

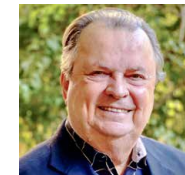
± 37.85 AC San Tan Valley LAND AVAILABLE

E/NEC OF Schnepf Rd & Hash Knife Draw Road
Pinal County, Arizona

LARRY KUSH

D: (480) 482-1944 | M: (480) 290-2909

E: larry.kush@orionprop.com



SALE PRICE:

\$4,000,000

LOT SIZE:

± 37.85 Acres

PARCEL NUMBER:

104-55-006D

- Potential Uses include School, Church, or Large Lot Residential
- Located in Pinal County
- Will Sell Subject to Zoning
- High Household Incomes: \$118,412 within 3 Mile Radius
- Below Market Asking Price



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PECOS ROAD

GERMANN ROAD

Ellsworth Suburban Mini-Farms

Emperor Estates

Roman Estates

SPROUTS FARMERS MARKET

Queenland Manor

Langley Gateway Estates

QUEEN CREEK ROAD

Nauvoo Station

Crismon Heights

Charleston Estates

Queen Creek High School
Queen Creek Unified School District

QUEEN CREEK MARKETPLACE

WAL-MART SUPERCENTER

TARGET JOANN
PET SMART planet fitness KOHL'S TJ-MAXX
Staples Harkins THEATRES

RITTENHOUSE ROAD

Ash Creek Estates

AMERICAN LEADERSHIP ACADEMY

Villages at Queen Creek

Hastings Farms

La Sentiero

OCOTILLO ROAD

Ironwood Crossing

Taylor Ranch

Trillside Village

Wayne Ranch

Links Estates

Moon Shadow

Pecan Creek

Pecan Creek South

IRONWOOD ROAD

GANTZEL ROAD

KENWORTHY ROAD

SCHNEPF ROAD

Combs HIGH SCHOOL

Combs

taylor morrison

Heritage Homes

SUBJECT



ELLSWORTH ROAD

Orchard Ranchettes

Pegasus Queen Creek Airpark

fray's jiffy lube BURGER KING
CHASE SUBWAY KFC UPS

COMBS ROAD

Encanterra
A Trilogy Country Club

Banner Ironwood Medical Center
89 BEDS

D-R HORTON
America's Builder

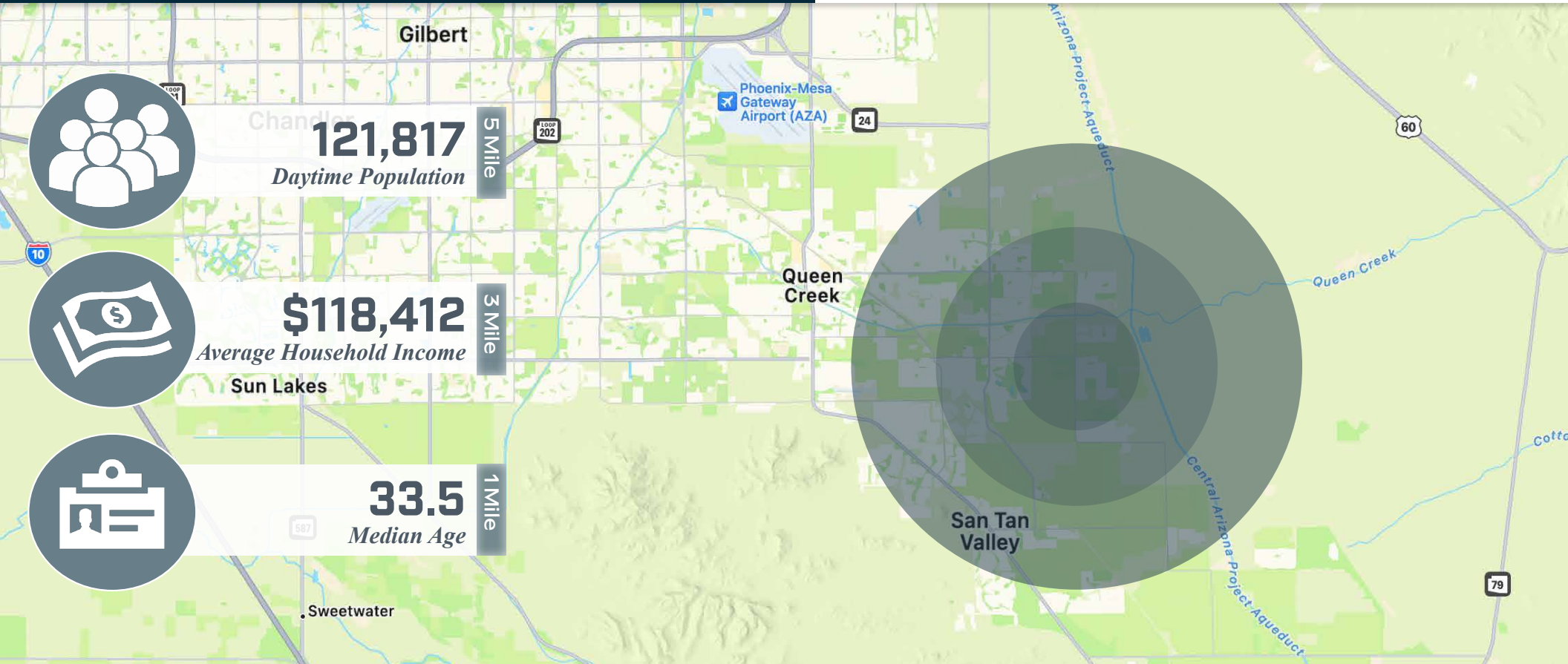
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2023 Summary (Source: SitesUSA)	One Mile	Three Mile	Five Mile
Daytime Population:	1,627	41,066	121,817
Population:	1,516	38,682	114,455
Average Household Size:	3.6	3.2	3.2
Average Household Income:	\$97,589	\$118,412	\$110,862
Median Age:	33.5	33.7	34.4