

VACANT LAND AVAILABLE FOR SALE

NWC OF N GANTZEL RD & W RED FERN RD
SAN TAN, AZ 85140

±5.34
ACRES

\$3,023,935 (\$13 PSF)
SALE PRICE



CUBESMART
self storage + logistics

CONTACT

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DISCLAIMER: The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

01.24.25



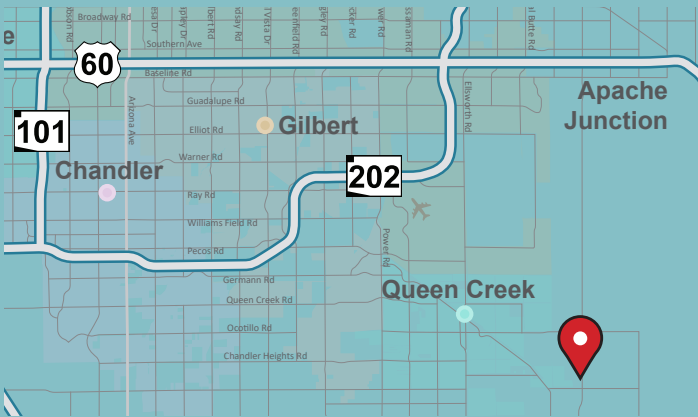
COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

ABOUT THE PROPERTY

ADDRESS	NWC of N Gantzel Rd & W Red Fern Rd San Tan Valley, AZ 85140
PARCEL NUMBER	104-53-004E
SIZE	±5.34 Acres
FRONTAGE	N Gantzel Rd & W Red Fern Rd
ZONING	SR - Suburban Ranch
SALE PRICE	\$3,023,935.20
PRICE PSF	\$13.00



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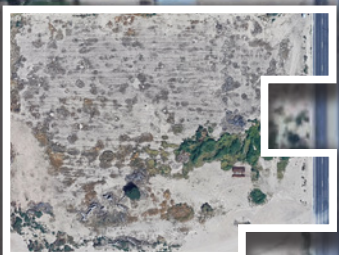
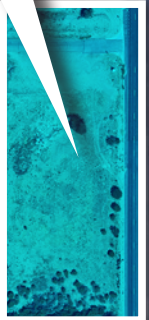


ALSO AVAILABLE
±3.33 ACRES @
SWC OF N GANTZEL RD
& LONE STAR LN

LONE STAR LN

N GANTZEL RD

W RED FERN RD



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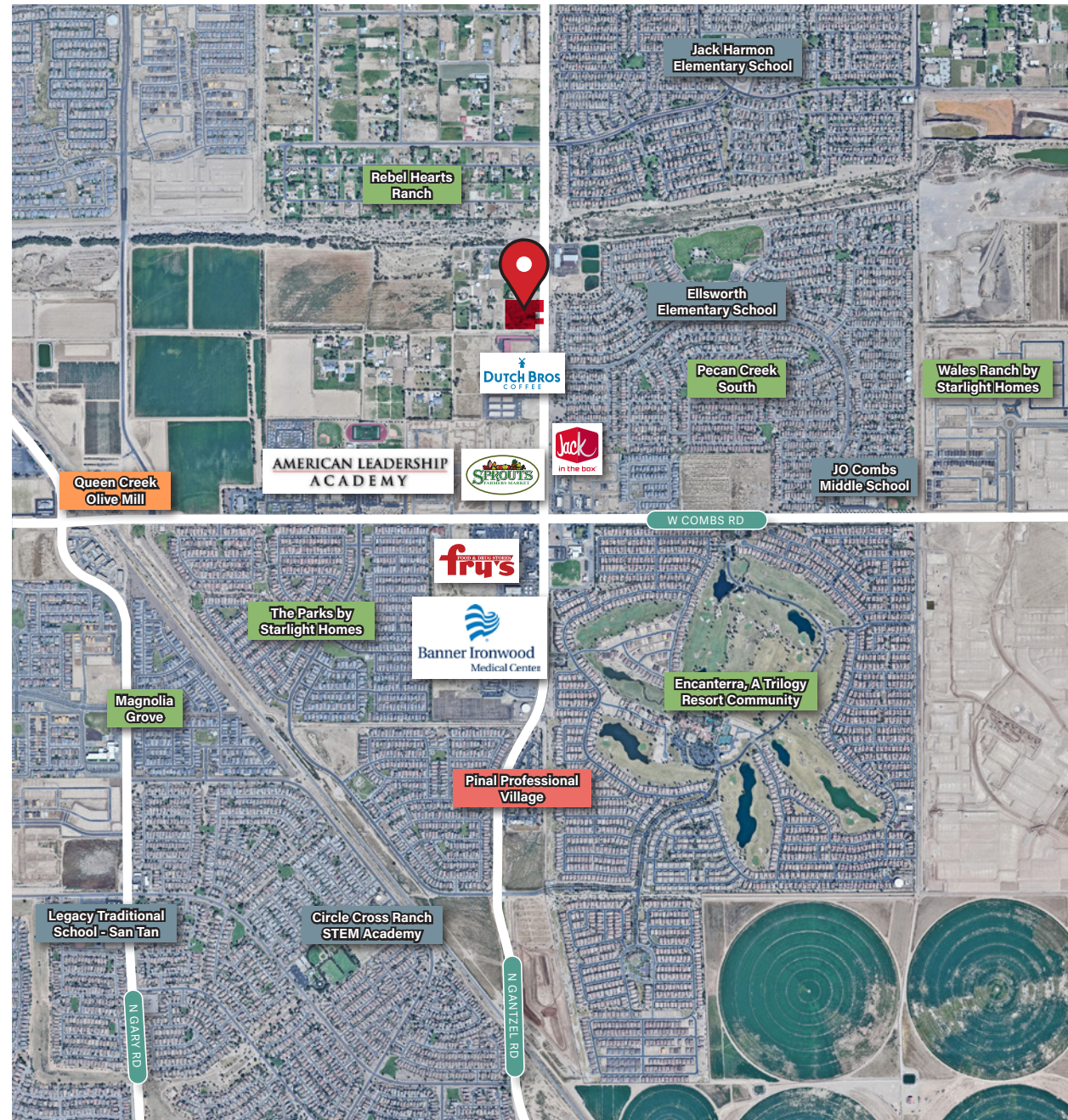
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ABOUT THE AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	12,054	72,338	139,810
2029 POPULATION PROJECTION	15,154	88,724	171,799
PROJECTED GROWTH 2024-29	5.1%	4.5%	4.6%
MEDIAN AGE	32.5	35.0	34.7
BACHELOR'S DEGREE OR HIGHER	24%	28%	28%
2024 HOUSEHOLDS	3,608	22,446	43,171
2029 HOUSEHOLD PROJECTION	4,537	27,603	53,175
AVG HOUSEHOLD INCOME	\$101,434	\$114,942	\$111,206
MEDIAN HOUSEHOLD INCOME	\$84,076	\$98,295	\$96,446
MEDIAN HOME VALUE	\$333,777	\$375,808	\$364,202
MEDIAN YEAR BUILT	2006	2009	2009
OWNER OCCUPIED HHS	3,670	23,985	44,472
RENTER OCCUPIED HHS	867	3,618	8,703
AVG HOUSEHOLD SIZE	3.4	3.2	3.2
TOTAL CONSUMER SPENDING	\$138.2M	\$919.6M	\$1.7B
DAYTIME EMPLOYEES	1,539	4,704	16,201
BUSINESSES	230,	756	2,159



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