

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

WALT BROWN, JR | Cell: (480) 797-7221 | walt@dpcrc.com • LARRY BROWN | Cell: (480) 266-8555 | larry@dpcrc.com

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.

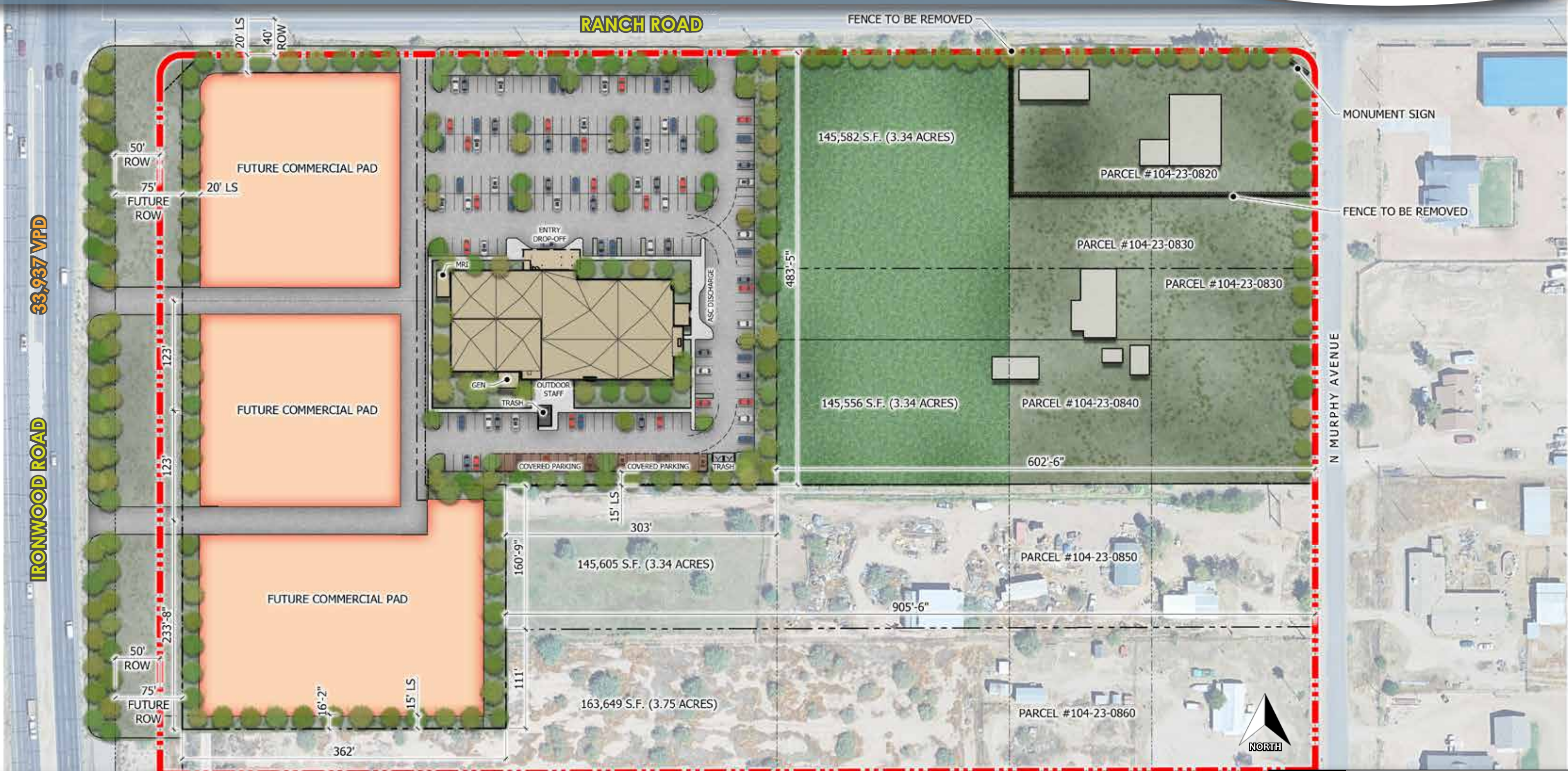
7339 E McDonald Drive | Scottsdale, AZ 85250
Tel. 480.947.8800 | www.dpcrc.com

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Demographics 2024

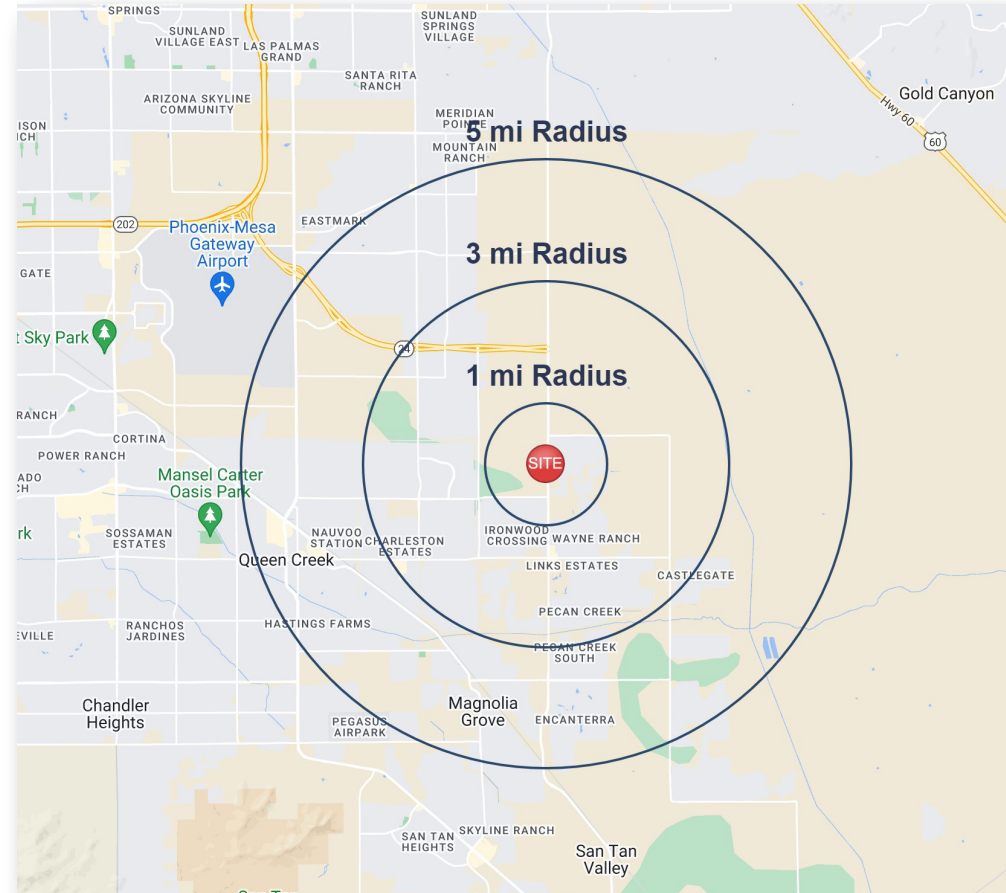
Source: Sites USA 2024

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

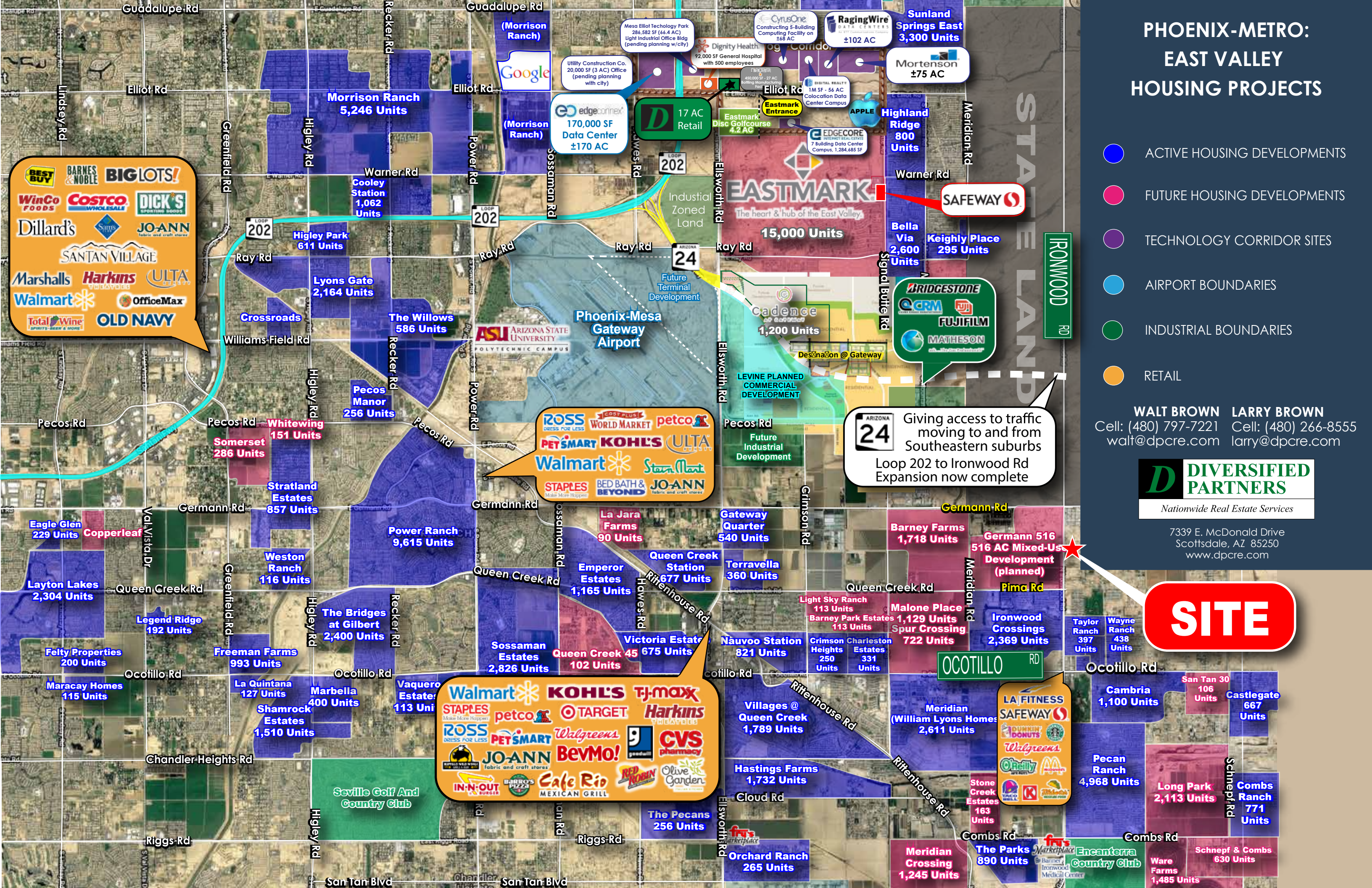
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SITE



RETAIL CLUSTER 1:
 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 CLUSTER 2:
 ROSS DRESS FOR LESS, COST PLUS WORLD MARKET, PETCO, PET SMART, KOHL'S, ULTA, Walmart, Staples, BED BATH & BEYOND, JO-ANN fabric and craft store

RETAIL CLUSTER 3:
 Walmart, KOHL'S, TJ-MAXX, STAPLES, Target, Harkins, ROSS DRESS FOR LESS, PET SMART, Walgreens, JO-ANN fabric and craft stores, BevMo!, CVS pharmacy, IN-N-OUT BURGER, BARRY'S PIZZA, Cafe Rio MEXICAN GRILL, REP ROBIN, Olive Garden

RETAIL CLUSTER 4:
 LA FITNESS, SAFEWAY, DUNKIN' DONUTS, Walgreens, O'Reilly, McDonald's, Stone Creek Estates

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