

3 ACRE HARD CORNER PARCEL

Ocotillo Road & Schnepf Road - Southwest Corner
San Tan Valley, Arizona

**PRICE
REDUCED!
ASKING
\$8.50 PSF**



TARGET **ROSS** **Markins Theatres**
OLD NAVY **BED BATH & BEYOND** **JO-ANN** **ULTA**
Stamps Mart **KOHL'S** **PET SMART**

HomeGoods

ALDI
WALMART
WALMART SUPER CENTER

Walmart
PETCO **Walgreens**
Bank of America **Starbucks** **STAPLES**

Meridian Estates
698 Units

Barney Farms
1,700 Units

Church Farms
1,175 Units

SAFeway
K **Costco** **TACO BELL**

Ironwood Crossing
2,369 Units

ANY TIME FITNESS **Walgreens**
DUNKIN' DONUTS **BIG O TIRES** **McDonald's**

LA FITNESS **Starbucks**
Banner Health **O'Reilly AUTO PARTS**

Milagro
141 Units

Paloma Ranch
80 Units

SUBJECT

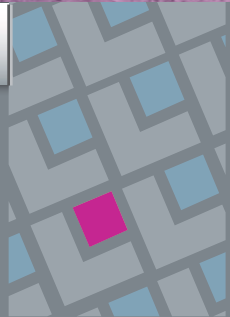
BLM Land

PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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Ocotillo Road & Schnepf Road - Southwest Corner
San Tan Valley, Arizona



The property is a hard corner parcel of 3 acres situated in North San Tan Valley and is located at the southeast corner of Ocotillo Road and Schnepf Road. Ocotillo Road is a main east / west arterial for this burgeoning trade area with traffic counts of 30,000 cars per day.

The site is located two miles to the east of a recently developed Safeway shopping center at the northwest corner of Ironwood Drive. The grocery store was highly anticipated by the residents who previously traveled into Queen Creek or farther south into San Tan Valley to fulfill their daily needs shopping. Ironwood Drive connects north to the planned extension of Highway 24, connecting San Tan Valley residents to the Loop 202 Freeway, and all areas of Metropolitan Phoenix.

The property is located just 11 miles from Phoenix / Mesa Gateway Airport, which currently offers flights to more than 47 destinations by five different airlines, including a number of flights to Canada.

The airport has experienced rapid growth and has marked 12 consecutive months of year-over-year passenger growth, and the fifth consecutive month of record-setting passenger activity.

Average household incomes within 5 miles of the site are \$78,000, and incomes within 10 miles are \$87,500. Housing units have increased over 4% every year since 2010, and is projected to continue to increase at this rate through 2023.

Population within 10 miles of the site is 232,000 with an estimated annual growth of 3% per year through 2023. This area has experienced explosive growth since 2000, and is still known for affordable housing options.

Current zoning for the parcel is CB-2 which is a General Business Zone. This designation allows for a wide array of business uses and unprecedented number of prospective uses for the parcel.

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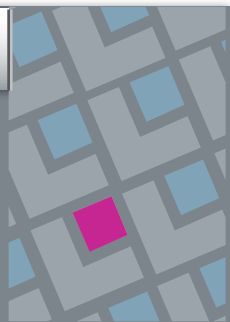
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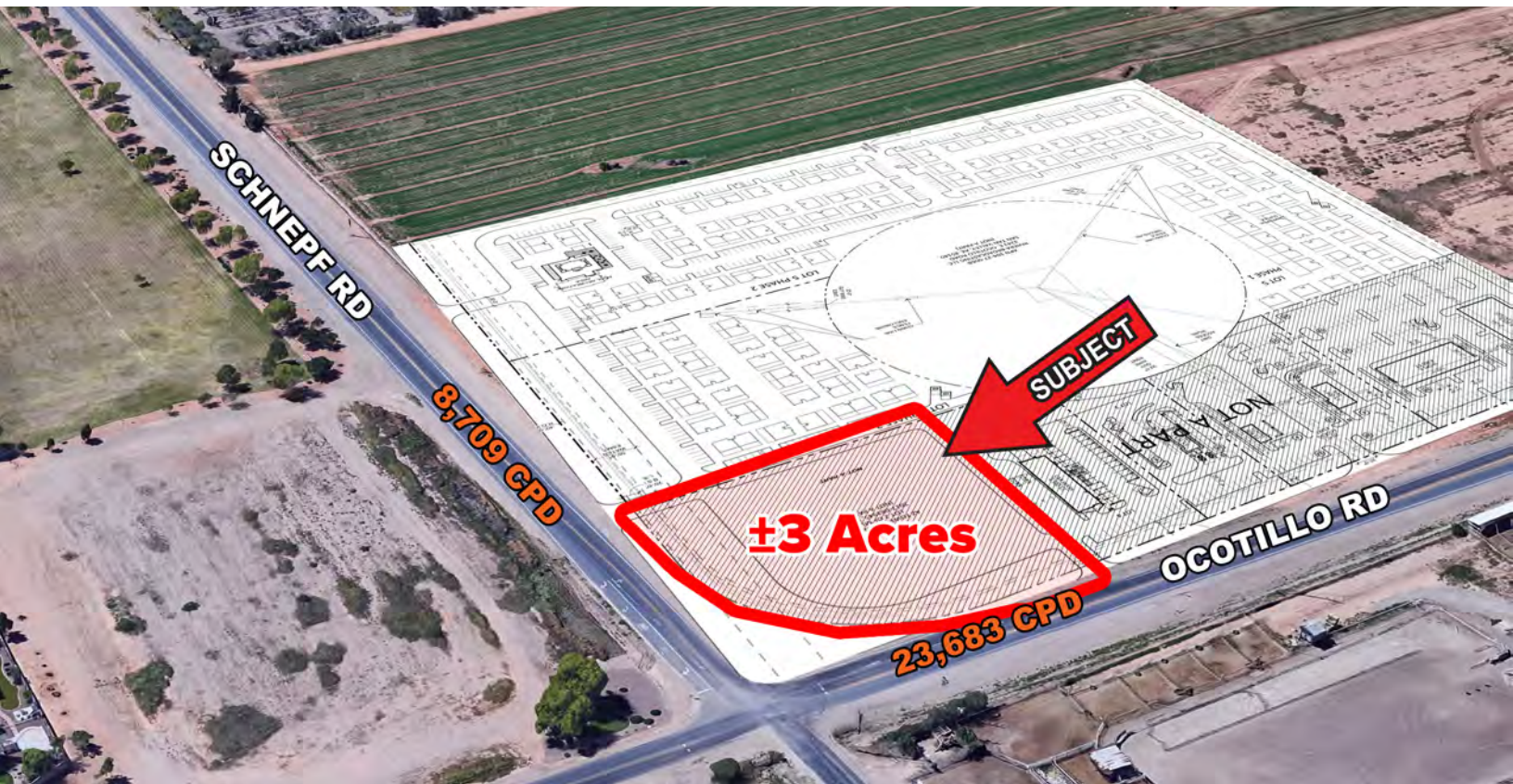
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3 ACRE HARD CORNER PARCEL

Ocotillo Road & Schnepf Road - Southwest Corner

San Tan Valley, Arizona



PRICE REDUCED! ASKING \$8.50 SF!

Property Highlights

- Burgeoning trade area with high residential growth
- Average household incomes within 5 miles are \$78,000
- Housing units have increased 4% every year since 2010
- Population within 10 miles is 232,000
- Annual population growth projected to be 3% per year through 2023
- Surrounded by many master planned residential communities
- Zoning CB-2 General Business Zone which includes a wide variety of uses

Traffic Counts

Ocotillo Rd	23,683 CPD
Schnepf Rd	8,709 CPD
Total	32,393 CPD

Demographics

	3 mi	5 mi	10 mi
Estimated Population	44,438	65,113	232,588
Avg Household Income	\$76,259	\$77,951	\$87,493
Med Household Income	\$65,909	\$68,521	\$74,846
Estimated Households	14,101	20,297	78,336

Source: SitesUSA

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Trade Area Summary

San Tan Valley is an incorporated community and part of Pinal County with over 230,000 residents within 10 miles of the site. The town of Queen Creek, Apache Junction and Florence border San Tan Valley on the east, north and south. The area consists of both agricultural and farming as well as many master planned residential communities such as Johnson Ranch, Ironwood Crossing, Pecan Creek, Morning Sun Farms, San Tan Heights, Skyline Ranch, Copper Basin, and Circle Cross Ranch.

The trade area has a very diverse economy with the roots in agriculture and mining, combined with the emerging technologies of aerospace, bio-med, renewable/green technologies, and high tech manufacturing facilities. There is also a very robust recreational, cultural and tourism component to the area. All of this lends itself to the creation and continuation of a diverse community with high wage job opportunities and a vibrant residential population who enjoy a high quality of life. Pinal County has a pro-business atmosphere that has been developed and implemented by the local business community governments. Along with a skilled, trained and available workforce create numerous opportunities for residents to live, work and play.



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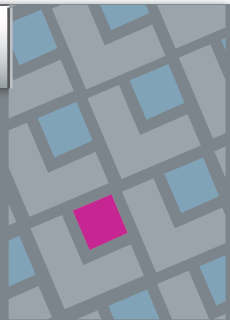
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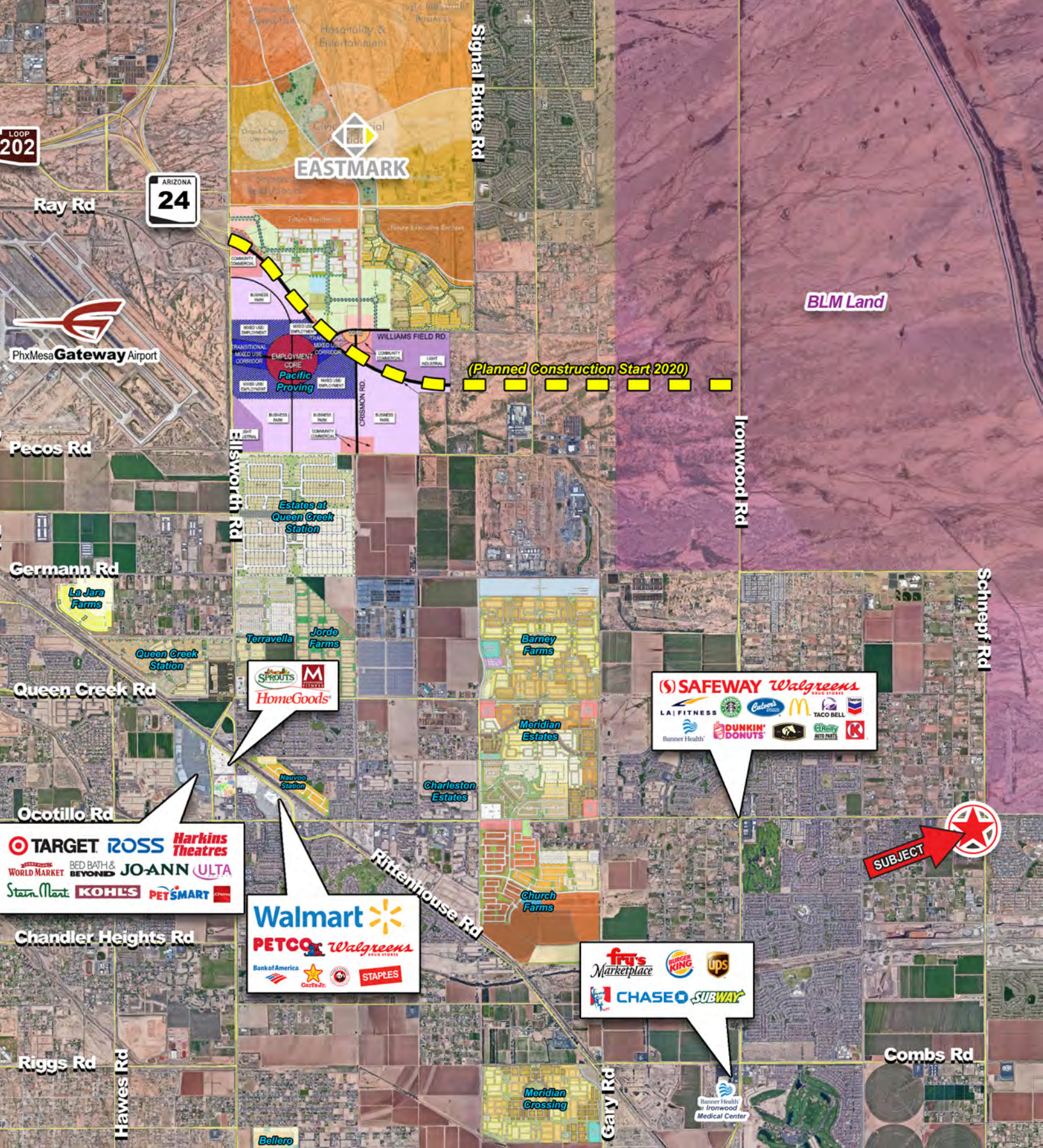
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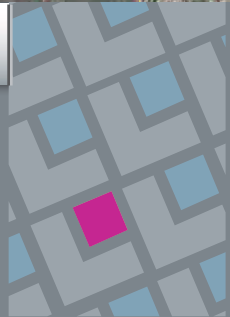


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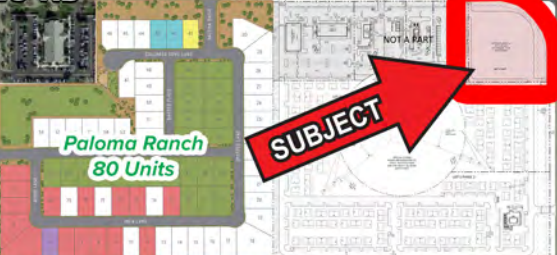
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BLM Land

OCOTILLO RD



SUBJECT

SCHNEPF RD

PROPERTY HIGHLIGHTS

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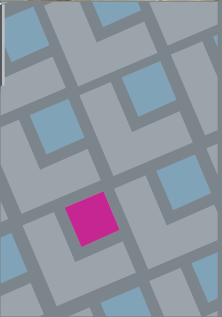
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COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.2491/-111.5288

RFULL9

E Ocotillo Rd & N Schnepf Rd

	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2018)	44,438		65,113		232,588	
Projected Population (2023)	52,458		76,132		264,919	
Census Population (2010)	34,437		46,126		174,980	
Census Population (2000)	2,633		3,732		30,394	
Projected Annual Growth (2018-2023)	8,020	3.6%	11,019	3.4%	32,331	2.8%
Historical Annual Growth (2010-2018)	10,001	2.8%	18,987	3.6%	57,608	3.1%
Historical Annual Growth (2000-2010)	31,804	120.8%	42,394	113.6%	144,586	47.6%
Estimated Population Density (2018)	1,572 <i>psm</i>		829 <i>psm</i>		741 <i>psm</i>	
Trade Area Size	28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>	
Households						
Estimated Households (2018)	14,101		20,297		78,336	
Projected Households (2023)	15,011		21,597		82,894	
Census Households (2010)	10,426		13,892		57,518	
Census Households (2000)	850		1,190		11,296	
Projected Annual Growth (2018-2023)	911	1.3%	1,299	1.3%	4,557	1.2%
Historical Annual Change (2000-2018)	13,250	86.6%	19,108	89.2%	67,041	33.0%
Average Household Income						
Estimated Average Household Income (2018)	\$76,259		\$77,951		\$87,493	
Projected Average Household Income (2023)	\$85,788		\$87,178		\$99,119	
Census Average Household Income (2010)	\$64,944		\$66,154		\$70,225	
Census Average Household Income (2000)	\$51,511		\$53,297		\$58,167	
Projected Annual Change (2018-2023)	\$9,530	2.5%	\$9,227	2.4%	\$11,625	2.7%
Historical Annual Change (2000-2018)	\$24,747	2.7%	\$24,653	2.6%	\$29,327	2.8%
Median Household Income						
Estimated Median Household Income (2018)	\$65,909		\$68,521		\$74,846	
Projected Median Household Income (2023)	\$75,849		\$78,648		\$85,948	
Census Median Household Income (2010)	\$59,765		\$61,118		\$62,825	
Census Median Household Income (2000)	\$42,724		\$44,828		\$48,503	
Projected Annual Change (2018-2023)	\$9,940	3.0%	\$10,127	3.0%	\$11,102	3.0%
Historical Annual Change (2000-2018)	\$23,185	3.0%	\$23,693	2.9%	\$26,344	3.0%
Per Capita Income						
Estimated Per Capita Income (2018)	\$24,199		\$24,301		\$29,476	
Projected Per Capita Income (2023)	\$24,550		\$24,731		\$31,021	
Census Per Capita Income (2010)	\$19,663		\$19,924		\$23,084	
Census Per Capita Income (2000)	\$16,549		\$16,916		\$21,554	
Projected Annual Change (2018-2023)	\$351	0.3%	\$431	0.4%	\$1,545	1.0%
Historical Annual Change (2000-2018)	\$7,650	2.6%	\$7,385	2.4%	\$7,922	2.0%
Estimated Average Household Net Worth (2018)	\$666,259		\$721,735		\$811,140	

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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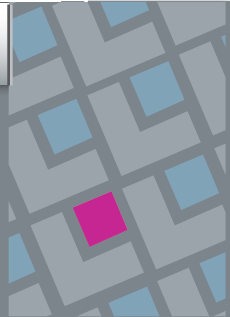
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COMPLETE PROFILE

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Lat/Lon: 33.2491/-111.5288

RFULL9

E Ocotillo Rd & N Schnepf Rd		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity							
Total Population (2018)		44,438		65,113		232,588	
White (2018)		35,007	78.8%	50,732	77.9%	183,267	78.8%
Black or African American (2018)		1,952	4.4%	2,963	4.6%	11,383	4.9%
American Indian or Alaska Native (2018)		440	1.0%	674	1.0%	2,263	1.0%
Asian (2018)		1,106	2.5%	1,709	2.6%	7,145	3.1%
Hawaiian or Pacific Islander (2018)		82	0.2%	138	0.2%	566	0.2%
Other Race (2018)		3,953	8.9%	6,109	9.4%	18,350	7.9%
Two or More Races (2018)		1,899	4.3%	2,787	4.3%	9,614	4.1%
Population < 18 (2018)		12,908	29.0%	19,006	29.2%	62,502	26.9%
White Not Hispanic		7,593	58.8%	10,980	57.8%	36,249	58.0%
Black or African American		592	4.6%	910	4.8%	3,459	5.5%
Asian		251	1.9%	404	2.1%	1,659	2.7%
Other Race Not Hispanic		713	5.5%	1,060	5.6%	3,796	6.1%
Hispanic		3,759	29.1%	5,652	29.7%	17,339	27.7%
Not Hispanic or Latino Population (2018)		33,715	75.9%	48,861	75.0%	182,549	78.5%
Not Hispanic White		29,476	87.4%	42,467	86.9%	157,362	86.2%
Not Hispanic Black or African American		1,792	5.3%	2,693	5.5%	10,462	5.7%
Not Hispanic American Indian or Alaska Native		328	1.0%	490	1.0%	1,694	0.9%
Not Hispanic Asian		1,023	3.0%	1,561	3.2%	6,667	3.7%
Not Hispanic Hawaiian or Pacific Islander		70	0.2%	121	0.2%	493	0.3%
Not Hispanic Other Race		59	0.2%	74	0.2%	392	0.2%
Not Hispanic Two or More Races		967	2.9%	1,455	3.0%	5,479	3.0%
Hispanic or Latino Population (2018)		10,723	24.1%	16,252	25.0%	50,039	21.5%
Hispanic White		5,532	51.6%	8,265	50.9%	25,906	51.8%
Hispanic Black or African American		160	1.5%	270	1.7%	921	1.8%
Hispanic American Indian or Alaska Native		112	1.0%	184	1.1%	569	1.1%
Hispanic Asian		83	0.8%	148	0.9%	478	1.0%
Hispanic Hawaiian or Pacific Islander		12	0.1%	17	0.1%	72	0.1%
Hispanic Other Race		3,894	36.3%	6,035	37.1%	17,958	35.9%
Hispanic Two or More Races		931	8.7%	1,332	8.2%	4,135	8.3%
Not Hispanic or Latino Population (2010)		26,636	77.3%	35,206	76.3%	141,721	81.0%
Hispanic or Latino Population (2010)		7,801	22.7%	10,921	23.7%	33,260	19.0%
Not Hispanic or Latino Population (2000)		1,872	71.1%	2,671	71.6%	25,490	83.9%
Hispanic or Latino Population (2000)		761	28.9%	1,061	28.4%	4,904	16.1%
Not Hispanic or Latino Population (2023)		39,328	75.0%	56,441	74.1%	205,208	77.5%
Hispanic or Latino Population (2023)		13,130	25.0%	19,691	25.9%	59,711	22.5%
Projected Annual Growth (2018-2023)		2,407	-	3,439	-	9,672	-
Historical Annual Growth (2000-2010)		7,041	92.6%	9,860	92.9%	28,355	57.8%

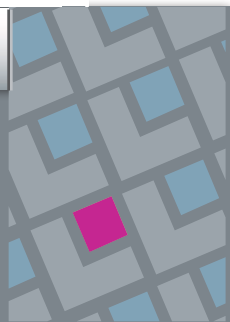
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RFULL9

E Ocotillo Rd & N Schnepf Rd

	3 mi radius		5 mi radius		10 mi radius	
Total Age Distribution (2018)						
Total Population	44,438		65,113		232,588	
Age Under 5 Years	3,480	7.8%	5,097	7.8%	16,392	7.0%
Age 5 to 9 Years	3,773	8.5%	5,544	8.5%	18,073	7.8%
Age 10 to 14 Years	3,735	8.4%	5,513	8.5%	18,554	8.0%
Age 15 to 19 Years	2,910	6.5%	4,368	6.7%	14,881	6.4%
Age 20 to 24 Years	2,453	5.5%	3,529	5.4%	11,348	4.9%
Age 25 to 29 Years	3,125	7.0%	4,586	7.0%	14,703	6.3%
Age 30 to 34 Years	3,555	8.0%	5,297	8.1%	16,911	7.3%
Age 35 to 39 Years	3,456	7.8%	5,141	7.9%	17,517	7.5%
Age 40 to 44 Years	2,880	6.5%	4,329	6.6%	15,142	6.5%
Age 45 to 49 Years	2,387	5.4%	3,597	5.5%	13,243	5.7%
Age 50 to 54 Years	2,035	4.6%	3,094	4.8%	11,684	5.0%
Age 55 to 59 Years	2,153	4.8%	3,215	4.9%	12,602	5.4%
Age 60 to 64 Years	2,217	5.0%	3,168	4.9%	13,035	5.6%
Age 65 to 69 Years	2,124	4.8%	2,941	4.5%	12,831	5.5%
Age 70 to 74 Years	1,817	4.1%	2,506	3.8%	11,171	4.8%
Age 75 to 79 Years	1,167	2.6%	1,598	2.5%	7,467	3.2%
Age 80 to 84 Years	691	1.6%	950	1.5%	4,061	1.7%
Age 85 Years or Over	481	1.1%	642	1.0%	2,973	1.3%
Median Age	33.4		33.1		36.6	
Age 19 Years or Less	13,897	31.3%	20,523	31.5%	67,899	29.2%
Age 20 to 64 Years	24,261	54.6%	35,955	55.2%	126,185	54.3%
Age 65 Years or Over	6,280	14.1%	8,636	13.3%	38,504	16.6%
Female Age Distribution (2018)						
Female Population	22,288	50.2%	32,556	50.0%	117,502	50.5%
Age Under 5 Years	1,709	7.7%	2,485	7.6%	7,988	6.8%
Age 5 to 9 Years	1,786	8.0%	2,636	8.1%	8,609	7.3%
Age 10 to 14 Years	1,874	8.4%	2,714	8.3%	9,121	7.8%
Age 15 to 19 Years	1,426	6.4%	2,138	6.6%	7,098	6.0%
Age 20 to 24 Years	1,315	5.9%	1,855	5.7%	5,780	4.9%
Age 25 to 29 Years	1,611	7.2%	2,380	7.3%	7,788	6.6%
Age 30 to 34 Years	1,800	8.1%	2,676	8.2%	8,772	7.5%
Age 35 to 39 Years	1,666	7.5%	2,501	7.7%	8,672	7.4%
Age 40 to 44 Years	1,379	6.2%	2,065	6.3%	7,396	6.3%
Age 45 to 49 Years	1,163	5.2%	1,728	5.3%	6,476	5.5%
Age 50 to 54 Years	1,045	4.7%	1,606	4.9%	6,131	5.2%
Age 55 to 59 Years	1,156	5.2%	1,706	5.2%	6,677	5.7%
Age 60 to 64 Years	1,205	5.4%	1,709	5.2%	7,049	6.0%
Age 65 to 69 Years	1,018	4.6%	1,432	4.4%	6,581	5.6%
Age 70 to 74 Years	908	4.1%	1,234	3.8%	5,574	4.7%
Age 75 to 79 Years	589	2.6%	817	2.5%	3,814	3.2%
Age 80 to 84 Years	366	1.6%	503	1.5%	2,159	1.8%
Age 85 Years or Over	274	1.2%	372	1.1%	1,815	1.5%
Female Median Age	33.6		33.4		37.1	
Age 19 Years or Less	6,794	30.5%	9,973	30.6%	32,817	27.9%
Age 20 to 64 Years	12,339	55.4%	18,226	56.0%	64,742	55.1%
Age 65 Years or Over	3,155	14.2%	4,357	13.4%	19,943	17.0%

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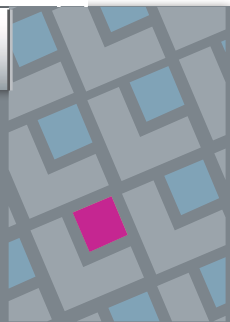
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3 mi radius 5 mi radius 10 mi radius

Male Age Distribution (2018)

Male Population	22,150	49.8%	32,557	50.0%	115,086	49.5%
Age Under 5 Years	1,771	8.0%	2,612	8.0%	8,403	7.3%
Age 5 to 9 Years	1,987	9.0%	2,908	8.9%	9,464	8.2%
Age 10 to 14 Years	1,861	8.4%	2,799	8.6%	9,433	8.2%
Age 15 to 19 Years	1,485	6.7%	2,230	6.9%	7,783	6.8%
Age 20 to 24 Years	1,138	5.1%	1,674	5.1%	5,568	4.8%
Age 25 to 29 Years	1,514	6.8%	2,206	6.8%	6,915	6.0%
Age 30 to 34 Years	1,755	7.9%	2,621	8.1%	8,139	7.1%
Age 35 to 39 Years	1,790	8.1%	2,640	8.1%	8,845	7.7%
Age 40 to 44 Years	1,501	6.8%	2,263	7.0%	7,745	6.7%
Age 45 to 49 Years	1,224	5.5%	1,869	5.7%	6,767	5.9%
Age 50 to 54 Years	990	4.5%	1,488	4.6%	5,552	4.8%
Age 55 to 59 Years	996	4.5%	1,509	4.6%	5,925	5.1%
Age 60 to 64 Years	1,013	4.6%	1,459	4.5%	5,986	5.2%
Age 65 to 69 Years	1,106	5.0%	1,508	4.6%	6,250	5.4%
Age 70 to 74 Years	909	4.1%	1,272	3.9%	5,597	4.9%
Age 75 to 79 Years	578	2.6%	780	2.4%	3,654	3.2%
Age 80 to 84 Years	326	1.5%	447	1.4%	1,902	1.7%
Age 85 Years or Over	207	0.9%	270	0.8%	1,158	1.0%
Male Median Age	33.2		32.9		36.1	
Age 19 Years or Less	7,103	32.1%	10,550	32.4%	35,083	30.5%
Age 20 to 64 Years	11,921	53.8%	17,729	54.5%	61,442	53.4%
Age 65 Years or Over	3,125	14.1%	4,278	13.1%	18,561	16.1%

Males per 100 Females (2018)

Overall Comparison						
Age Under 5 Years	104	50.9%	105	51.2%	105	51.3%
Age 5 to 9 Years	111	52.7%	110	52.5%	110	52.4%
Age 10 to 14 Years	99	49.8%	103	50.8%	103	50.8%
Age 15 to 19 Years	104	51.0%	104	51.1%	110	52.3%
Age 20 to 24 Years	87	46.4%	90	47.4%	96	49.1%
Age 25 to 29 Years	94	48.4%	93	48.1%	89	47.0%
Age 30 to 34 Years	97	49.4%	98	49.5%	93	48.1%
Age 35 to 39 Years	107	51.8%	106	51.3%	102	50.5%
Age 40 to 44 Years	109	52.1%	110	52.3%	105	51.2%
Age 45 to 49 Years	105	51.3%	108	52.0%	104	51.1%
Age 50 to 54 Years	95	48.7%	93	48.1%	91	47.5%
Age 55 to 59 Years	86	46.3%	88	46.9%	89	47.0%
Age 60 to 64 Years	84	45.7%	85	46.0%	85	45.9%
Age 65 to 69 Years	109	52.1%	105	51.3%	95	48.7%
Age 70 to 74 Years	100	50.0%	103	50.8%	100	50.1%
Age 75 to 79 Years	98	49.5%	96	48.9%	96	48.9%
Age 80 to 84 Years	89	47.1%	89	47.0%	88	46.8%
Age 85 Years or Over	76	43.1%	73	42.1%	64	39.0%
Age 19 Years or Less	105	51.1%	106	51.4%	107	51.7%
Age 20 to 39 Years	97	49.2%	97	49.3%	95	48.7%
Age 40 to 64 Years	96	49.0%	97	49.4%	95	48.7%
Age 65 Years or Over	99	49.8%	98	49.5%	93	48.2%

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Demographic Source: Applied Geographic Solutions 10/2018, TIGER Geography

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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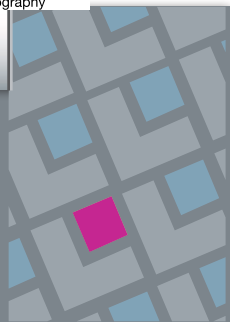
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COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.2491/-111.5288

RFULL9

E Ocotillo Rd & N Schnepf Rd

	3 mi radius	5 mi radius	10 mi radius
Household Type (2018)			
Total Households	14,101	20,297	78,336
Households with Children	6,751 47.9%	9,790 48.2%	32,361 41.3%
Average Household Size	3.2	3.2	3.0
Household Density per Square Mile	499	259	249
Population Family	40,840 91.9%	59,969 92.1%	210,018 90.3%
Population Non-Family	3,593 8.1%	5,139 7.9%	22,235 9.6%
Population Group Quarters	5 -	5 -	336 0.1%
Family Households	11,451 81.2%	16,549 81.5%	61,525 78.5%
Married Couple Households	9,191 80.3%	13,323 80.5%	50,179 81.6%
Other Family Households with Children	2,260 19.7%	3,226 19.5%	11,346 18.4%
Family Households with Children	6,699 58.5%	9,713 58.7%	32,046 52.1%
Married Couple with Children	5,094 76.1%	7,431 76.5%	24,226 75.6%
Other Family Households with Children	1,604 23.9%	2,282 23.5%	7,821 24.4%
Family Households No Children	4,752 41.5%	6,836 41.3%	29,479 47.9%
Married Couple No Children	4,096 86.2%	5,892 86.2%	25,954 88.0%
Other Family Households No Children	656 13.8%	944 13.8%	3,525 12.0%
Non-Family Households	2,650 18.8%	3,749 18.5%	16,812 21.5%
Non-Family Households with Children	53 2.0%	77 2.1%	314 1.9%
Non-Family Households No Children	2,597 98.0%	3,671 97.9%	16,497 98.1%
Average Family Household Size	3.6	3.6	3.4
Average Family Income	\$79,298	\$81,438	\$95,575
Median Family Income	\$73,397	\$75,499	\$84,064
Average Non-Family Household Size	1.4	1.4	1.3
Marital Status (2018)			
Population Age 15 Years or Over	33,451	48,958	179,570
Never Married	11,198 33.5%	15,769 32.2%	48,598 27.1%
Currently Married	16,206 48.4%	24,864 50.8%	99,216 55.3%
Previously Married	6,047 18.1%	8,325 17.0%	31,757 17.7%
Separated	1,263 20.9%	1,838 22.1%	5,827 18.3%
Widowed	1,515 25.0%	1,954 23.5%	8,101 25.5%
Divorced	3,270 54.1%	4,533 54.5%	17,828 56.1%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	28,087	41,061	153,341
Elementary (Grade Level 0 to 8)	701 2.5%	1,112 2.7%	3,380 2.2%
Some High School (Grade Level 9 to 11)	1,630 5.8%	2,297 5.6%	7,159 4.7%
High School Graduate	7,255 25.8%	10,954 26.7%	38,128 24.9%
Some College	8,660 30.8%	12,427 30.3%	44,242 28.9%
Associate Degree Only	3,490 12.4%	4,794 11.7%	16,930 11.0%
Bachelor Degree Only	4,164 14.8%	6,130 14.9%	28,296 18.5%
Graduate Degree	2,186 7.8%	3,347 8.2%	15,205 9.9%
Any College (Some College or Higher)	18,501 65.9%	26,698 65.0%	104,673 68.3%
College Degree + (Bachelor Degree or Higher)	6,351 22.6%	9,478 23.1%	43,502 28.4%

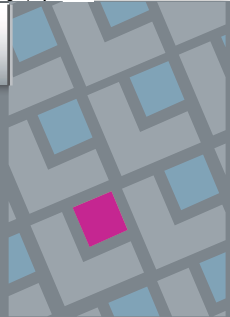
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PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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