

OCOTILLO CROSSINGS SFH LAND

3001 E OCOTILLO RD
SAN TAN VALLEY, AZ 85140

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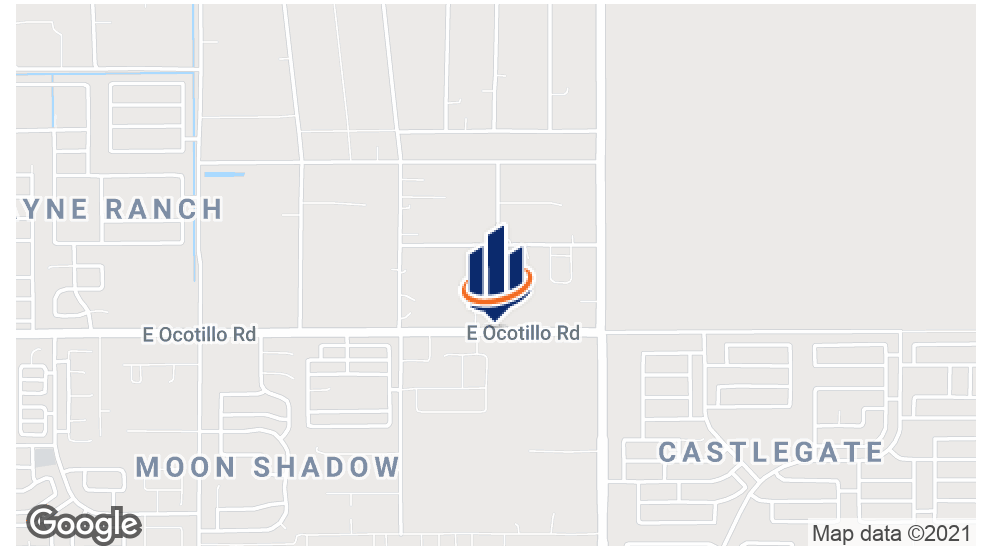
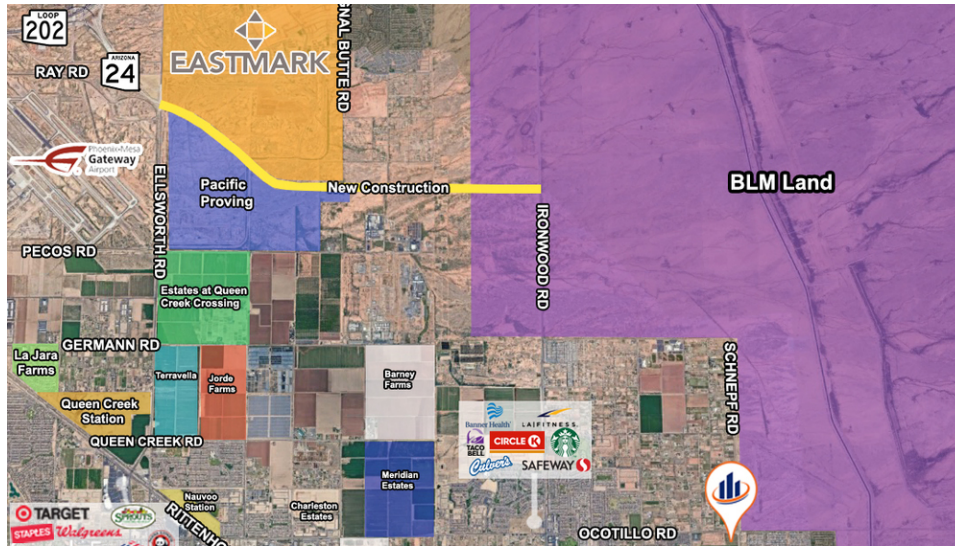
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New Construction

BLM Land



Property Summary



OFFERING SUMMARY

Sale Price:	\$2,650,000
Lot Size:	12.6 Acres
Price / Acre:	\$210,317
Zoning:	Agricultural
Market:	San Tan
APN:	104-27-006J

PROPERTY OVERVIEW

Great opportunity for new single family home development. Join many other recently developed communities including Woodside Homes which is adjacent to this piece. The 12.6 acre parcel is currently zoned agricultural and is ready to be zoned by buyer for single family home development. The buyer for this property will be expected to close quickly and do planning and zoning after acquisition. Your prospective buyers for this newly developed neighborhood will appreciate being off the street, as the community is behind street frontage commercial along both Ocotillo and Schnepf Road. Your community will have access from both Ocotillo and Schnepf Road.

The property is in the corner parcel of a 30 acre parcel situated in North San Tan Valley 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.

Complete Highlights



LOCATION INFORMATION

Building Name	Ocotillo Crossings SFH Land
Street Address	3001 E Ocotillo Rd
City, State, Zip	San Tan Valley, AZ 85140
County	Pinal
Market	San Tan
Cross-Streets	Ocotillo and Schnepf
Signal Intersection	No

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



San Tan Valley Information



SAN TAN VALLEY, AZ

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.

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.

Pinal County prepares for influx of thousands of new jobs



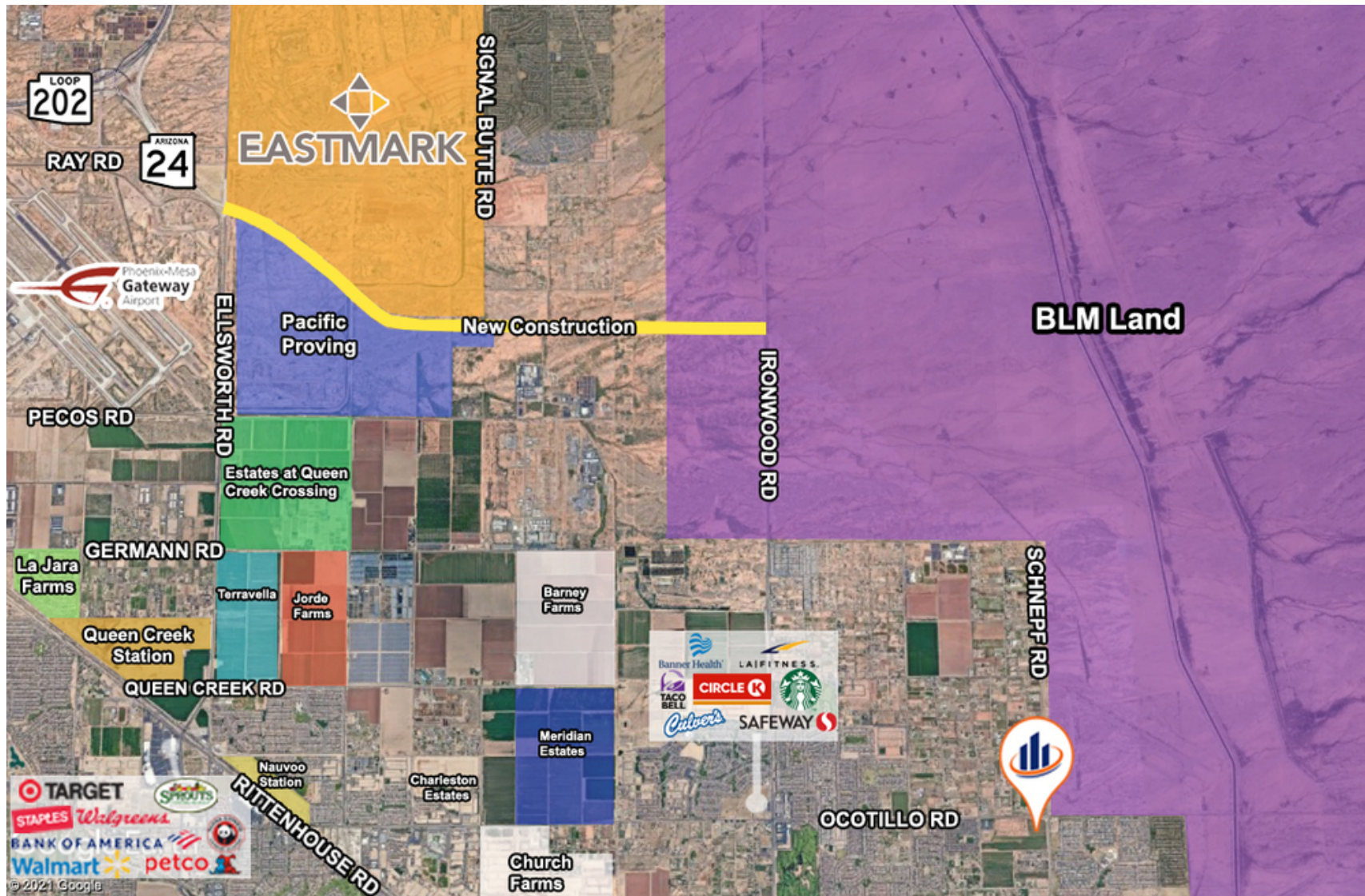
There are nearly 450,000 people living in Pinal County, a mostly rural, sprawling county the size of Connecticut. And each workday, the roads leading out of Pinal County are full of people heading to work.

"The estimate that we've heard is that as many as 90,000 people commute out of Pinal County to work in the metro areas, Tucson and Phoenix," said Coolidge city manager Rick Miller. "Our hope is that we'll be able to keep some of those commuters working here, living here and playing here." To keep the workers in the county, there first must be jobs. Slowly, companies are planting their flag in Pinal County. Tractor Supply Co. has its West Coast distribution center near Casa Grande, and LKQ, a company that recycles and resells automotive parts and accessories, has a 107,000-square-foot distribution center in the same industrial park.

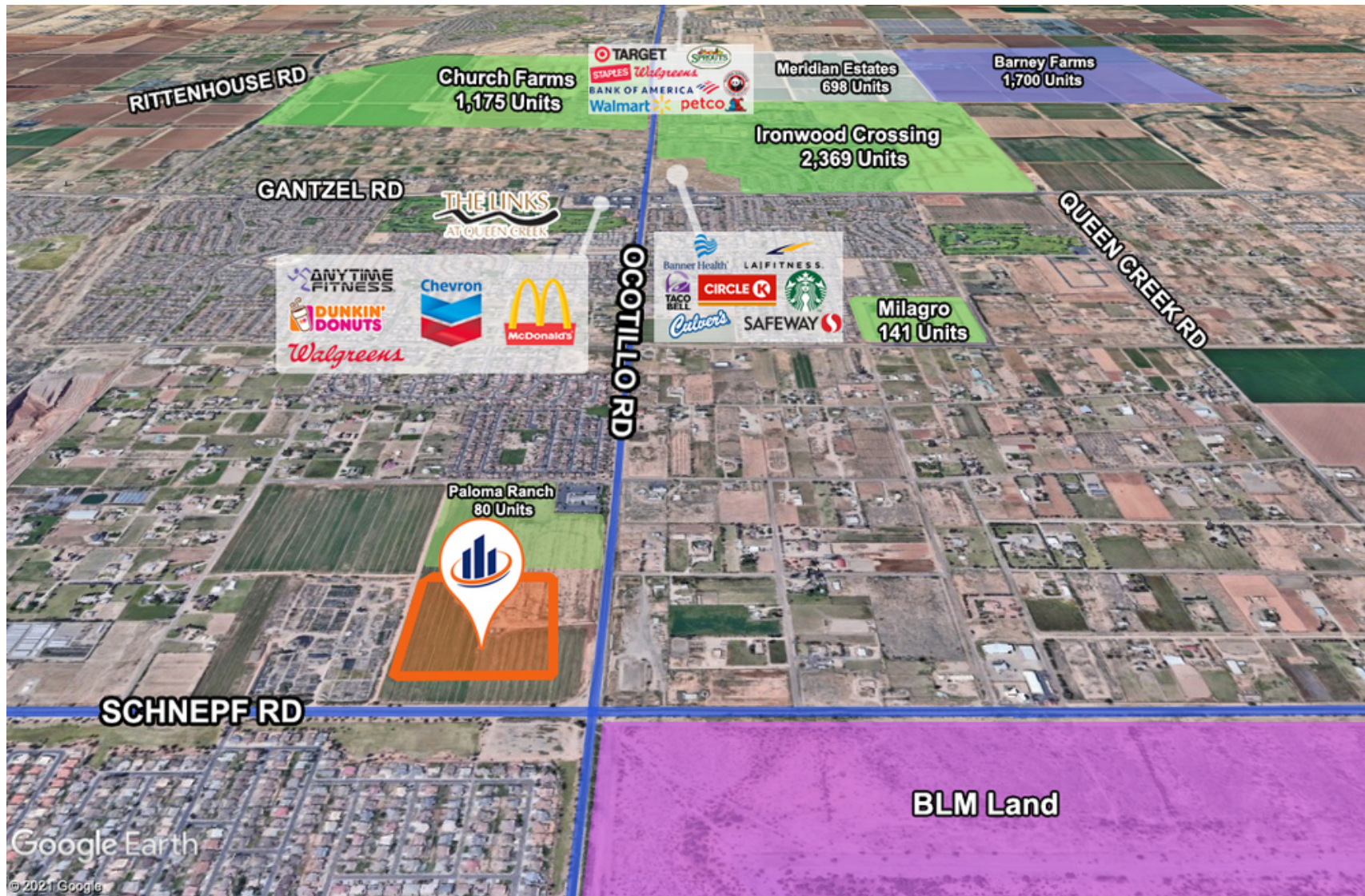
While those two facilities brought in a couple of hundred jobs, the county is eagerly awaiting a pair of projects that will require up to 5,000 employees — the [Lucid Motors plant in Casa Grande and the Nikola Motors plant in Coolidge](#).

Source: <https://azbigmedia.com/business/economy/pinal-county-prepares-for-influx-of-thousands-of-new-jobs/> |

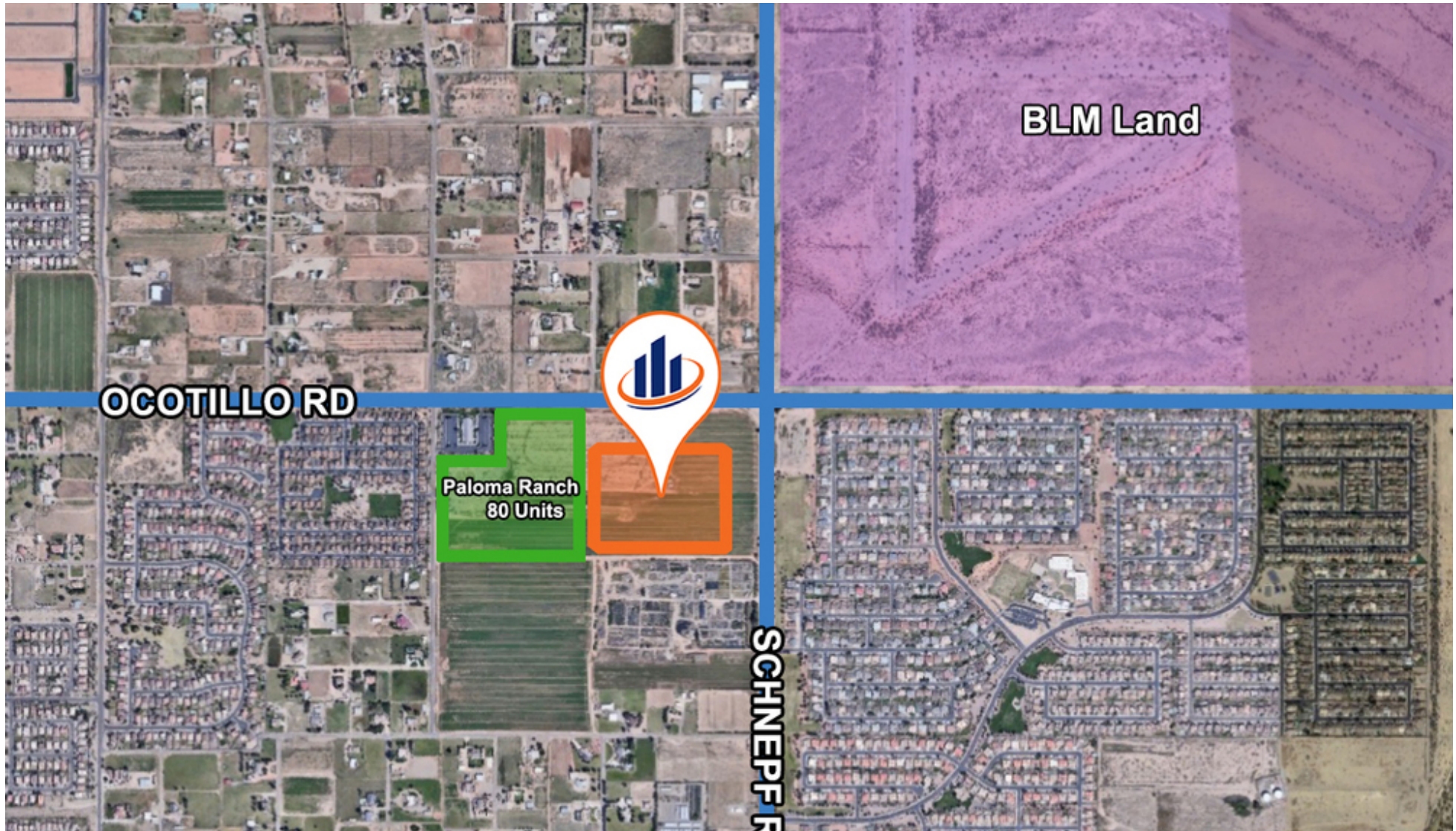
Region Aerial Highlights



Region Aerial Highlights



Region Aerial Highlights



Sale Comps Map



SUBJECT PROPERTY

3001 E Ocotillo Rd | San Tan Valley, AZ 85140

1

HARVEST QUEEN CREEK (PARCEL 3-2 & 3-3)

S Gary St
Queen Creek, AZ 85142

2

SE OF ELLSWORTH & GERMANN

Queen Creek, AZ
85242

3

SONTERRA

SW Power Rd & Riggs Rd
Queen Creek, AZ 85142

4

WEST PARK ESTATES

Off E Ocotillo Rd
Queen Creek, AZ 85142

5

E GERMANN RD & S CRISMON RD

Queen Creek, AZ
85143

6

HARVEST QUEEN CREEK (PARCEL 1-1)

E Riggs Rd
Queen Creek, AZ 85142

7

HARVEST QUEEN CREEK (PARCEL 1-4)

E Riggs Rd
Queen Creek, AZ 85142

8

SANTAN HEIGHTS C1, C2

NE Thompson Rd & Mountain
Queen Creek, AZ 85142

Sale Comps



SUBJECT PROPERTY

3001 E Ocotillo Rd | San Tan Valley, AZ 85140

Sale Price:	\$2,650,000	Lot Size:	12.6 Acres	Price PSF:	\$4.83
Price / AC:	\$210,317				



1

HARVEST QUEEN CREEK (PARCEL 3-2 & 3-3)

S Gary St | Queen Creek, AZ 85142

Sale Price:	\$8,377,823	Lot Size:	21.52 Acres	Price PSF:	\$8.94
Price / AC:	\$389,304	Closed:	09/01/2020		



2

SE OF ELLSWORTH & GERMANN

Queen Creek, AZ 85242

Sale Price:	\$11,040,000	Lot Size:	30.94 Acres	Price PSF:	\$8.19
Price / AC:	\$356,819	Closed:	07/05/2018		



3

SONTERRA

SW Power Rd & Riggs Rd | Queen Creek , AZ 85142

Sale Price:	\$3,380,000	Lot Size:	14.47 Acres	Price PSF:	\$5.36
Price / AC:	\$233,586	Closed:	11/19/2019		



4

WEST PARK ESTATES

Off E Ocotillo Rd | Queen Creek , AZ 85142

Sale Price:	\$11,200,000	Lot Size:	51.21 Acres	Price PSF:	\$5.02
Price / AC:	\$218,707	Closed:	12/02/2020		

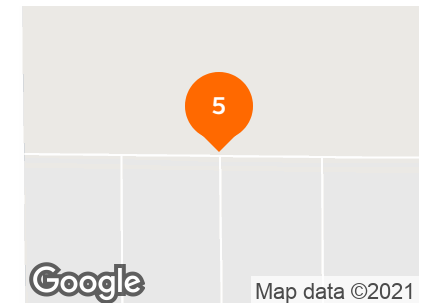


5

E GERMANN RD & S CRISMON RD

Queen Creek, AZ 85143

Sale Price:	\$10,369,150	Lot Size:	53 Acres	Price PSF:	\$4.49
Price / AC:	\$195,644	Closed:	12/16/2020		



Sale Comps

6

HARVEST QUEEN CREEK (PARCEL 1-1)

E Riggs Rd | Queen Creek , AZ 85142

Sale Price:	\$2,888,428	Lot Size:	16 Acres	Price PSF:	\$4.14
Price / AC:	\$180,526	Closed:	01/30/2019		



7

HARVEST QUEEN CREEK (PARCEL 1-4)

E Riggs Rd | Queen Creek , AZ 85142

Sale Price:	\$3,953,283	Lot Size:	23.06 Acres	Price PSF:	\$3.94
Price / AC:	\$171,434	Closed:	01/09/2019		



8

SANTAN HEIGHTS C1, C2

NE Thompson Rd & Mountain | Queen Creek , AZ 85142

Sale Price:	\$11,322,850	Lot Size:	67.53 Acres	Price PSF:	\$3.85
Price / AC:	\$167,671	Closed:	12/20/2019		



Sale Comps Summary

SUBJECT PROPERTY		PRICE	LOT SIZE	PRICE/SF	PRICE/AC
Ocotillo Crossings SFH Land					
3001 E Ocotillo Rd		\$2,650,000	12.6 AC	\$4.83	\$210,317
San Tan Valley, AZ 85140					
SALE COMPS		PRICE	LOT SIZE	PRICE/SF	PRICE/AC
Harvest Queen Creek (Parcel 3-2 & 3-3)					
1	S Gary St	\$8,377,823	21.52 AC	\$8.94	\$389,304
Queen Creek, AZ 85142					
SE of Ellsworth & Germann					
2	Queen Creek, AZ	\$11,040,000	30.94 AC	\$8.19	\$356,819
85242					
Sonterra					
3	SW Power Rd & Riggs Rd	\$3,380,000	14.47 AC	\$5.36	\$233,586
Queen Creek , AZ 85142					
West Park Estates					
4	Off E Ocotillo Rd	\$11,200,000	51.21 AC	\$5.02	\$218,707
Queen Creek , AZ 85142					
E Germann Rd & S Crismon Rd					
5	Queen Creek, AZ	\$10,369,150	53 AC	\$4.49	\$195,644
85143					
Harvest Queen Creek (Parcel 1-1)					
6	E Riggs Rd	\$2,888,428	16 AC	\$4.14	\$180,526
Queen Creek , AZ 85142					
Harvest Queen Creek (Parcel 1-4)					
7	E Riggs Rd	\$3,953,283	23.06 AC	\$3.94	\$171,434
Queen Creek , AZ 85142					

Sale Comps Summary



SanTan Heights C1, C2					
8	NE Thompson Rd & Mountain Queen Creek , AZ 85142	\$11,322,850	67.53 AC	\$3.85	\$167,671
		PRICE	LOT SIZE	PRICE/SF	PRICE/AC
TOTALS/AVERAGES		\$7,816,442	34.72 AC	\$5.17	\$225,127



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