

BRAND NEW ± 9.63 ACRE SOUTHEAST VALLEY DEVELOPMENT

SEC Ironwood Rd & Ranch Rd

Retail PADs | Available for Lease, Ground Lease or Build-to-Suit

San Tan Valley, Arizona



PROPERTY HIGHLIGHTS

- Brand new ± 9.63 acre development w/ ± 23,800 SF of Retail and ± 51,200 SF of Medical Available for Lease, Ground Lease or Build-to-Suit
- Property is currently zoned SR, but is being rezoned to commercial
- C-Store w/drive-thru plus three additional PADs; shops buildings w/drive-thrus and one 2-story medical building
- Robust traffic counts along Ironwood Drive of nearly 34,000 VPD
- Come be a part of one of the fastest-growing communities and second fastest-growing county in the country! (Source: 2020 Census)

D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

7339 E McDonald Drive | Scottsdale, AZ 85250
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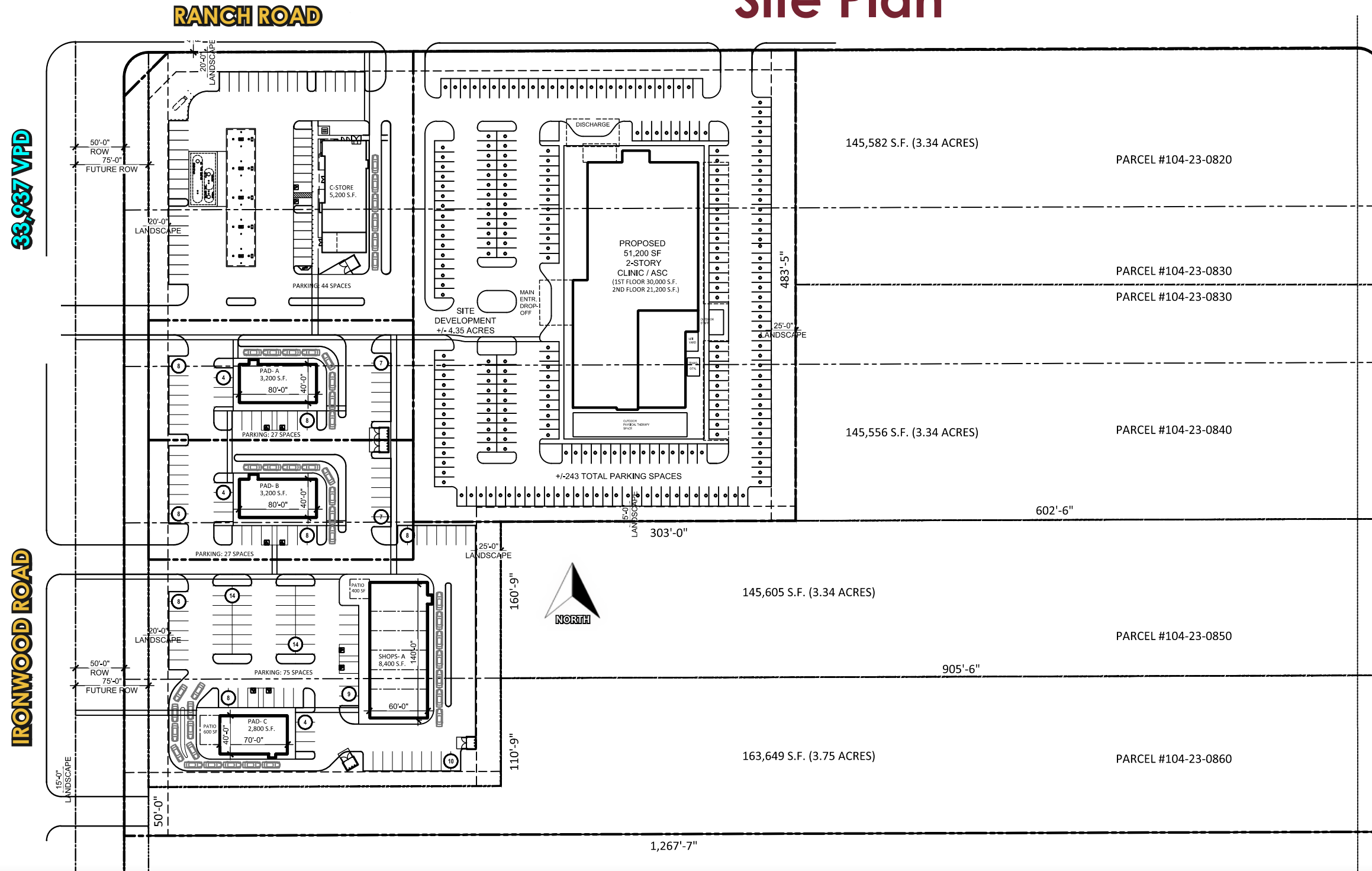
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Site Plan



SITE DATA

PARCEL NUMBER: (PINAL) 104-23-0820, 830, 840, 850 & 860
 EXISTING ZONING: SR
 EXISTING GROSS SITE AREA: 23.87 ACRES (1,040,488 S.F.)
 PROPOSED RESIDENTIAL SITE AREA: 13.78 ACRES (600,413 S.F.)
 PROPOSED COMMERCIAL SITE AREA: 9.63 ACRES (419,533 S.F.)
 IRONWOOD ROW DEDICATION: 0.47 ACRES (20,542 S.F.)

BUILDING AREA:
 C-STORE 5,200 S.F.
 PAD A: 3,200 S.F.
 PAD B: 3,200 S.F.
 PAD C: 2,800 S.F.
 PAD C: PATIO 600 S.F.
 SHOPS A: 8,400 S.F.
 SHOPS A: PATIO 400 S.F.
 TOTAL PAD AREA: 23,800 S.F.

2 STORY MEDICAL OFFICE - TOTAL AREA: 51,200 S.F.

TOTAL AREA 75,000 S.F.

TOTAL PARKING REQUIRED: COMMERCIAL
 C-STORE RETAIL 1 PER 250 21 SPACES
 PAD A: RESTAURANT 1 PER 150 22 SPACES
 PAD B: RESTAURANT 1 PER 150 22 SPACES
 PAD C: RESTAURANT 1 PER 150 23 SPACES
 SHOPS A: RESTAURANT 1 PER 150 26 SPACES
 SHOPS A: RETAIL 1 PER 250 20 SPACES
 TOTAL PARKING REQUIRED: PAD/SHOP 134 SPACES

PARKING PROVIDED: COMMERCIAL 173 SPACES

ACCESSIBLE SPACES REQUIRED: XX SPACES
 ACCESSIBLE SPACES PROVIDED: XX SPACES

TOTAL PARKING REQUIRED: MEDICAL XX SPACES
 PARKING PROVIDED: MEDICAL 243 SPACES

ACCESSIBLE SPACES REQUIRED: XX SPACES
 ACCESSIBLE SPACES PROVIDED: XX SPACES

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Demographics 2024

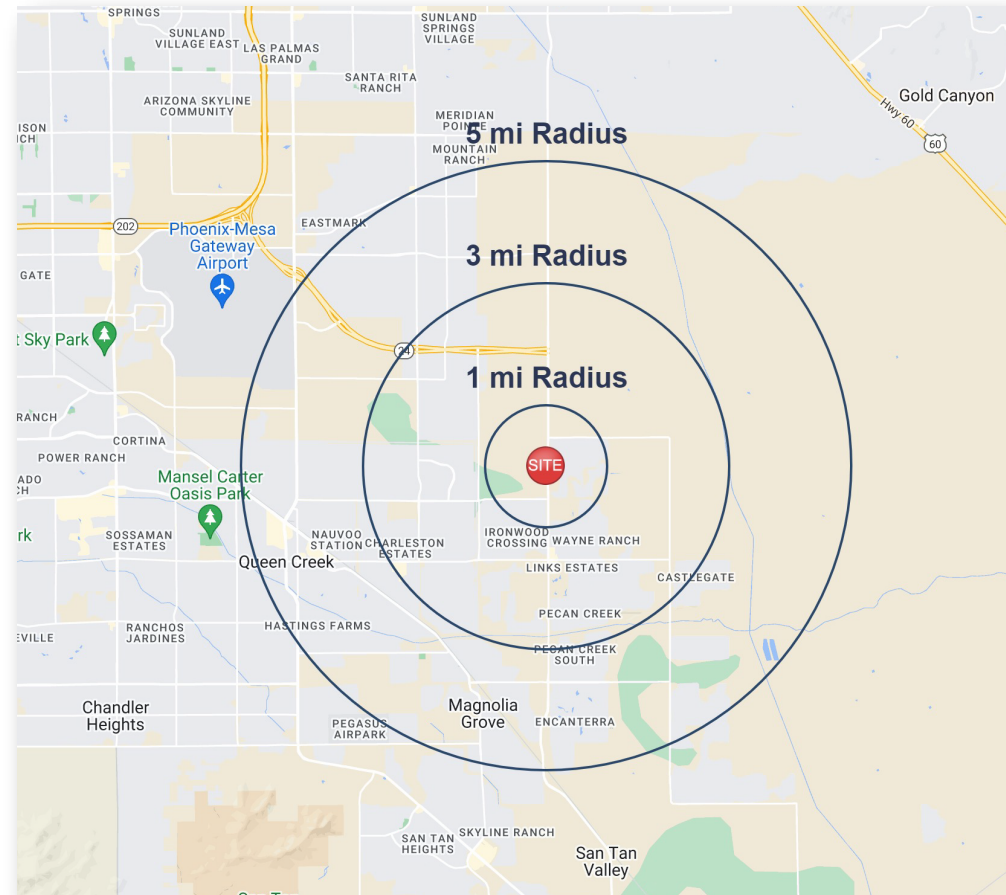
Source: Sites USA 2024

POPULATION	1 Mile	3 Mile	5 Mile
2020 Population	3,990	33,274	92,583
2024 Population	4,209	35,234	104,482
2029 Projected Population	4,659	40,784	121,032
2024-2029 Projected Growth	2.1%	3.2%	3.2%
2024 Daytime Population	1,605	12,346	40,353

INCOME	1 Mile	3 Mile	5 Mile
2024 Average HH Income	\$143,117	\$148,415	\$154,483
2029 Average HH Income	\$149,011	\$155,658	\$162,211
2024 Per Capita Income	\$48,049	\$45,722	\$49,456
2029 Per Capita Income	\$50,329	\$48,166	\$52,555
2024 Median HH Income	\$102,755	\$111,591	\$117,132
2029 Median HH Income	\$104,958	\$115,109	\$120,688

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2020 Total Households	1,390	9,945	28,988
2024 Total Households	1,413	10,852	33,373
2029 Total Households	1,573	12,618	39,141

HOUSING	1 Mile	3 Mile	5 Mile
Total Housing Units 2024	1,527	11,703	36,021
Total Housing Units 2020	1,473	10,516	31,543
Annual Growth 2020-2024	54	1,187	4,477
Housing Units Occupied 2024	1,413	10,852	33,373
Units Owner-Occupied	1,240	9,203	28,469
Units Renter-Occupied	173	1,649	2,647

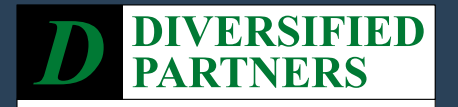


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PHOENIX-METRO: EAST VALLEY HOUSING PROJECTS

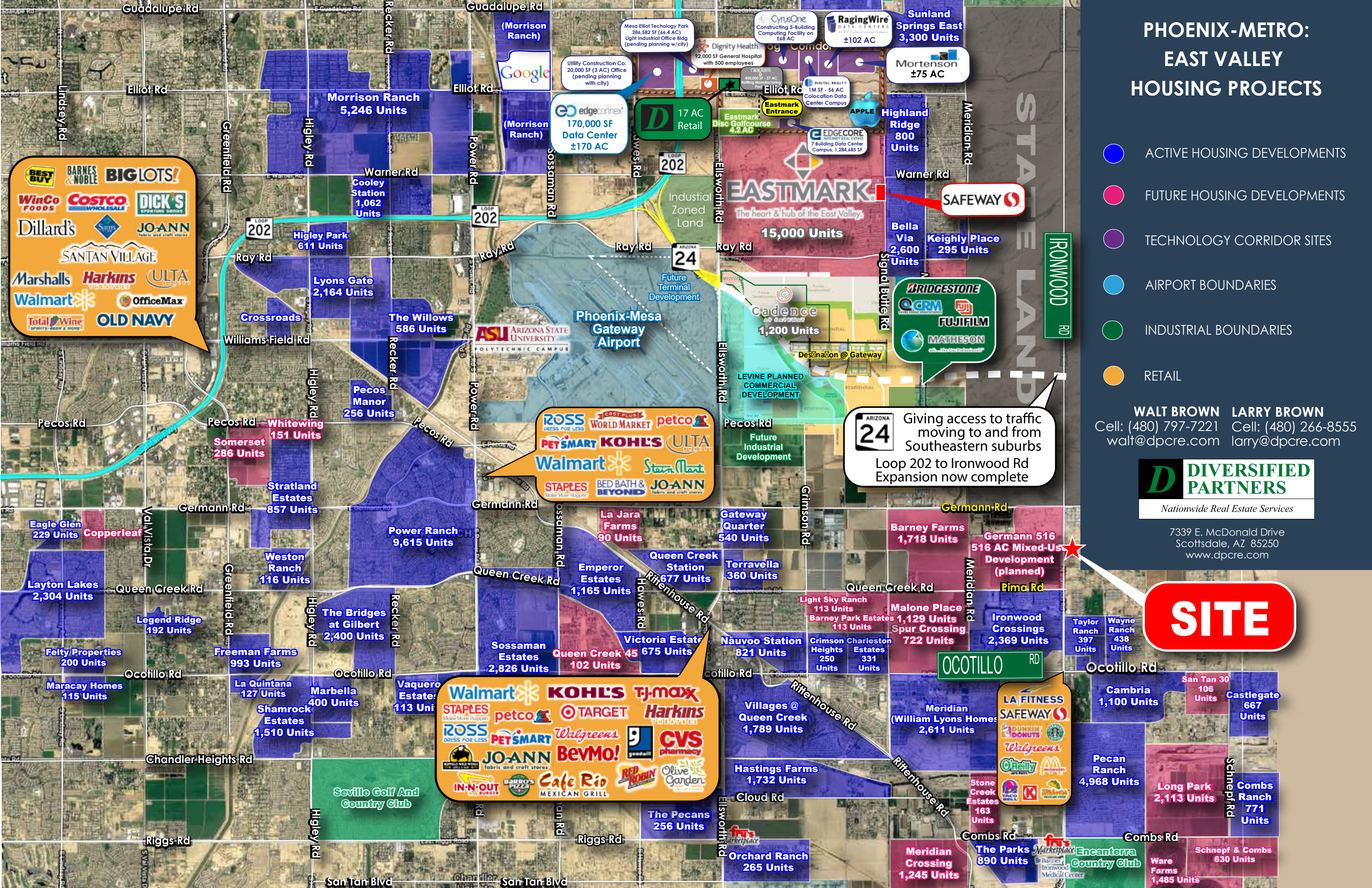
- ACTIVE HOUSING DEVELOPMENTS
- FUTURE HOUSING DEVELOPMENTS
- TECHNOLOGY CORRIDOR SITES
- AIRPORT BOUNDARIES
- INDUSTRIAL BOUNDARIES
- RETAIL

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RETAIL

BEST BUY, BARNES & NOBLE, BIG LOTS!, WinCo FOODS, COSTCO WHOLESALE, DICK'S SPORTING GOODS, Dillard's, JO-ANN fabric and craft store, SANTAN VILLAGE, Marshalls, Harkins, ULTA, Walmart, OfficeMax, Total Wine & More, OLD NAVY

RETAIL

ROSS DRESS FOR LESS, WORLD MARKET, PETCO, PET SMART, KOHL'S, ULTA, Walmart, Staples, Bed Bath & Beyond, JO-ANN fabric and craft store

RETAIL

Walmart, KOHL'S, TJ-MAXX, STAPLES, Target, Harkins, ROSS DRESS FOR LESS, PET SMART, Walgreens, JO-ANN fabric and craft store, BevMo!, CVS pharmacy, IN-N-OUT BURGER, BARRY'S PIZZA, Cafe Rio MEXICAN GRILL, REP ROBIN, Olive Garden

RETAIL

LA FITNESS, SAFEWAY, DUNKIN' DONUTS, Walgreens, O'Reilly, McDonald's, Stone Creek Estates

24 Giving access to traffic moving to and from Southeastern suburbs
 Loop 202 to Ironwood Rd Expansion now complete

EASTMARK
 The heart & hub of the East Valley.
 15,000 Units

Morrison Ranch
 5,246 Units

Highland Ridge
 800 Units

Higley Park
 611 Units

Lyons Gate
 2,164 Units

The Willows
 586 Units

Pecos Manor
 256 Units

Somerset
 286 Units

Stratland Estates
 857 Units

Eagle Glen
 229 Units

Layton Lakes
 2,304 Units

Legend Ridge
 192 Units

Felty Properties
 200 Units

Maracay Homes
 115 Units

Freeman Farms
 993 Units

La Quintana
 127 Units

Shamrock Estates
 1,510 Units

Marbella
 400 Units

Vaquero Estates
 113 Units

Seville Golf And Country Club

Power Ranch
 9,615 Units

Queen Creek Station
 677 Units

Emperor Estates
 1,165 Units

Sossaman Estates
 2,826 Units

Queen Creek 45
 675 Units

Queen Creek
 102 Units

Victoria Estate
 675 Units

Villages @ Queen Creek
 1,789 Units

Hastings Farms
 1,732 Units

Orchard Ranch
 265 Units

The Pecans
 256 Units

Gateway Quarter
 540 Units

Terravella
 360 Units

Nauvoo Station
 821 Units

Light Sky Ranch
 113 Units

Barney Park Estates
 1,129 Units

Crimson Heights
 250 Units

Charleston Estates
 331 Units

Barney Farms
 1,718 Units

Malone Place
 1,129 Units

Spur Crossing
 722 Units

Ironwood Crossings
 2,369 Units

Meridian (William Lyons Homes)
 2,611 Units

Stone Creek Estates
 163 Units

Meridian Crossing
 1,245 Units

The Parks
 890 Units

Germann 516
 516 AC Mixed-Use Development (planned)

Ironwood Crossings
 2,369 Units

Meridian
 2,611 Units

Meridian
 2,611 Units

Meridian
 2,611 Units

Meridian
 2,611 Units

Meridian
 2,611 Units

Meridian
 2,611 Units

Taylor Ranch
 397 Units

Wayne Ranch
 438 Units

Cambria
 1,100 Units

Pecan Ranch
 4,968 Units

Long Park
 2,113 Units

Ware Farms
 1,485 Units

San Tan 30
 106 Units

Castlegate
 667 Units

Combs Ranch
 771 Units

Schnepf & Combs
 630 Units

Encanterra Country Club