

NEW DEVELOPMENT

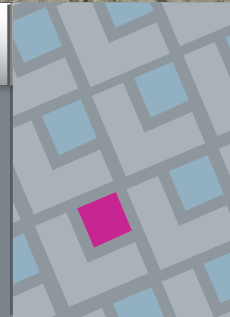
Pads Available For Sale, Ground Lease, or Build to Suit
Hunt Hwy & Village Ln - Northwest Corner
San Tan Valley, Arizona



◆ HARD CORNER LAND IN HIGH-GROWTH SAN TAN VALLEY!

PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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Greg Abbott
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NEW DEVELOPMENT

Pads Available For Sale, Ground Lease, or Build to Suit

Hunt Hwy & Village Ln - Northwest Corner - San Tan Valley, Arizona

Retail & Office Space Available for Lease



◆ HARD CORNER IN SAN TAN VALLEY!

Property Highlights

- Excellent site in the center of the San Tan Valley development boom (one of the strongest in the country)
- Easily accessible site at a signalized intersection on Hunt Highway
- Pads available for sale, ground lease, or build to suit
- Space for lease (Retail, Office, and Mixed Use)

Property Information:

Parcel Number: 509-02-062C (Pinal)
 Land Size: ±6.40 AC (±278,784 SF)
 Zoning: CB-1 (Pinal County)

Demographics	1 mi	3 mi	5 mi
Estimated Population	19,994	49,404	192,994
Estimated Households	6,233	16,044	37,263
Med Household Income	\$67,123	\$67,657	\$71,051
Daytime Population	1,000	3,847	8,456

Source: SitesUSA

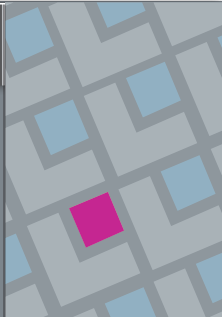


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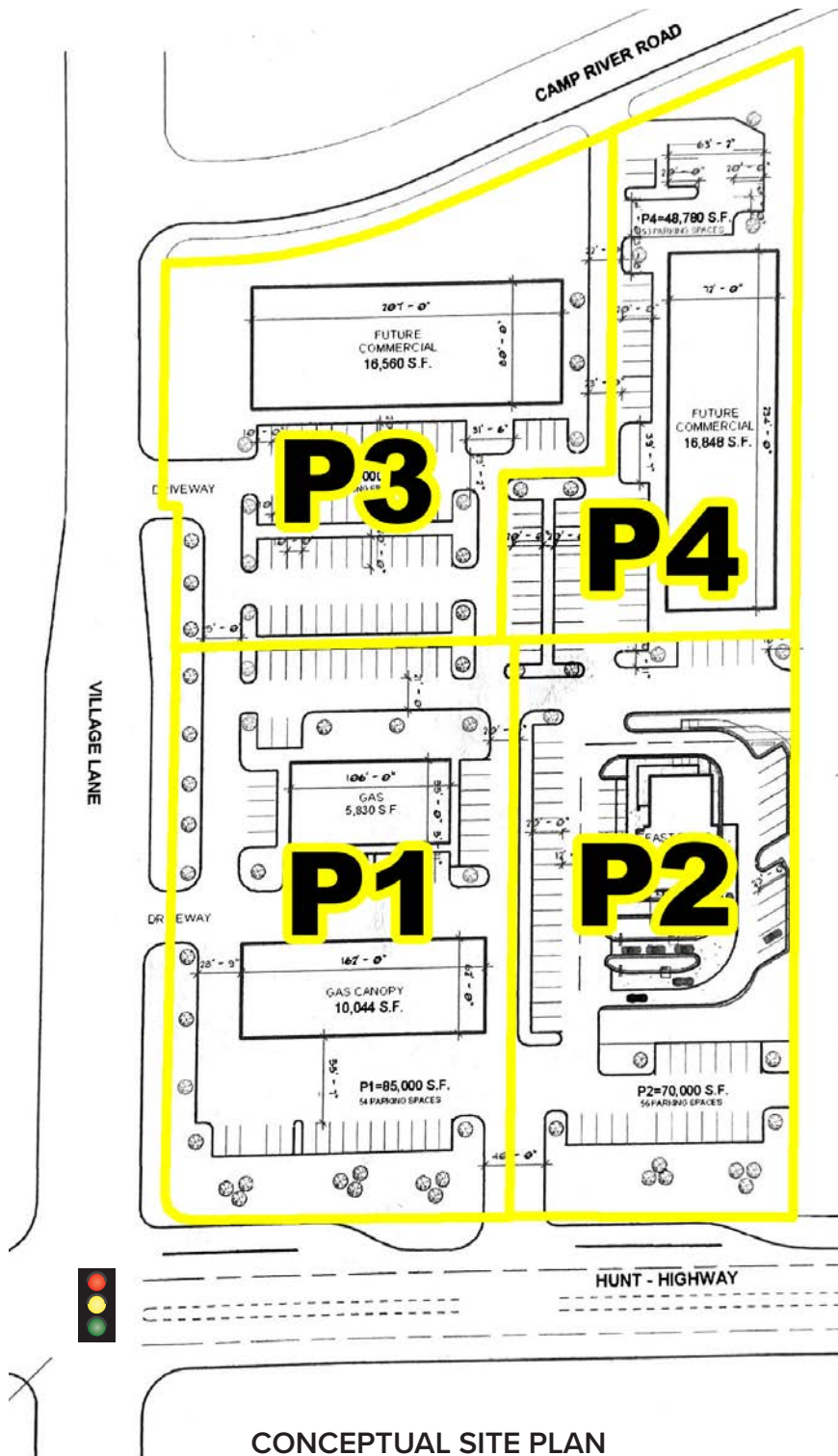
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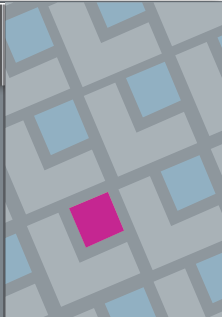
P1: 85,000 SF
P2: 70,000 SF
P3: 75,000 SF
P4: 48,750 SF
(Proposed / conceptual pad sizes / layout. Land area and dimensions can be modified to fit user's requirements.)



CONCEPTUAL SITE PLAN

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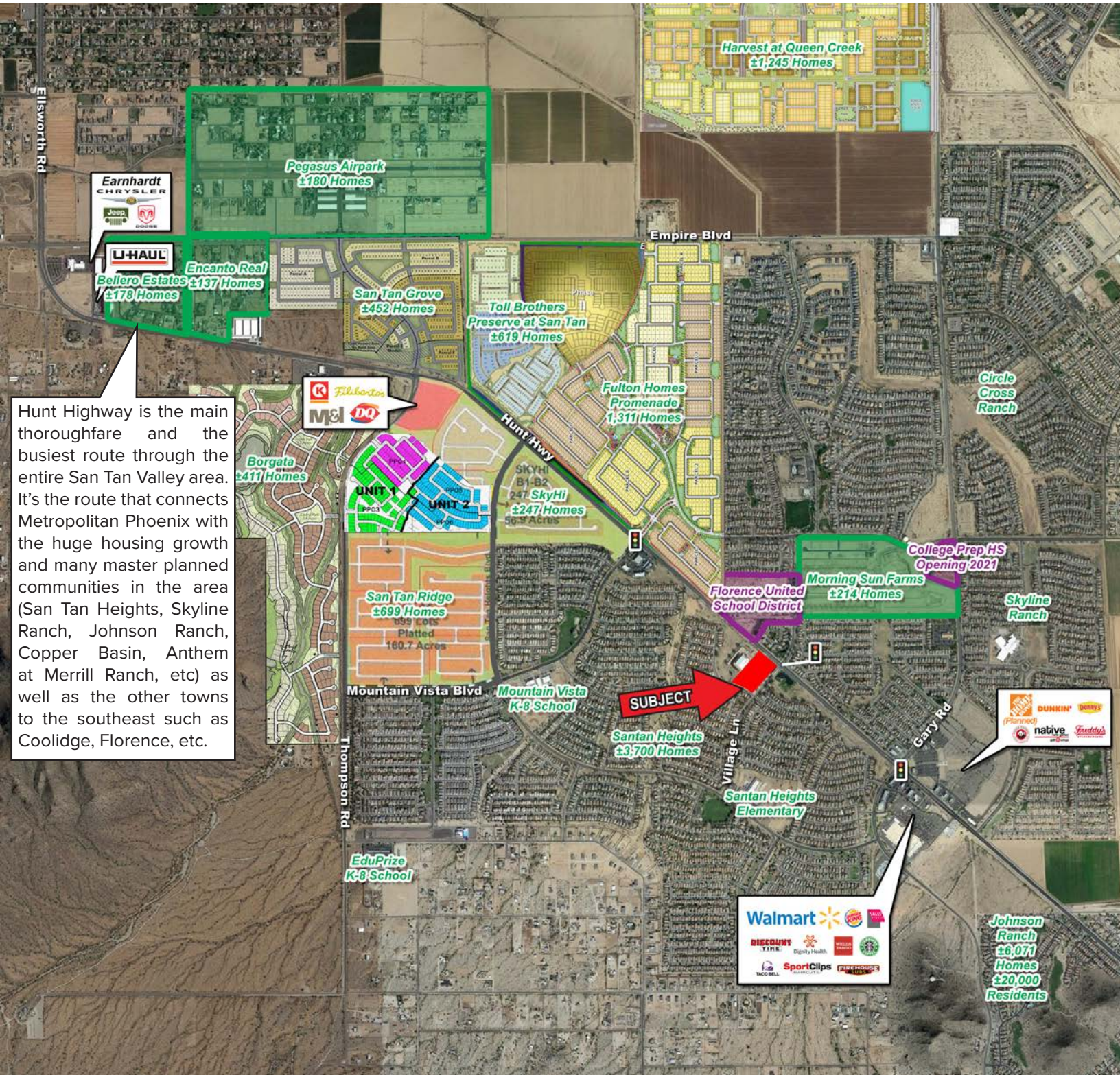


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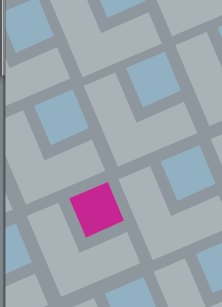
Hunt Hwy & Village Ln - Northwest Corner - San Tan Valley, Arizona

Hunt Highway is the main thoroughfare and the busiest route through the entire San Tan Valley area. It's the route that connects Metropolitan Phoenix with the huge housing growth and many master planned communities in the area (San Tan Heights, Skyline Ranch, Johnson Ranch, Copper Basin, Anthem at Merrill Ranch, etc) as well as the other towns to the southeast such as Coolidge, Florence, etc.



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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

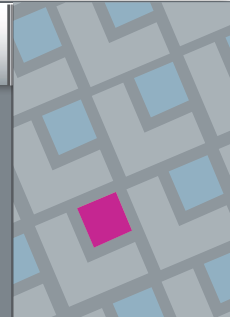
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.1847/-111.5917

RF5

N Village Ln & W Hunt Hwy		1 mi radius	3 mi radius	5 mi radius
Population				
Estimated Population (2019)		19,994	49,404	118,465
Projected Population (2024)		23,621	58,211	137,159
Census Population (2010)		15,404	34,759	82,633
Census Population (2000)		71	1,464	6,488
Projected Annual Growth (2019 to 2024)		3,627 3.6%	8,807 3.6%	18,695 3.2%
Historical Annual Growth (2010 to 2019)		4,590 2.6%	14,645 3.3%	35,832 3.4%
Historical Annual Growth (2000 to 2010)		15,333 2171.5%	33,295 227.5%	76,145 117.4%
Estimated Population Density (2019)		6,368 psm	1,748 psm	1,509 psm
Trade Area Size		3.1 sq mi	28.3 sq mi	78.5 sq mi
Households				
Estimated Households (2019)		6,233	16,044	37,263
Projected Households (2024)		6,693	17,199	39,669
Census Households (2010)		4,681	10,985	25,465
Census Households (2000)		23	461	1,960
Estimated Households with Children (2019)		2,829 45.4%	6,953 43.3%	17,054 45.8%
Estimated Average Household Size (2019)		3.21	3.08	3.18
Average Household Income				
Estimated Average Household Income (2019)		\$61,522	\$65,099	\$74,987
Projected Average Household Income (2024)		\$67,554	\$71,544	\$82,982
Estimated Average Family Income (2019)		\$64,031	\$69,039	\$80,106
Median Household Income				
Estimated Median Household Income (2019)		\$67,123	\$67,657	\$71,051
Projected Median Household Income (2024)		\$78,515	\$78,244	\$82,204
Estimated Median Family Income (2019)		\$73,048	\$75,193	\$78,950
Per Capita Income				
Estimated Per Capita Income (2019)		\$19,178	\$21,141	\$23,587
Projected Per Capita Income (2024)		\$19,140	\$21,138	\$24,001
Estimated Per Capita Income 5 Year Growth		-\$38 -0.2%	-\$3 -	\$413 1.8%
Estimated Average Household Net Worth (2019)		\$491,677	\$600,476	\$694,241
Daytime Demos (2019)				
Total Businesses		125	523	1,048
Total Employees		1,000	3,847	8,459
Company Headquarter Businesses		-	2 0.4%	2 0.2%
Company Headquarter Employees		-	251 6.5%	277 3.3%
Employee Population per Business		8.0	7.4	8.1
Residential Population per Business		159.6	94.4	113.0

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2000-2010 Census, 2019 Estimates with 2024 Projections

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N Village Ln & W Hunt Hwy

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2019)	14,945	74.7%	37,490	75.9%	90,086	76.0%
Black or African American (2019)	1,231	6.2%	2,777	5.6%	6,493	5.5%
American Indian or Alaska Native (2019)	254	1.3%	615	1.2%	1,307	1.1%
Asian (2019)	615	3.1%	1,245	2.5%	3,147	2.7%
Hawaiian or Pacific Islander (2019)	62	0.3%	133	0.3%	304	0.3%
Other Race (2019)	2,038	10.2%	4,975	10.1%	11,806	10.0%
Two or More Races (2019)	849	4.2%	2,170	4.4%	5,322	4.5%
Not Hispanic or Latino Population (2019)	15,037	75.2%	37,288	75.5%	88,889	75.0%
Hispanic or Latino Population (2019)	4,957	24.8%	12,116	24.5%	29,576	25.0%
Not Hispanic or Latino Population (2024)	17,522	74.2%	43,275	74.3%	101,458	74.0%
Hispanic or Latino Population (2024)	6,099	25.8%	14,936	25.7%	35,701	26.0%
Not Hispanic or Latino Population (2010)	11,709	76.0%	26,770	77.0%	63,497	76.8%
Hispanic or Latino Population (2010)	3,694	24.0%	7,989	23.0%	19,136	23.2%
Not Hispanic or Latino Population (2000)	50	70.9%	1,074	73.4%	4,569	70.4%
Hispanic or Latino Population (2000)	21	29.1%	390	26.6%	1,919	29.6%
Projected Hispanic Annual Growth (2019 to 2024)	1,142	4.6%	2,820	4.7%	6,125	4.1%
Historic Hispanic Annual Growth (2000 to 2019)	4,936	1262.9%	11,726	158.3%	27,657	75.8%
Age Distribution (2019)						
Age Under 5	1,419	7.1%	3,316	6.7%	8,453	7.1%
Age 5 to 9 Years	1,624	8.1%	3,846	7.8%	9,548	8.1%
Age 10 to 14 Years	1,588	7.9%	3,946	8.0%	9,860	8.3%
Age 15 to 19 Years	1,198	6.0%	3,147	6.4%	7,864	6.6%
Age 20 to 24 Years	1,052	5.3%	2,517	5.1%	6,286	5.3%
Age 25 to 29 Years	1,367	6.8%	3,227	6.5%	8,165	6.9%
Age 30 to 34 Years	1,602	8.0%	3,683	7.5%	9,184	7.8%
Age 35 to 39 Years	1,537	7.7%	3,696	7.5%	9,193	7.8%
Age 40 to 44 Years	1,297	6.5%	3,298	6.7%	7,898	6.7%
Age 45 to 49 Years	1,014	5.1%	2,710	5.5%	6,625	5.6%
Age 50 to 54 Years	897	4.5%	2,309	4.7%	5,633	4.8%
Age 55 to 59 Years	996	5.0%	2,614	5.3%	5,987	5.1%
Age 60 to 64 Years	1,030	5.2%	2,679	5.4%	6,086	5.1%
Age 65 to 74 Years	2,001	10.0%	5,141	10.4%	10,746	9.1%
Age 75 to 84 Years	1,084	5.4%	2,574	5.2%	5,415	4.6%
Age 85 Years or Over	289	1.4%	700	1.4%	1,521	1.3%
Median Age	34.7		35.7		34.4	
Gender Age Distribution (2019)						
Female Population	10,084	50.4%	24,953	50.5%	59,710	50.4%
Age 0 to 19 Years	2,817	27.9%	6,926	27.8%	17,347	29.1%
Age 20 to 64 Years	5,491	54.5%	13,631	54.6%	33,153	55.5%
Age 65 Years or Over	1,776	17.6%	4,396	17.6%	9,210	15.4%
Female Median Age	35.4		36.4		34.9	
Male Population	9,910	49.6%	24,452	49.5%	58,754	49.6%
Age 0 to 19 Years	3,012	30.4%	7,329	30.0%	18,378	31.3%
Age 20 to 64 Years	5,300	53.5%	13,103	53.6%	31,904	54.3%
Age 65 Years or Over	1,598	16.1%	4,019	16.4%	8,472	14.4%
Male Median Age	34.0		35.2		33.9	

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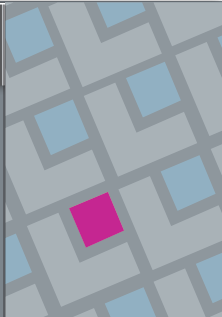
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N Village Ln & W Hunt Hwy

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2019)						
HH Income \$200,000 or More	119	1.9%	621	3.9%	1,714	4.6%
HH Income \$150,000 to \$199,999	232	3.7%	658	4.1%	2,233	6.0%
HH Income \$100,000 to \$149,999	971	15.6%	2,440	15.2%	6,400	17.2%
HH Income \$75,000 to \$99,999	1,177	18.9%	3,049	19.0%	6,543	17.6%
HH Income \$50,000 to \$74,999	1,768	28.4%	3,969	24.7%	8,336	22.4%
HH Income \$35,000 to \$49,999	800	12.8%	1,997	12.4%	4,667	12.5%
HH Income \$25,000 to \$34,999	286	4.6%	1,013	6.3%	2,283	6.1%
HH Income \$15,000 to \$24,999	291	4.7%	905	5.6%	2,374	6.4%
HH Income Under \$15,000	588	9.4%	1,391	8.7%	2,712	7.3%
HH Income \$35,000 or More	5,068	81.3%	12,734	79.4%	29,894	80.2%
HH Income \$75,000 or More	2,499	40.1%	6,769	42.2%	16,891	45.3%
Housing (2019)						
Total Housing Units	6,590		17,349		39,855	
Housing Units Occupied	6,233	94.6%	16,044	92.5%	37,263	93.5%
Housing Units Owner-Occupied	4,808	77.1%	12,843	80.1%	30,051	80.6%
Housing Units, Renter-Occupied	1,424	22.9%	3,200	19.9%	7,212	19.4%
Housing Units, Vacant	357	5.7%	1,305	8.1%	2,592	7.0%
Marital Status (2019)						
Never Married	4,786	31.2%	12,145	31.7%	27,945	30.8%
Currently Married	6,967	45.3%	18,089	47.2%	45,717	50.5%
Separated	800	5.2%	1,970	5.1%	3,881	4.3%
Widowed	690	4.5%	1,779	4.6%	3,639	4.0%
Divorced	2,120	13.8%	4,314	11.3%	9,421	10.4%
Household Type (2019)						
Population Family	18,184	90.9%	44,765	90.6%	107,884	91.1%
Population Non-Family	1,810	9.1%	4,639	9.4%	10,576	8.9%
Population Group Quarters	-	-	-	-	5	-
Family Households	4,999	80.2%	12,705	79.2%	29,751	79.8%
Non-Family Households	1,234	19.8%	3,339	20.8%	7,511	20.2%
Married Couple with Children	2,092	30.0%	5,140	28.4%	12,586	27.5%
Average Family Household Size	3.6		3.5		3.6	
Household Size (2019)						
1 Person Households	846	13.6%	2,395	14.9%	5,353	14.4%
2 Person Households	1,848	29.7%	5,135	32.0%	10,890	29.2%
3 Person Households	1,040	16.7%	2,613	16.3%	6,474	17.4%
4 Person Households	1,174	18.8%	2,838	17.7%	6,946	18.6%
5 Person Households	751	12.0%	1,730	10.8%	4,240	11.4%
6 or More Person Households	574	9.2%	1,333	8.3%	3,360	9.0%
Household Vehicles (2019)						
Households with 0 Vehicles Available	147	2.4%	353	2.2%	971	2.6%
Households with 1 Vehicles Available	1,941	31.1%	5,344	33.3%	11,571	31.1%
Households with 2 or More Vehicles Available	4,145	66.5%	10,347	64.5%	24,720	66.3%
Total Vehicles Available	11,356		30,585		72,947	
Average Vehicles Per Household	1.8		1.9		2.0	

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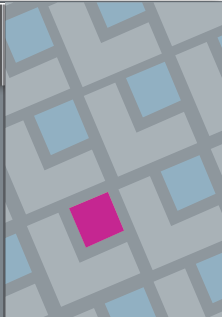
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Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	15,077		37,532		88,742	
Estimated Civilian Employed	9,147	60.7%	21,680	57.8%	52,636	59.3%
Estimated Civilian Unemployed	257	1.7%	793	2.1%	1,810	2.0%
Estimated in Armed Forces	-	-	-	-	47	-
Estimated Not in Labor Force	5,673 37.6%		15,060 40.1%		34,248 38.6%	
Unemployment Rate	1.7%		2.1%		2.0%	
Occupation (2019)						
Occupation: Population Age 16 Years or Over	9,147		21,680		52,636	
Management, Business, Financial Operations	1,089	11.9%	2,601	12.0%	7,028	13.4%
Professional, Related	2,023	22.1%	4,092	18.9%	10,825	20.6%
Service	2,186	23.9%	4,914	22.7%	10,802	20.5%
Sales, Office	2,752	30.1%	6,847	31.6%	15,966	30.3%
Farming, Fishing, Forestry	10	0.1%	59	0.3%	126	0.2%
Construct, Extraction, Maintenance	459	5.0%	1,133	5.2%	3,428	6.5%
Production, Transport Material Moving	628	6.9%	2,034	9.4%	4,460	8.5%
White Collar Workers	5,864	64.1%	13,540	62.5%	33,820	64.3%
Blue Collar Workers	3,283	35.9%	8,140	37.5%	18,817	35.7%
Consumer Expenditure (2019)						
Total Household Expenditure	\$313.96 M		\$839.07 M		\$2.14 B	
Total Non-Retail Expenditure	\$164.09 M	52.3%	\$439.44 M	52.4%	\$1.12 B	52.4%
Total Retail Expenditure	\$149.87 M	47.7%	\$399.63 M	47.6%	\$1.02 B	47.6%
Apparel	\$11 M	3.5%	\$29.45 M	3.5%	\$75.53 M	3.5%
Contributions	\$9.64 M	3.1%	\$26.34 M	3.1%	\$67.69 M	3.2%
Education	\$8.41 M	2.7%	\$23.19 M	2.8%	\$60.99 M	2.9%
Entertainment	\$17.58 M	5.6%	\$47.2 M	5.6%	\$120.93 M	5.7%
Food and Beverages	\$47.03 M	15.0%	\$125.07 M	14.9%	\$317.87 M	14.9%
Furnishings and Equipment	\$10.95 M	3.5%	\$29.35 M	3.5%	\$75.17 M	3.5%
Gifts	\$7.12 M	2.3%	\$19.47 M	2.3%	\$50.11 M	2.3%
Health Care	\$27.13 M	8.6%	\$72.3 M	8.6%	\$182.38 M	8.5%
Household Operations	\$12.12 M	3.9%	\$32.63 M	3.9%	\$83.41 M	3.9%
Miscellaneous Expenses	\$5.87 M	1.9%	\$15.74 M	1.9%	\$40.16 M	1.9%
Personal Care	\$4.21 M	1.3%	\$11.25 M	1.3%	\$28.69 M	1.3%
Personal Insurance	\$2.12 M	0.7%	\$5.77 M	0.7%	\$14.93 M	0.7%
Reading	\$672.79 K	0.2%	\$1.81 M	0.2%	\$4.6 M	0.2%
Shelter	\$65.57 M	20.9%	\$175.04 M	20.9%	\$446.18 M	20.9%
Tobacco	\$2.03 M	0.6%	\$5.31 M	0.6%	\$13.14 M	0.6%
Transportation	\$58.44 M	18.6%	\$155.39 M	18.5%	\$395.6 M	18.5%
Utilities	\$24.08 M	7.7%	\$63.76 M	7.6%	\$160.47 M	7.5%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	13,113		32,632		76,453	
Elementary (Grade Level 0 to 8)	438	3.3%	892	2.7%	1,989	2.6%
Some High School (Grade Level 9 to 11)	817	6.2%	1,969	6.0%	4,633	6.1%
High School Graduate	3,944	30.1%	9,407	28.8%	21,310	27.9%
Some College	3,693	28.2%	10,096	30.9%	22,110	28.9%
Associate Degree Only	1,458	11.1%	3,397	10.4%	8,705	11.4%
Bachelor Degree Only	2,054	15.7%	4,802	14.7%	11,899	15.6%
Graduate Degree	710	5.4%	2,069	6.3%	5,807	7.6%

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Units In Structure (2019)						
1 Detached Unit	5,961	127.4%	15,159	138.0%	34,499	135.5%
1 Attached Unit	51	1.1%	120	1.1%	275	1.1%
2 to 4 Units	25	0.5%	51	0.5%	148	0.6%
5 to 9 Units	10	0.2%	22	0.2%	289	1.1%
10 to 19 Units	10	0.2%	30	0.3%	92	0.4%
20 to 49 Units	7	0.2%	11	0.1%	97	0.4%
50 or More Units	4	-	10	-	225	0.9%
Mobile Home or Trailer	121	2.6%	552	5.0%	1,442	5.7%
Other Structure	44	0.9%	89	0.8%	195	0.8%
Homes Built By Year (2019)						
Homes Built 2010 or later	656	14.0%	1,717	15.6%	5,191	20.4%
Homes Built 2000 to 2009	4,905	104.8%	12,106	110.2%	26,293	103.3%
Homes Built 1990 to 1999	347	7.4%	1,138	10.4%	2,683	10.5%
Homes Built 1980 to 1989	111	2.4%	381	3.5%	1,150	4.5%
Homes Built 1970 to 1979	101	2.2%	323	2.9%	1,089	4.3%
Homes Built 1960 to 1969	32	0.7%	174	1.6%	397	1.6%
Homes Built 1950 to 1959	39	0.8%	108	1.0%	254	1.0%
Homes Built Before 1949	42	0.9%	98	0.9%	205	0.8%
Home Values (2019)						
Home Values \$1,000,000 or More	3	-	14	0.2%	41	0.2%
Home Values \$500,000 to \$999,999	38	1.1%	454	5.2%	1,671	8.4%
Home Values \$400,000 to \$499,999	30	0.9%	266	3.0%	1,228	6.2%
Home Values \$300,000 to \$399,999	160	4.6%	882	10.1%	2,823	14.2%
Home Values \$200,000 to \$299,999	1,725	49.9%	4,527	51.8%	10,249	51.4%
Home Values \$150,000 to \$199,999	1,882	54.5%	4,252	48.6%	8,191	41.1%
Home Values \$100,000 to \$149,999	650	18.8%	1,639	18.7%	3,942	19.8%
Home Values \$70,000 to \$99,999	108	3.1%	229	2.6%	583	2.9%
Home Values \$50,000 to \$69,999	40	1.1%	154	1.8%	376	1.9%
Home Values \$25,000 to \$49,999	48	1.4%	129	1.5%	308	1.5%
Home Values Under \$25,000	122	3.5%	279	3.2%	602	3.0%
Owner-Occupied Median Home Value	\$192,711		\$212,331		\$220,221	
Renter-Occupied Median Rent	\$927		\$935		\$943	
Transportation To Work (2019)						
Drive to Work Alone	5,761	79.2%	14,592	80.8%	36,729	79.6%
Drive to Work in Carpool	949	13.0%	2,055	11.4%	5,084	11.0%
Travel to Work by Public Transportation	14	0.2%	16	-	261	0.6%
Drive to Work on Motorcycle	25	0.3%	45	0.2%	122	0.3%
Walk or Bicycle to Work	150	2.1%	286	1.6%	557	1.2%
Other Means	59	0.8%	113	0.6%	345	0.7%
Work at Home	317	4.4%	961	5.3%	3,055	6.6%
Travel Time (2019)						
Travel to Work in 14 Minutes or Less	1,181	16.2%	2,837	15.7%	7,198	15.6%
Travel to Work in 15 to 29 Minutes	1,680	23.1%	3,482	19.3%	10,606	23.0%
Travel to Work in 30 to 59 Minutes	4,685	64.4%	11,028	61.0%	23,809	51.6%
Travel to Work in 60 Minutes or More	1,142	15.7%	3,050	16.9%	7,400	16.0%
Average Minutes Travel to Work	35.6		38.0		35.3	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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