

# DEVELOPMENT OPPORTUNITY FOR SALE! 21 ACRES



MERITAGE HOMES  
661 UNITS

TOLL BROTHERS  
618 UNITS

HUNT HIGHWAY (27,830 CPD)

SUBJECT  
PROPERTY



103  
UNITS

FULTON HOMES  
610 UNITS

SHEA HOMES  
211 UNITS

THOMPSON RD

MATTAMY HOMES  
324 UNITS

MERITAGE HOMES  
284 UNITS

SWC HUNT HWY &  
THOMPSON ROAD  
SAN TAN VALLEY, AZ

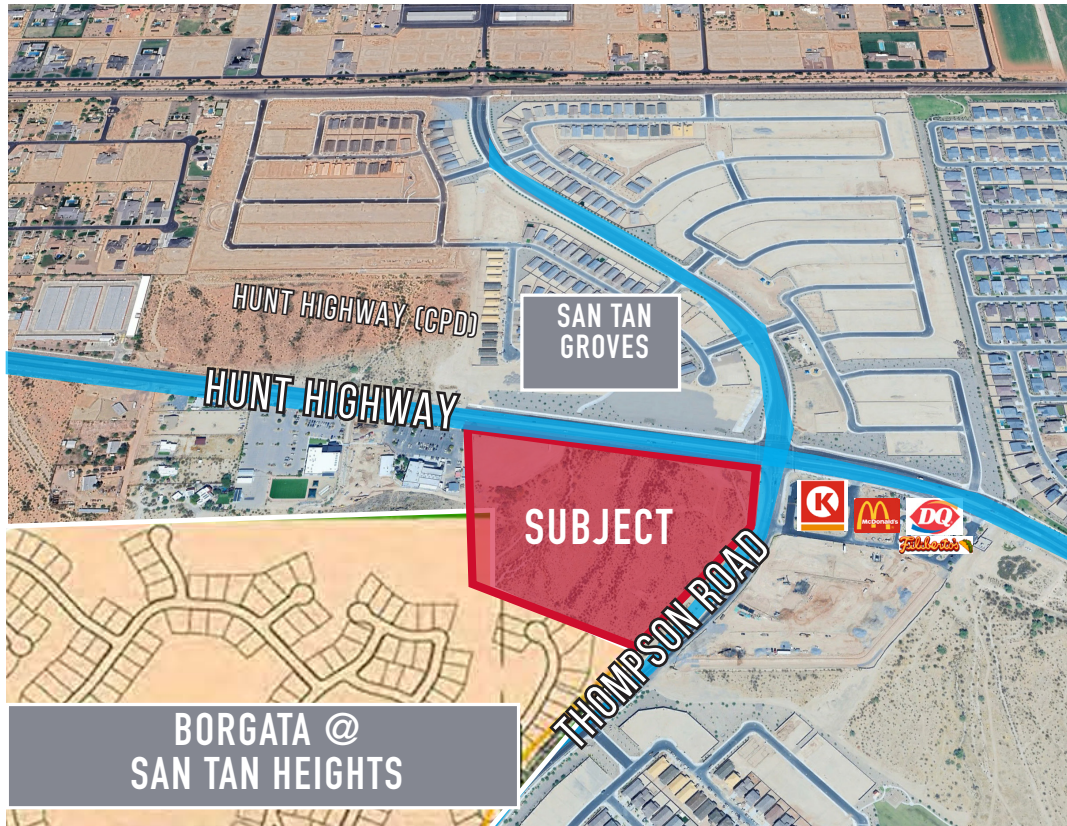
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# PROPERTY SUMMARY

SWC HUNT HWY &  
THOMPSON RD  
SAN TAN VALLEY, AZ



## PROPERTY OVERVIEW

- Zoned C-3 (Pinal County)
- McDonalds & Circle K at the intersection
- Dry and wet utilities to the site
- Located on the major arterial of Hunt Highway (27,830 CPD) & 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

	1 MILE	3 MILE	5 MILE
2024 Population:	6,422	70,263	145,152
2029 Population:	8,449	87,565	176,988
2024 Total Households:	2,066	21,514	45,100
Average Household Income:	\$103,495	\$105,682	\$113,161

JOIN:

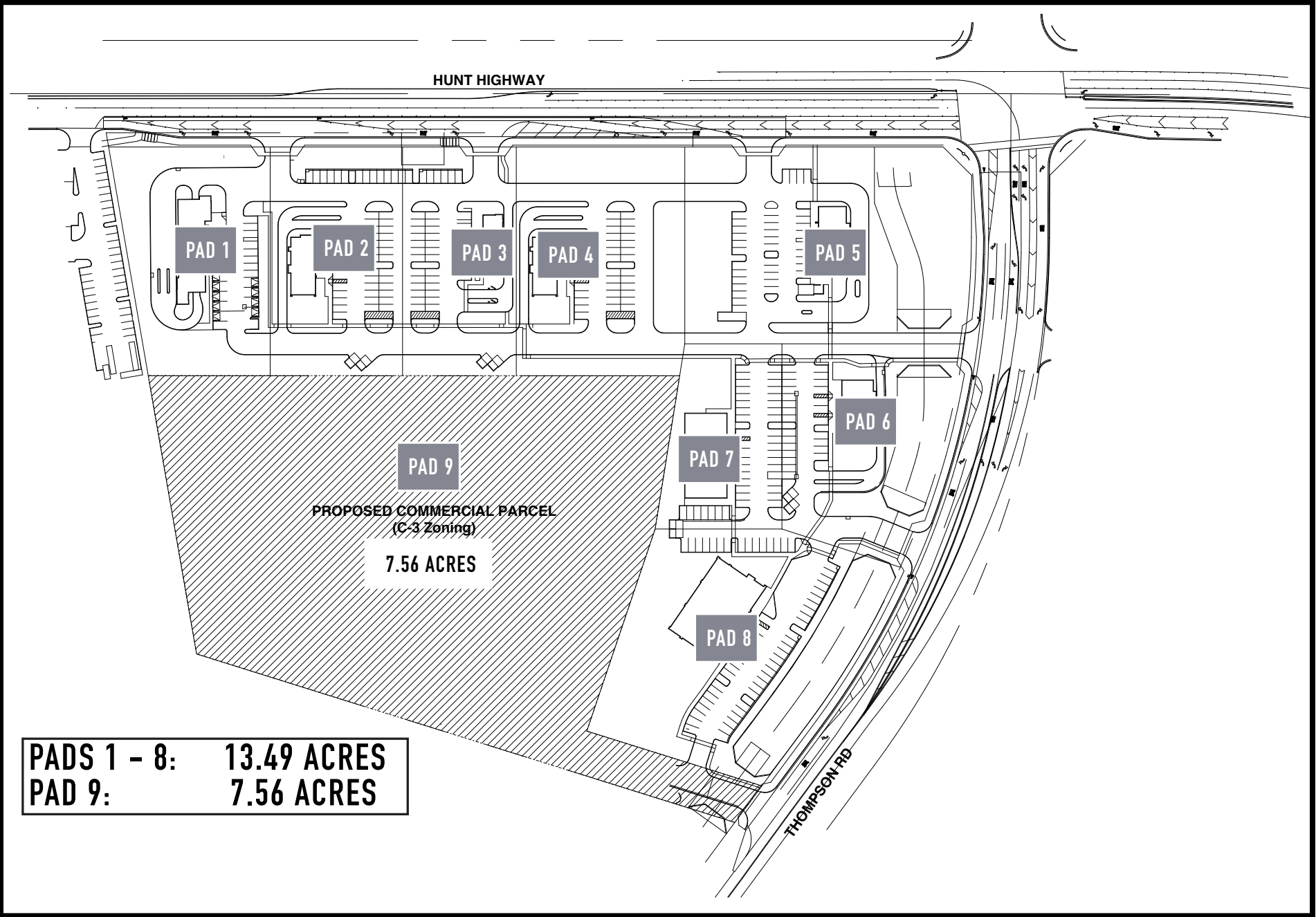


## PROPERTY SUMMARY

ASKING PRICE: Call for Pricing  
 LAND AREA: 21.05 Acres  
 APN: 509-02-081A, 509-02-082A & 509-02-001S

# CONCEPTUAL SITE PLAN

SWC HUNT HWY &  
THOMPSON RD  
SAN TAN VALLEY, AZ

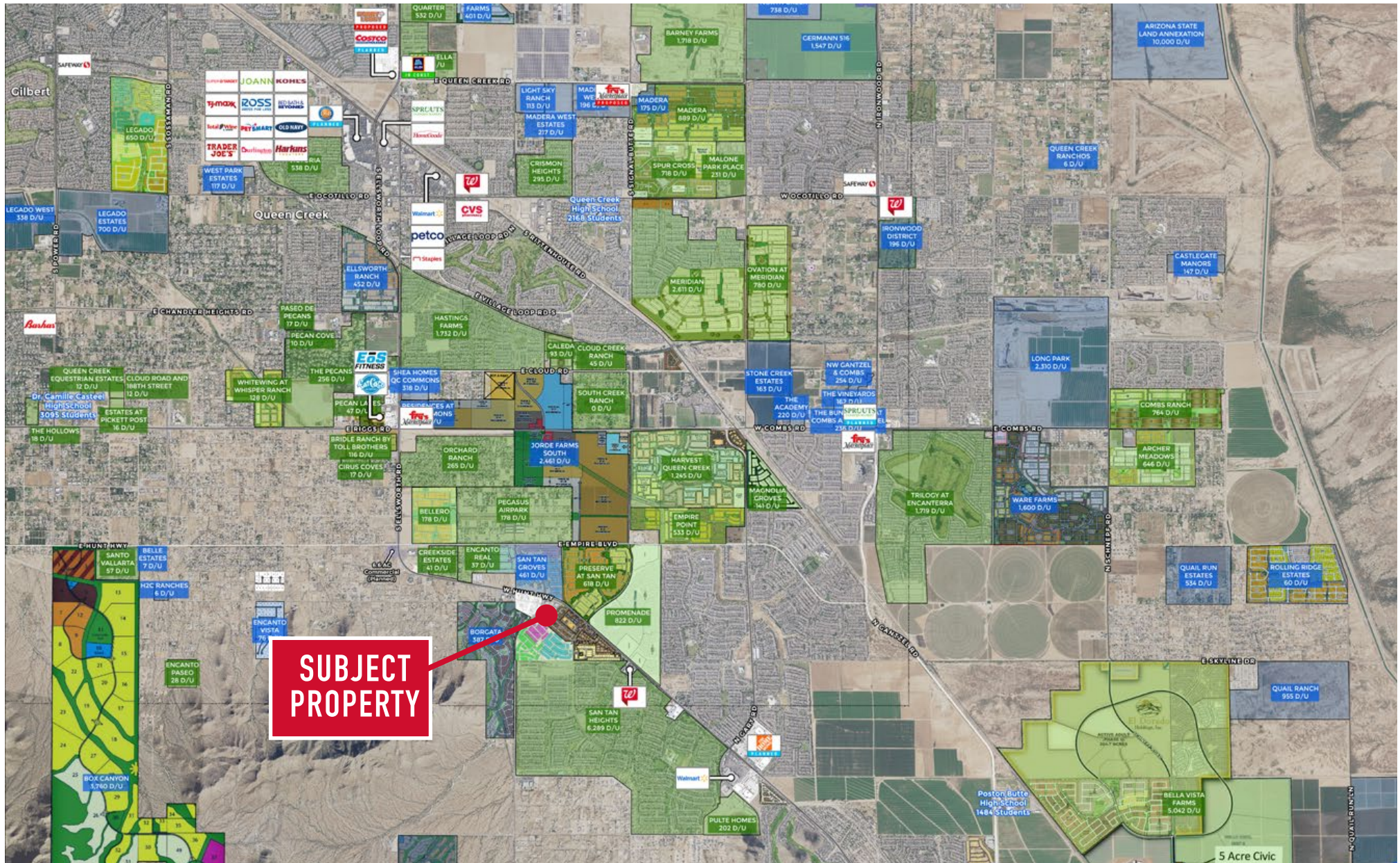


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# AERIAL MAP

SWC HUNT HWY &  
THOMPSON RD  
SAN TAN VALLEY, AZ



**SUBJECT  
PROPERTY**





For Additional details contact the team  
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