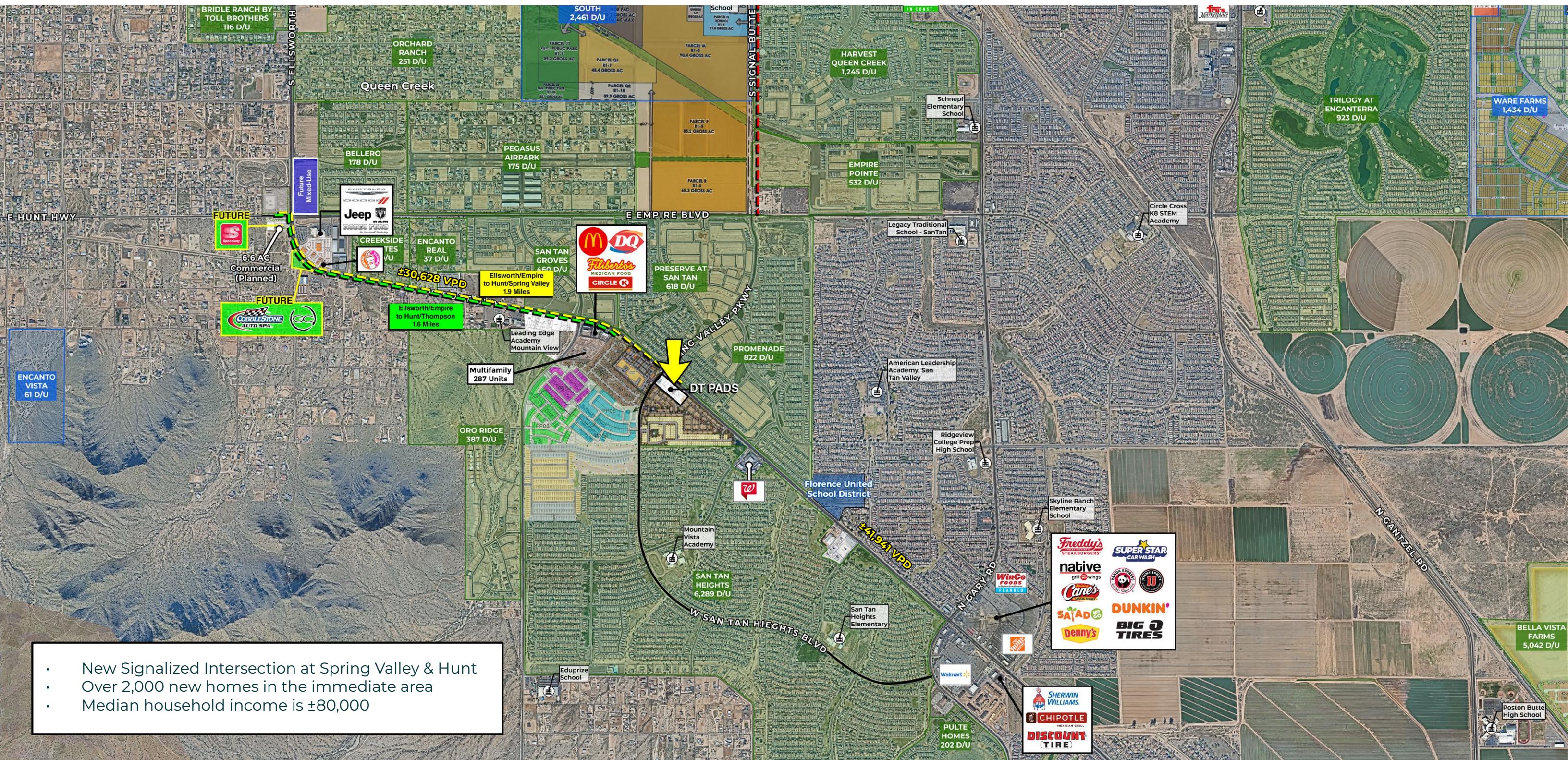
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AERIAL



- New Signalized Intersection at Spring Valley & Hunt
- Over 2,000 new homes in the immediate area
- Median household income is ±80,000

PADS FOR SALE OR GROUND LEASE

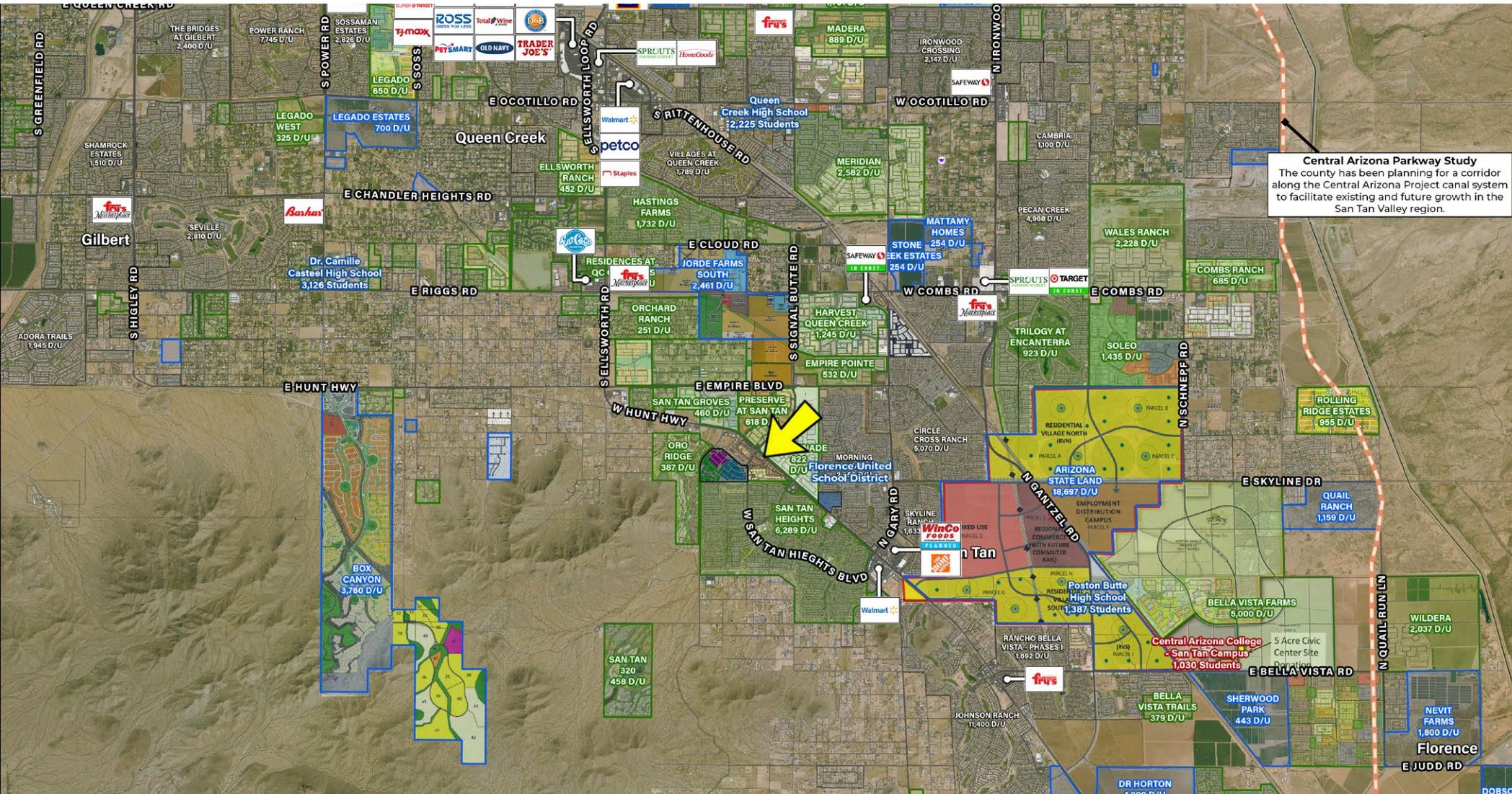
Hunt Highway & Spring Valley Parkway

SEC



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RETAIL AERIAL



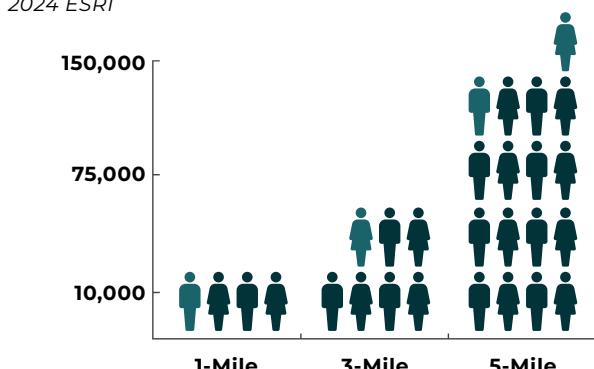
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Hunt Highway & Spring Valley Parkway

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DEMOGRAPHICS

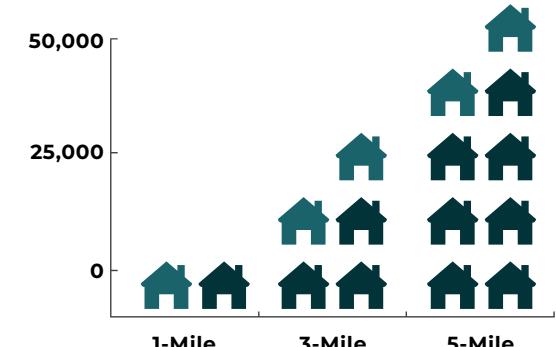
2024 ESRI



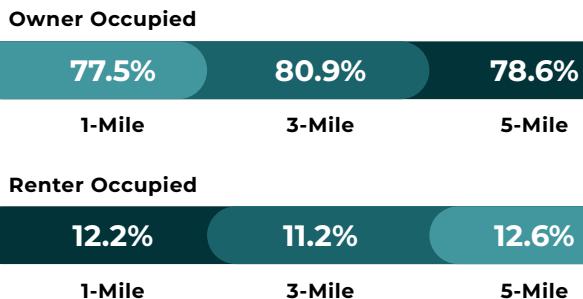
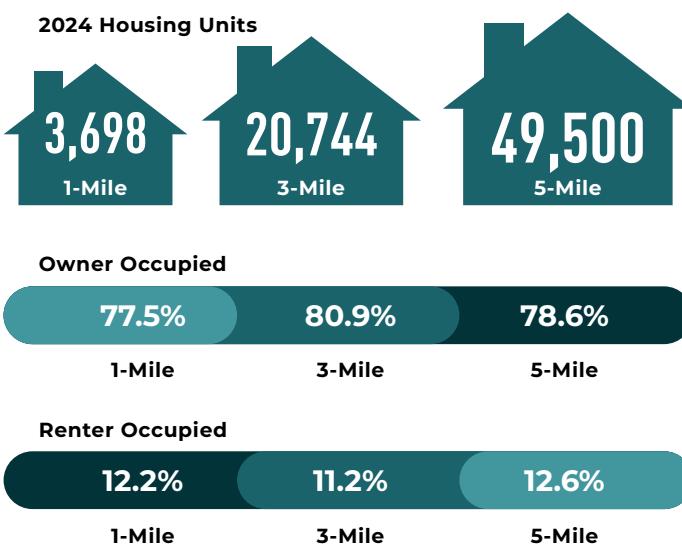
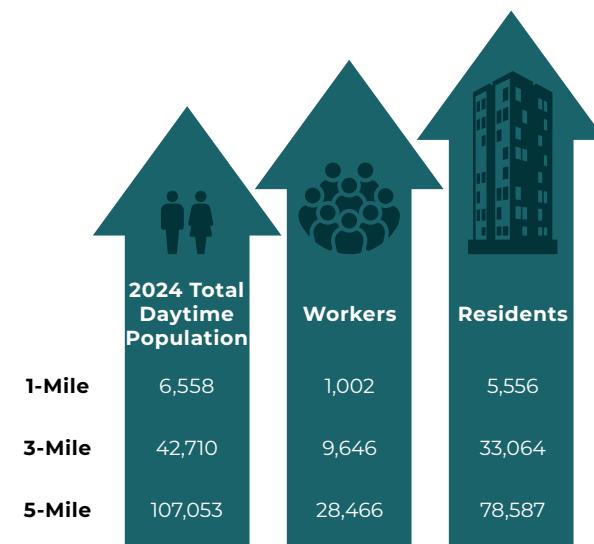
	2024 Total Population	2029 Total Population
2024 Total Population	10,281	11,457
2029 Total Population	60,094	65,389
	143,351	157,982



Distance	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$103,672	\$111,541	\$35,707
3-Mile	\$104,538	\$126,466	\$40,178
5-Mile	\$106,272	\$133,779	\$42,106



	2024 Households	2029 Households
Households	3,320	19,100
2024	45,152	50,482
Households	3,764	21,105



SEC

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