

RETAIL LAND AVAILABLE FOR SALE OR GL!

Up to ± 1.95 Acres | SEC Bella Vista Road & Ganztel Road | San Tan Valley, AZ



STATE TRUST LAND

± 1.95 ACRES
AVAILABLE FOR
SALE OR GL

TERRIBLE'S

RANCHO BELLA VISTA
252 UNIT APARTMENT COMPLEX
UNDER CONSTRUCTION

14,957 VPD

19,875 VPD

E BELLA VISTA RD

N GANZTEL RD

D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

7339 E. McDonald Drive
Scottsdale, AZ 85250
O: 480.947.8800
www.dpcre.com

JACK RODRIGUES | Cell: (408) 763-9085 | jack.rodriguez@dpcre.com

DELANEY MCGROARTY | Cell: (909) 524-9669 | delaney.mcgroarty@dpcre.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.

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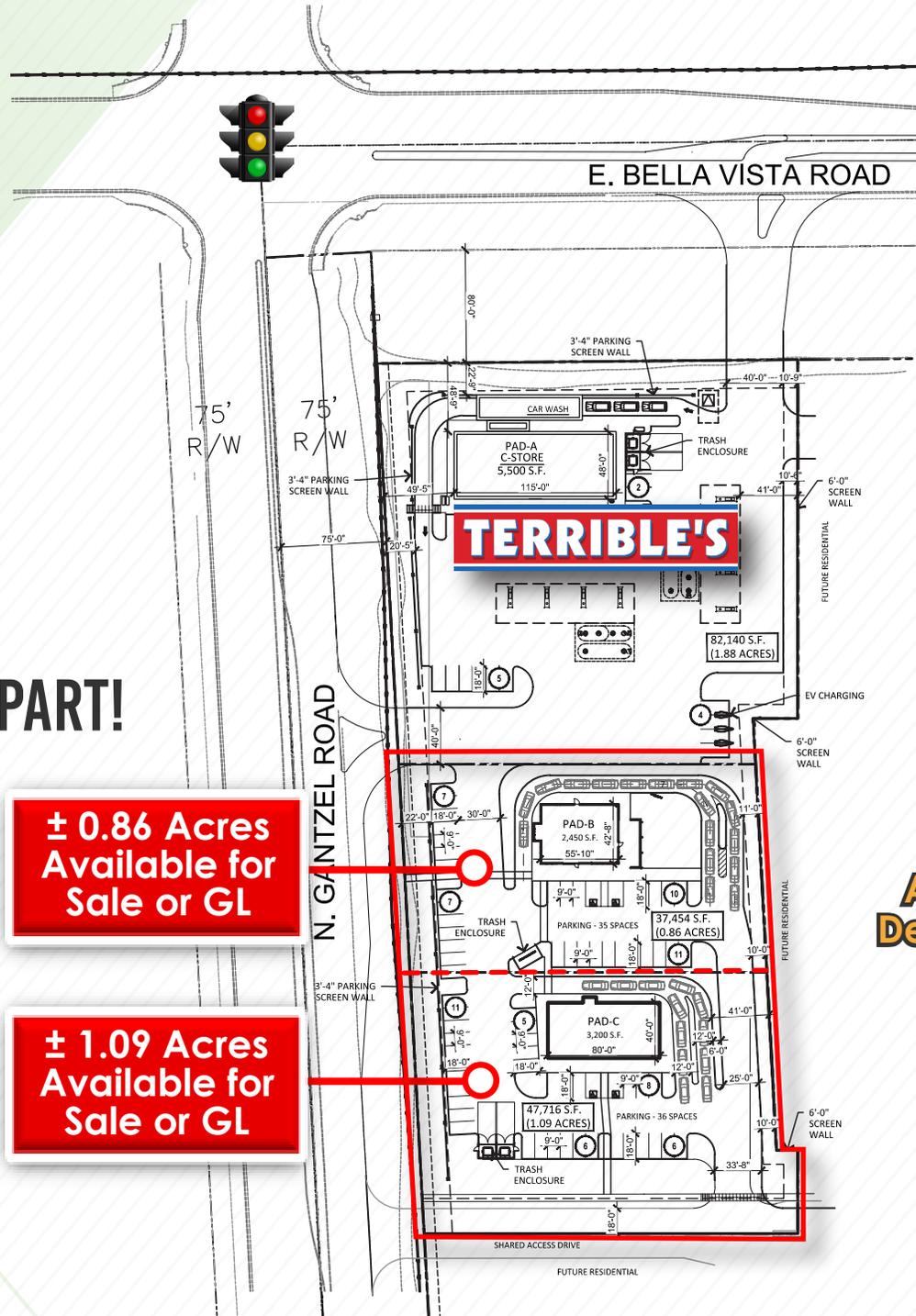
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conceptual site plan

ALL OR PART!

**± 0.86 Acres
Available for
Sale or GL**

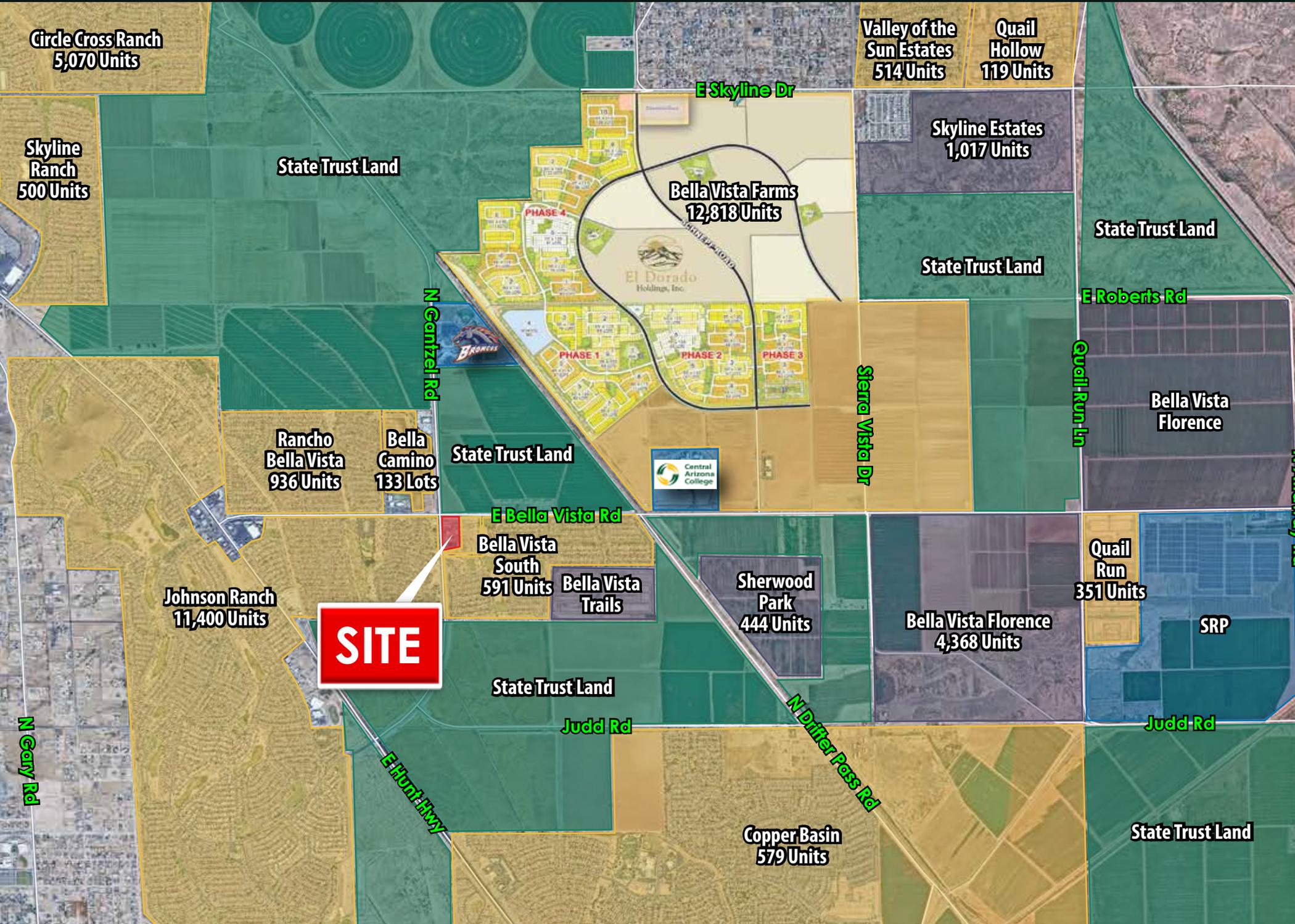
**± 1.09 Acres
Available for
Sale or GL**



**RANCHO
BELLA
VISTA
252-Unit
Apartment
Development
12.9 AC**



housing map



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demographics 2025

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	7,886	47,019	103,905
PROJECTED POPULATION (2030)	8,770	56,364	131,562
AVERAGE HOUSEHOLD INCOME	\$111,443	\$114,954	\$124,813
DAYTIME POPULATION	2,299	17,835	36,845
MEDIAN AGE	33.6	36.5	36.4
TOTAL BUSINESSES	109	757	1,425



traffic counts: Bella Vista Rd | 14,957 VPD • Gantzel Rd | 19,875 VPD

Contact:

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property highlights

- Retail PADs available for sale or ground lease
- Seeking automotive and QSR tenants!
- C-2 Zoning
- Adjacent to recently approved 252-unit apartment development, Rancho Bella Vista
- Join Terribles!