

± 6.93 ACRE PARCEL AVAILABLE FOR SALE

NWC Ocotillo Rd & Schnepf Rd, San Tan Valley, AZ



Property Highlights:

- Booming trade area with high residential growth
- Surrounded by a plethora of master planned residential communities
- Average HH Incomes estimated to be \$116,493 within a 3-mile radius
- Estimated households within a 3-mile radius have increased by approximately 7% since 2020
- Zoning: SR - Suburban Ranch
- Projected 12.5% population growth by 2027 within a 3-mile radius
- San Tan Valley is home to Schnepf Farms, Olive Mill, San Tan Flat, Horseback Equestrian, San Tan Mountain Preserve, Moon Trail, Wild Flower Walk, Arizona Renaissance Festival, Farmers Market & more!

D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

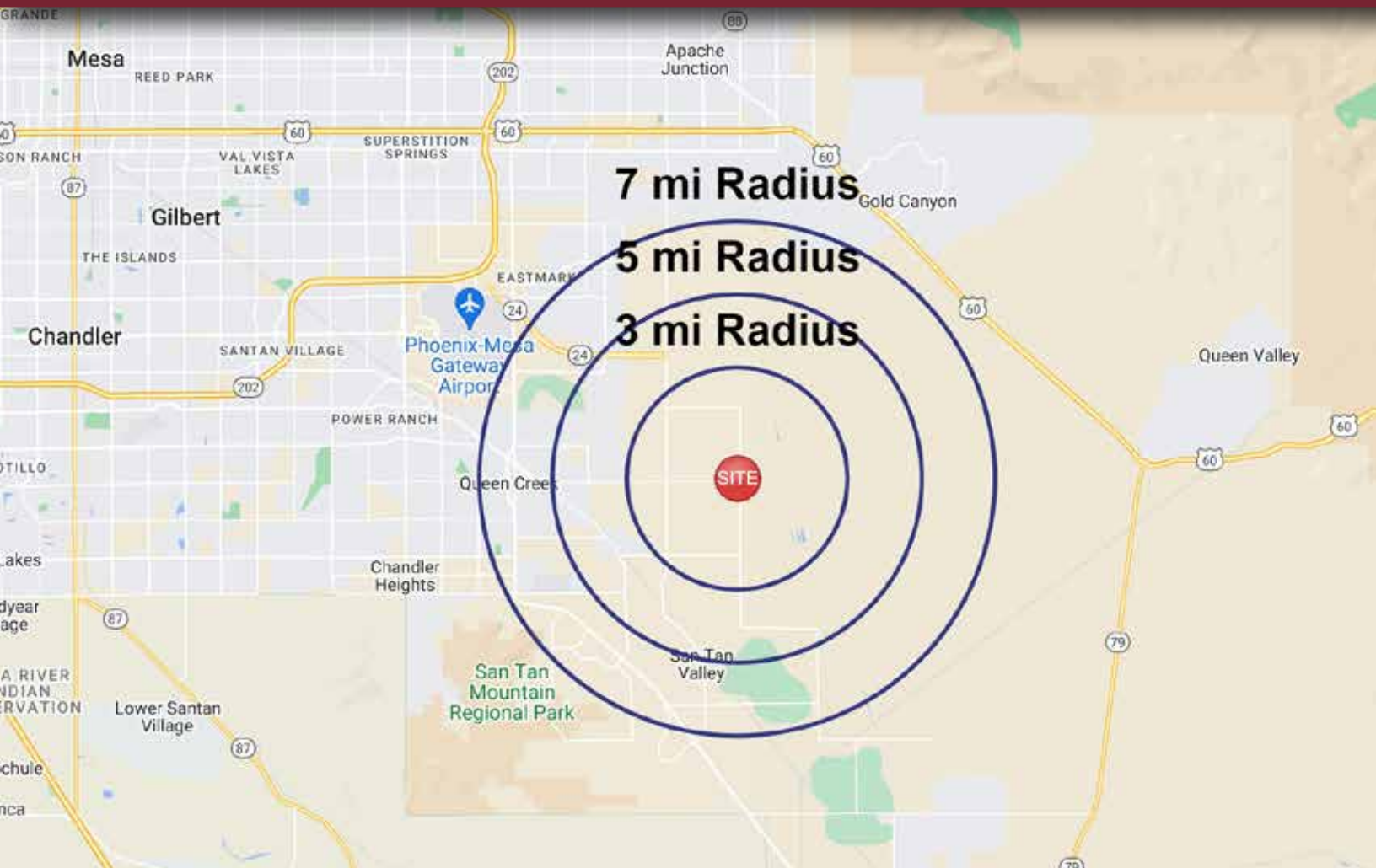
7500 E McDonald Drive
Suite 100A
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcre.com

CALL FOR PRICING!







BRANDON VASQUEZ
Direct: 480.383.8163
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Demographics 2022

 <p>POPULATION</p>	3 MILE	39,480	 <p>HOUSEHOLDS</p>	3 MILE	12,454	 <p>AVG. HH INCOME</p>	3 MILE	\$116,493
	5 MILES	71,093		5 MILES	21,894		5 MILES	\$100,745
	7 MILES	140,857		7 MILES	43,834		7 MILES	\$98,494
 <p>MEDIAN AGE</p>	3 MILE	31.7	 <p>DAYTIME POPULATION</p>	3 MILE	14,243	 <p>TRAFFIC COUNTS</p>	E OCOTILLO RD	9,396
	5 MILES	31.5		5 MILES	26,410		N SCHNEPF RD	6,485
	7 MILES	32.4		7 MILES	55,598			

Source: SitesUSA & CoStar Group

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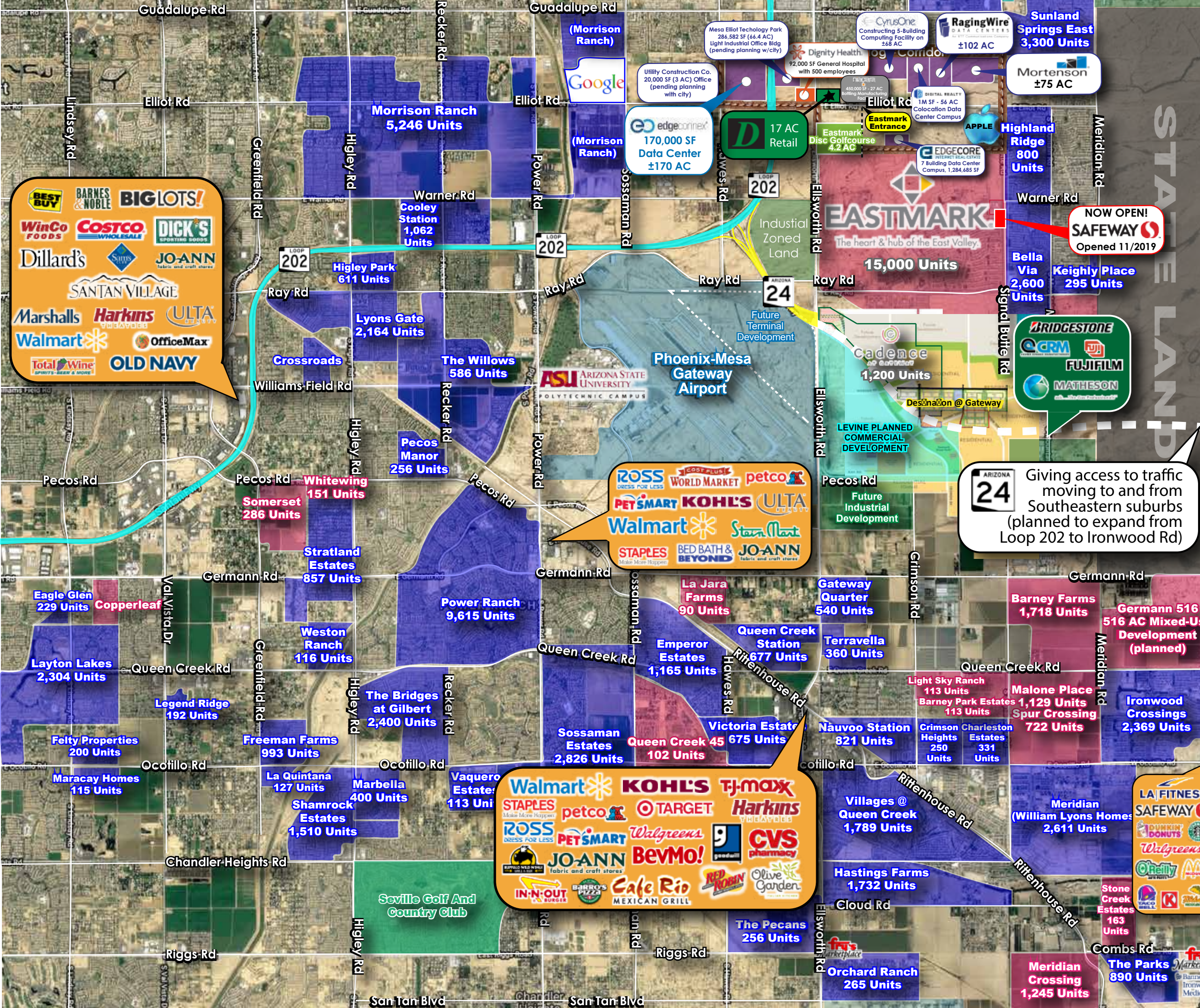
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PHOENIX-METRO: EAST VALLEY HOUSING PROJECTS

- ACTIVE HOUSING DEVELOPMENTS
- FUTURE HOUSING DEVELOPMENTS
- TECHNOLOGY CORRIDOR SITES
- AIRPORT BOUNDARIES
- INDUSTRIAL BOUNDARIES
- RETAIL

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24 Giving access to traffic moving to and from Southeastern suburbs (planned to expand from Loop 202 to Ironwood Rd)

NOW OPEN!
SAFEMART
 Opened 11/2019

RETAIL CENTER

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 BEAUTY,
 Walmart, OfficeMax, Total Wine & More, OLD NAVY

RETAIL CENTER

ROSS DRESS FOR LESS, COST PLUS WORLD MARKET, PETCO,
 PET SMART, KOHL'S, ULTA BEAUTY,
 Walmart, Stearns Mart,
 STAPLES, BED BATH & BEYOND, JO-ANN fabric and craft store

RETAIL CENTER

Walmart, KOHL'S, TJ-MAXX,
 STAPLES, petco, TARGET, Harkins,
 ROSS DRESS FOR LESS, PET SMART, Walgreens,
 JO-ANN fabric and craft stores, BevMo!, CVS pharmacy,
 IN-N-OUT BURGER, BARRO'S PIZZA, Cafe Rio MEXICAN GRILL, RED ROBIN, Olive Garden

RETAIL CENTER

LA FITNESS, SAFEMART,
 DUNKIN' DONUTS, Walgreens,
 O'Reilly, McDonald's, Kwik-Fill

S I T E