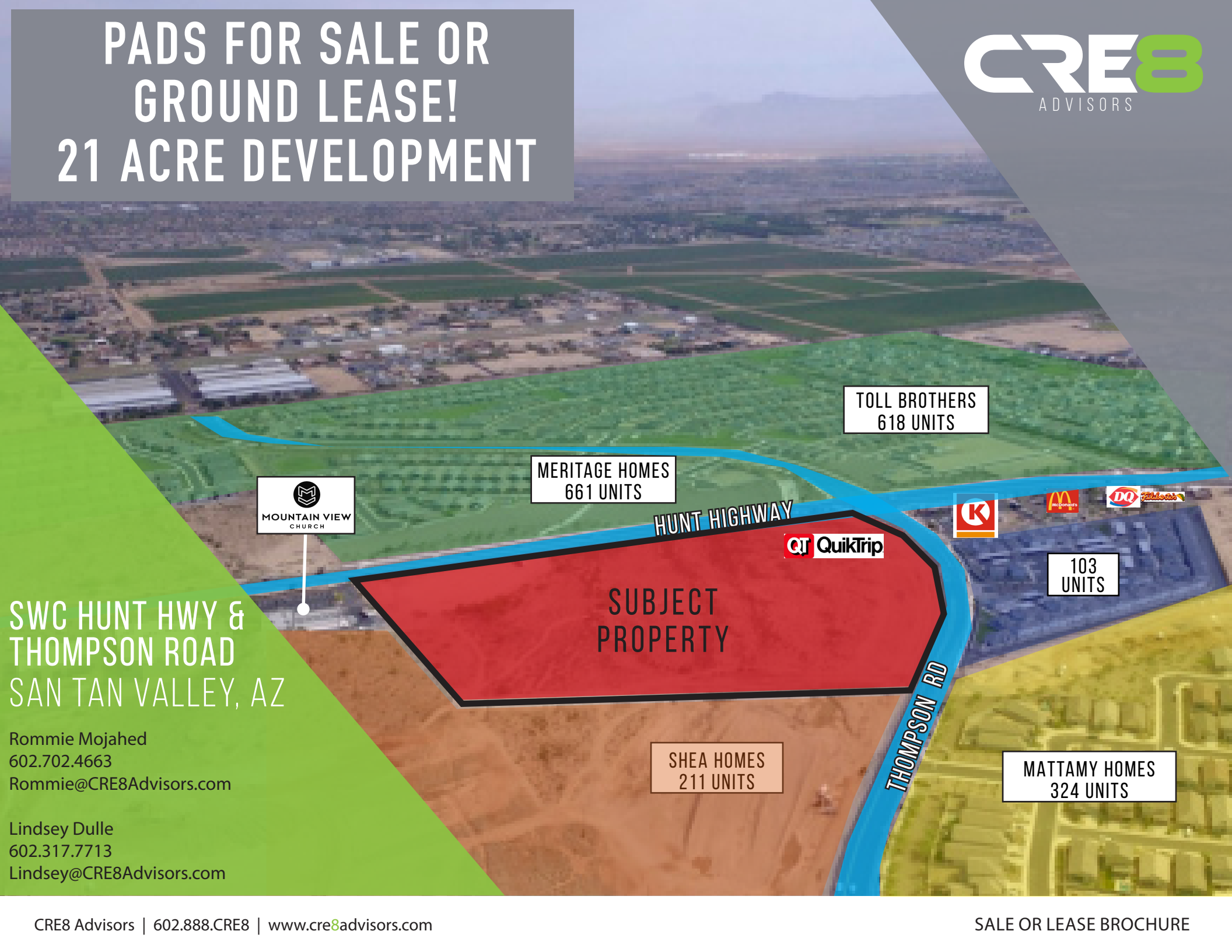


# PADS FOR SALE OR GROUND LEASE! 21 ACRE DEVELOPMENT



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

- Join QuikTrip!
- Pads for Sale and/or Ground Lease
- Zoned C-3 (Pinal County)
- Circle K, McDonalds & Dairy Queen 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

## PROPERTY SUMMARY

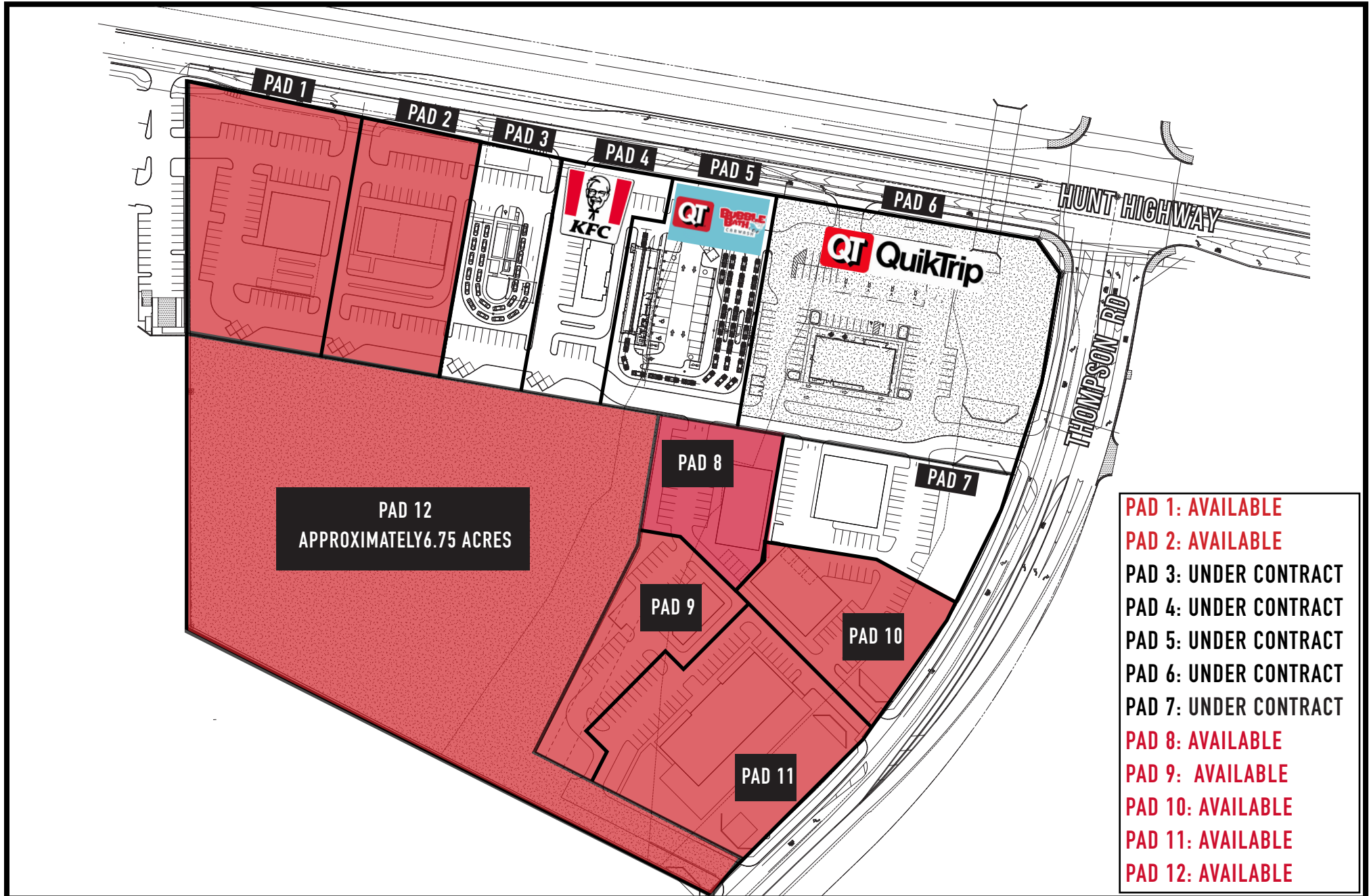
ASKING PRICE:	Call for Pricing
AVAILABILITY:	21.05 Acres
LAND AREA:	Pads for Sale or Ground Lease
APN:	509-02-081A, 509-02-082A & 509-02-001S

JOIN:



# CONCEPTUAL SITE PLAN

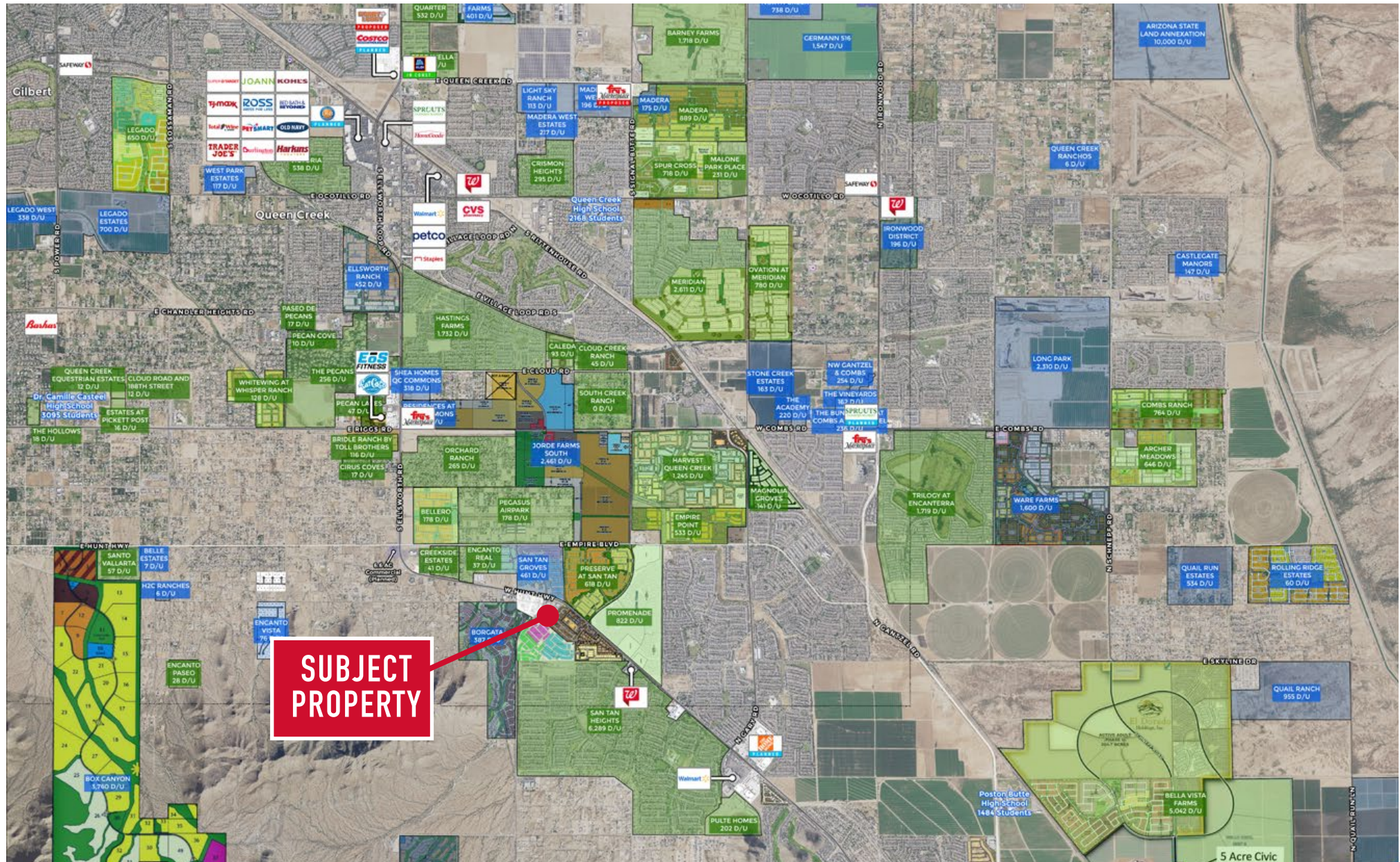
SWC HUNT HWY &  
THOMPSON RD  
SAN TAN VALLEY, AZ





# AERIAL MAP

SWC HUNT HWY &  
THOMPSON RD  
SAN TAN VALLEY, AZ



**SUBJECT  
PROPERTY**





For Additional details contact the team  
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or by email: [Lindsey@CRE8Advisors.com](mailto:Lindsey@CRE8Advisors.com)