

18 ACRES FOR SALE

CRE8
ADVISORS



**17.98 Acres
For Sale!**

Hunt Highway (10,483 CPD)

Merrill Ranch Parkway

**Future
Commercial**

**Future
Commercial**



**SWC HUNT HIGHWAY
& MERRILL RANCH PKWY
FLORENCE, AZ**

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PROPERTY SUMMARY

SWC HUNT HIGHWAY &
MERRILL RANCH PARKWAY
FLORENCE, AZ



PROPERTY HIGHLIGHTS

- Call for Pricing
- Located adjacent to Safeway anchored center with Banner Health, Subway, McDonalds, Wells Fargo, Big O Tires, Super Star Carwash, Starbucks and more
- 17.98 acres available!
- Located on the SWC Hunt Highway and Merrill Ranch Parkway
- Tremendous growth area with many new users coming to the intersection and surrounding areas.

PROPERTY DEMOGRAPHICS

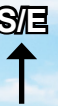
	1 MILE	5 MILE	10 MILE
2023 Population:	4,220	14,727	87,248
2028 Population	4,601	15,700	89,548
# of Households:	1,482	5,092	27,022
Average Household Income:	\$100,478	\$83,299	\$80,886

PROPERTY SUMMARY

ASKING PRICE:	Call for Pricing
LAND AREA:	17.98 Acres
APN:	211-02-0080

AERIAL MAP

SWC HUNT HIGHWAY &
MERRILL RANCH PARKWAY
FLORENCE, AZ



Merrill Dental Care
Nail Spa
Chen's Chinese Bistro

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For Additional details contact the team
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