

PADS FOR SALE OR GROUND LEASE! 21 ACRE DEVELOPMENT



TOLL BROTHERS
618 UNITS

MERITAGE HOMES
661 UNITS



HUNT HIGHWAY



103 UNITS

THOMPSON ROAD

SHEA HOMES
211 UNITS

MATTAMY HOMES
324 UNITS

SWC HUNT HWY &
THOMPSON ROAD
SAN TAN VALLEY, AZ

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PROPERTY SUMMARY

SWC HUNT HWY &
THOMPSON RD
SAN TAN VALLEY, AZ



PROPERTY OVERVIEW

- Join QuikTrip and QT Bubble Bath!
- Pads for Sale and/or Ground Lease
- Zoned C-3 (Pinal County)
- Circle K, McDonalds & Dairy Queen at the intersection
- Dry and wet utilities to the site
- Located on the major arterial of Hunt Highway (27,830 CPD) and Thompson Road
- Excellent demographics with more than 145,000 residents and an average household income of \$113,161 within a 5-mile radius

PROPERTY DEMOGRAPHICS

	5 MINUTE	10 MINUTE	15 MINUTE
2025 Population:	35,907	81,899	180,316
2030 Population:	45,765	101,041	213,559
2025 Total Households:	11,018	26,092	56,696
Average Household Income:	\$129,759	\$137,373	\$148,151

PROPERTY SUMMARY

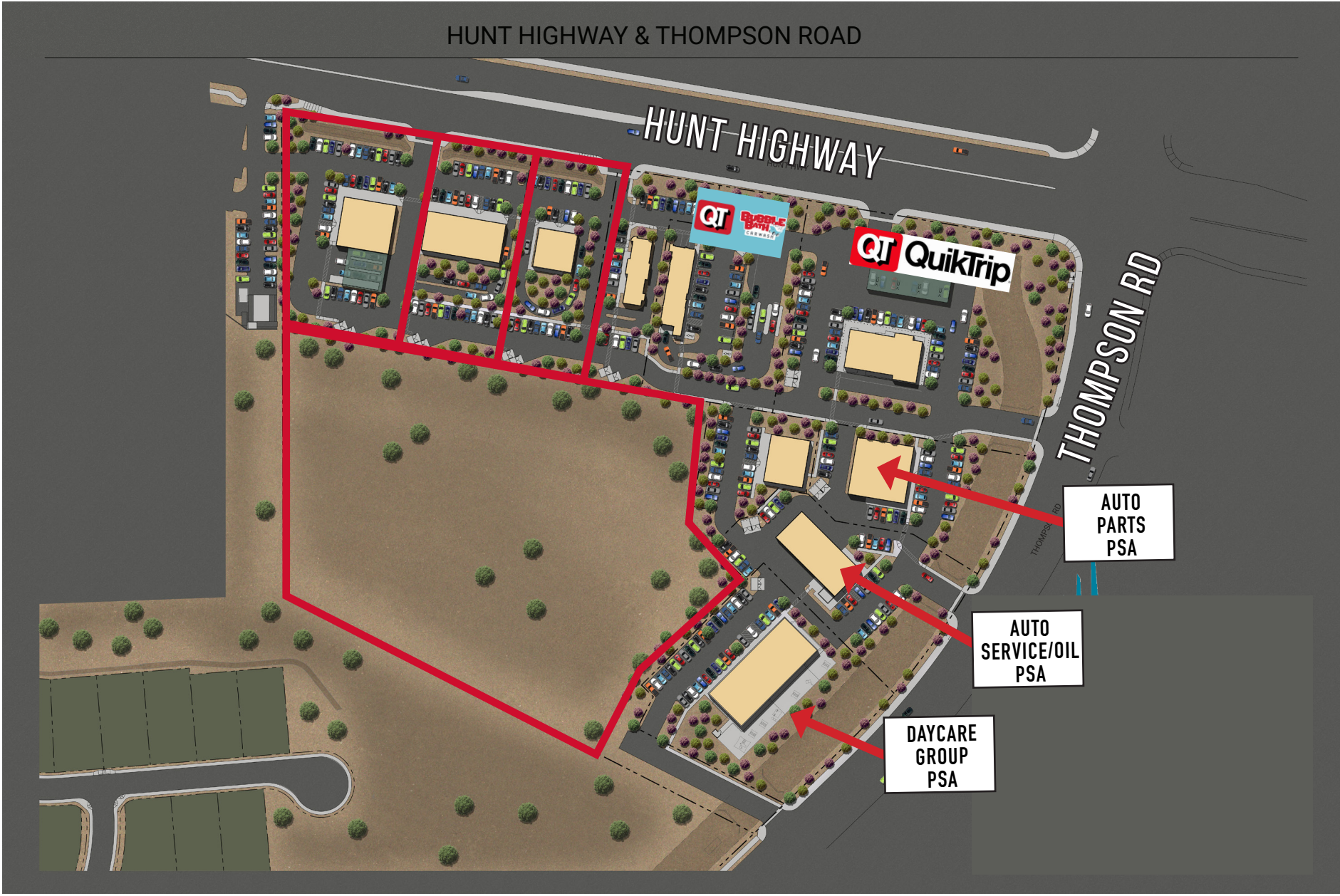
ASKING PRICE:	Call for Pricing
LAND AREA:	21.05 Acres
AVAILABILITY:	Pads for Sale or Ground Lease / Shops
APN:	509-02-081A, 509-02-082A & 509-02-001S

JOIN:



CONCEPTUAL SITE PLAN

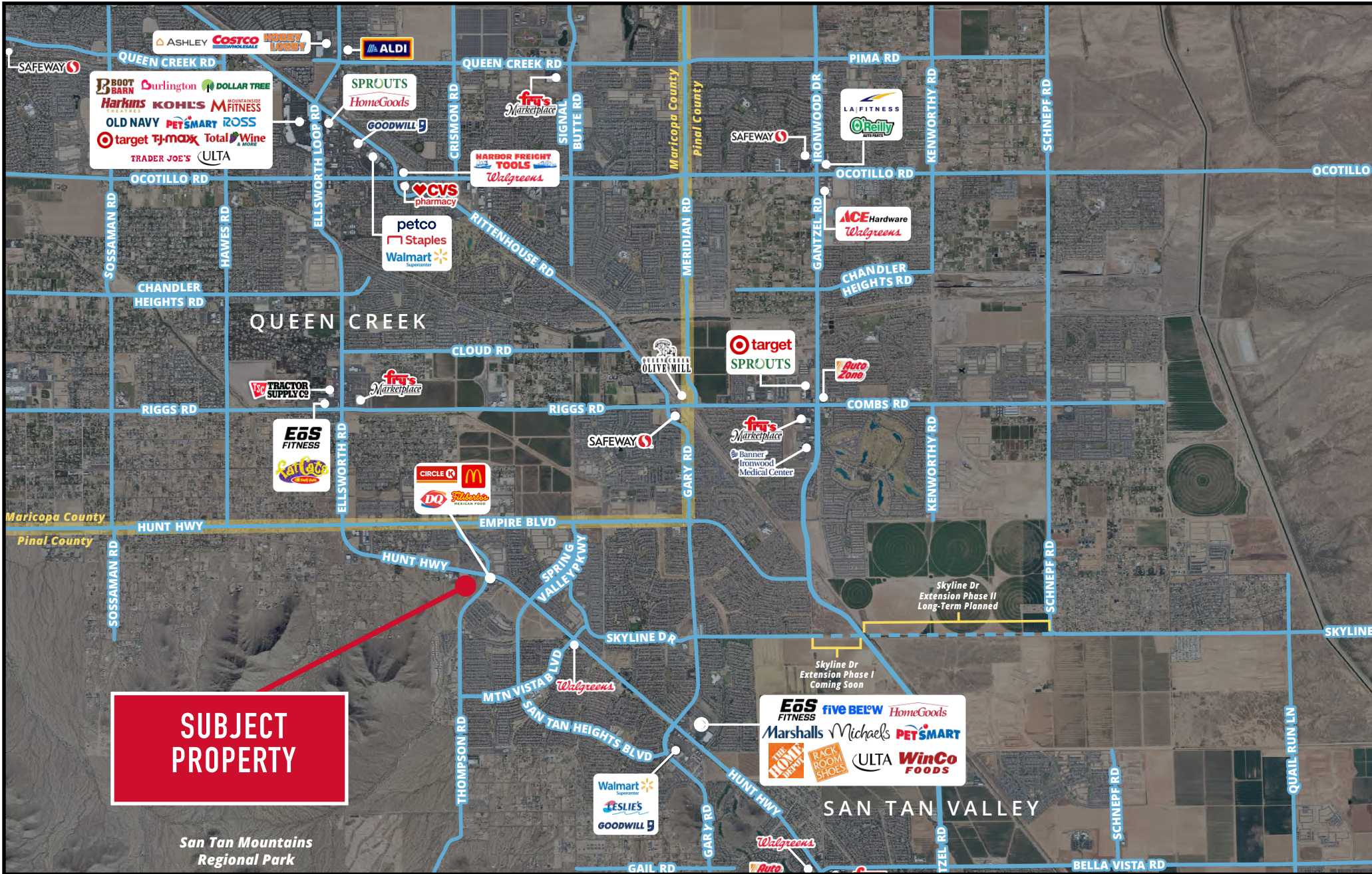
SWC HUNT HWY &
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SAN TAN VALLEY, AZ



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantees, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. CRE8 is independently owned and operated.

AERIAL MAP

SWC HUNT HWY &
THOMPSON RD
SAN TAN VALLEY, AZ



**SUBJECT
PROPERTY**

San Tan Mountains
Regional Park



CRE8
ADVISORS

The logo features the word "CRE8" in a bold, sans-serif font. The "C", "R", "E", and "8" are black, while the "E" is a vibrant green. Below "CRE8", the word "ADVISORS" is written in a smaller, black, all-caps sans-serif font. The background is white with a large green triangle in the bottom-left corner and a grey geometric pattern in the top-right corner.

For Additional details contact the team
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or by email: Lindsey@CRE8Advisors.com